

## **SLOUGH BOROUGH COUNCIL**

**REPORT TO: PLANNING COMMITTEE**

**DATE: 27<sup>th</sup> November 2014**

### **PART 1**

### **FOR INFORMATION**

#### **Planning Appeal Decisions**

Set out below are summaries of the appeal decisions received recently from the Planning Inspectorate on appeals against the Council's decisions. Copies of the full decision letters are available from the Members Support Section on request. These decisions are also monitored in the Quarterly Performance Report and Annual Review.

<b>WARD(S)</b>	<b>ALL</b>	
<b>Ref</b>	<b>Appeal</b>	<b>Decision</b>
<b>P/15795/000</b>	<p>21, Hillersdon, Slough, SL2 5UF</p> <p>CONSTRUCTION OF A SINGLE STOREY FRONT EXTENSION.</p> <p>Planning permission was refused for the following reasons:</p> <p>1- The proposed front extension by virtue of its excessive width and bulk would appear disproportionate when compared with the original dwelling and would create a negative and overbearing impact on the original house and that of the street scene contrary to Core policy 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, policy EN1 of the adopted Local Plan for Slough, 2004 and guideline EX1 of the adopted Residential Extensions Guidelines, Supplementary Planning Document, 2010.</p> <p>The Inspector allowed the appeal and concluded that the main issue was the effect of the proposal on the host dwelling, adjoining property and the wider area.</p> <p>Supporting reasons:</p> <p><b>Reasons:</b></p> <p>1. The appeal site is located within a row of four terraced houses in a housing estate where dwellings are not identical but some partial uniformity exists. The appeal site is two storey with off street parking in the front forecourt.</p> <p>2. The proposed front extension would be about 60% of the width of the front facade of no.21. It would have a pitched tiled roof with a hipped end which would sit below the level of the first floor windows. The front elevation would have a door and a window but it would be flush with the front facade of no.23 and would not protrude beyond that building line. For those reasons, the appeal inspector considers that the bulk and width of the proposal would not be excessive or disproportionate to the main dwelling. Whilst it would be slightly deeper than what the Council guidelines allow; given the particular footprint of the four terraced properties, it would not be of a size or appearance to dominate the terrace or the streetscene.</p>	<p><b>Appeal Granted</b></p> <p><b>21<sup>st</sup> October 2014</b></p>

	<p>Furthermore, it would not be detrimental to the living conditions of the occupants of nearby dwellings by reason of loss of outlook or otherwise.</p> <p>3. The appeal officer therefore concludes that the proposal would not harm the character or appearance of the main dwelling, the terrace of properties or the streetscene.</p> <p>4. Conditions NAP01 (approved plans) and NEX01 (matching materials) have been imposed.</p> <p><b>Conclusions:</b></p> <p>For these reasons the proposal is not considered to be harmful to the design and appearance of the host dwelling nor would have detrimental impact on the living conditions of the occupants of nearby dwellings.</p> <p>The appeal therefore is allowed subject to conditions with regards to time limit, matching material and building in accordance with approved plans.</p>	
<b>P/15793/000</b>	<p>71, Salisbury Avenue, Slough, SL2 1AG</p> <p>CONSTRUCTION OF A FRONT PORCH, WITH A SINGLE STOREY SIDE AND REAR EXTENSION AND A PART SIDE AND PART REAR 1ST FLOOR EXTENSION ALL WITH PITCHED ROOFS.</p>	<p><b>Appeal Dismissed</b></p> <p><b>16<sup>th</sup> October 2014</b></p>
<b>2013/00063/ENF</b>	<p>4, Henry Road, Slough, SL1 2QL</p> <p>SUB DIVISON INTO TWO FLATS</p>	<p><b>Appeal Dismissed</b></p> <p><b>6<sup>th</sup> November 2014</b></p>