

<b>Registration Date:</b>	14-Nov-2014	<b>Applic. No:</b>	S/00698/001
<b>Officer:</b>	Mr. Albertini	<b>Ward:</b>	Upton
		<b>Applic type:</b>	<b>Full Planning</b>
		<b>13 week date:</b>	6 <sup>th</sup> February 2015

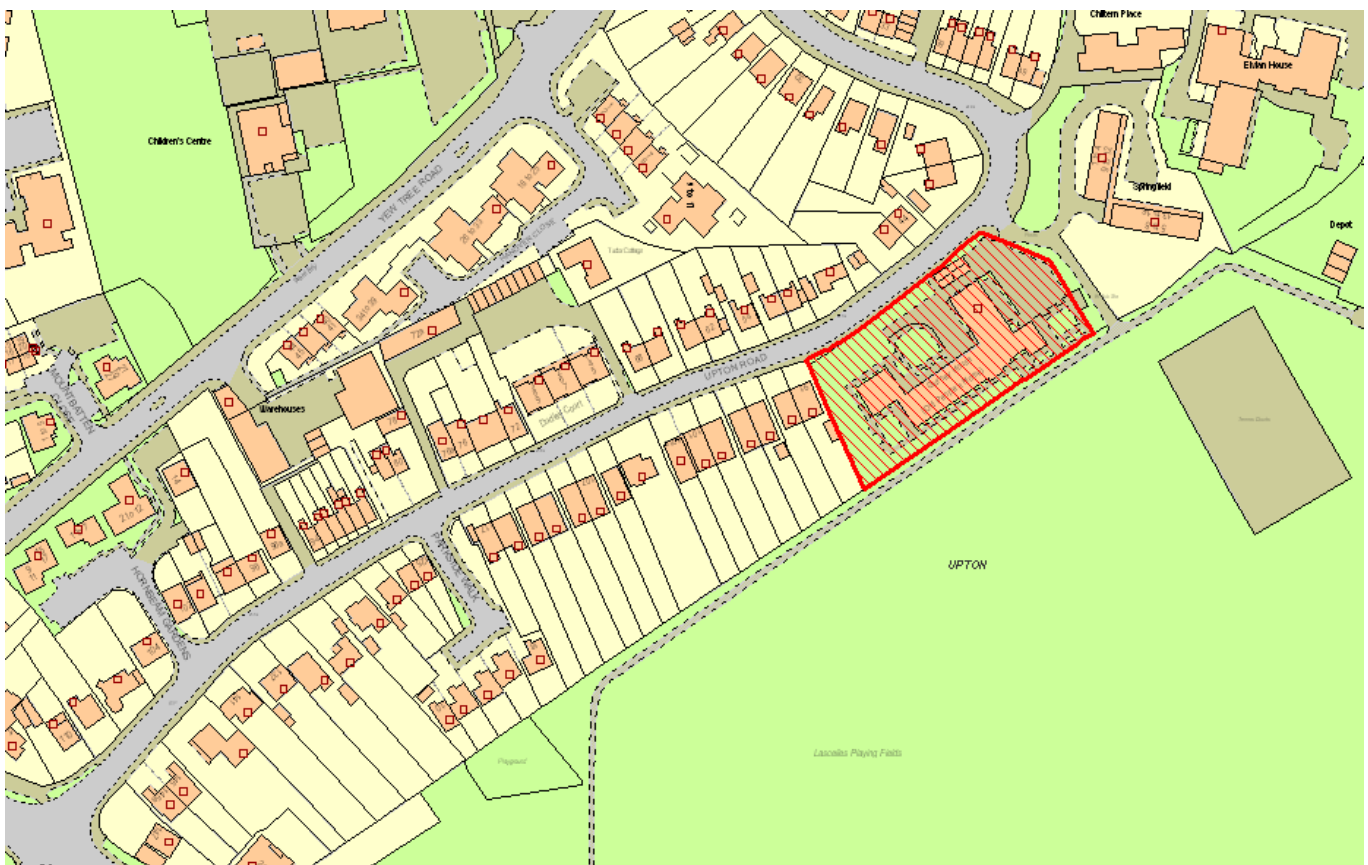
**Applicant:** Slough Borough Council

**Agent:** Mr. Robert Jenkinson, Micheal Dyson Associates Ltd West House, Meltham Road, Honley, Holmfirth, HD9 6LB

**Location:** Gurney House, Upton Road, Slough, SL1 2AE

**Proposal:** CONSTRUCTION OF 10 NEW BUILD HOUSES WITH ASSOCIATED ACCESS ROAD, PARKING AREAS, GARDENS AND OTHER EXTERNAL LANDSCAPED AREAS.

**Recommendation:** Approve with conditions



## **1.0 SUMMARY OF RECOMMENDATION**

Approve with conditions.

### **PART A: BACKGROUND**

## **2.0 Proposal**

- 2.1 The scheme comprises 10 four bedroom semi detached houses. Within the row of homes the end pairs will be two storey and the remainder two and a half storey. One pair will have integral garages and the rear elevation will appear as 3 storey.
- 2.2 The existing access next to Springfield will be closed. A new access will be formed in the middle of the site. The row of homes will be set out on a slight curve facing but set back from Upton Road with car parking on the frontage.
- 2.3 The new access will involve demolition of part of the old brick wall along the frontage. Each dwelling will have 2 garage or frontage parking spaces. There will be 6 additional spaces on the frontage.
- 2.4 10 trees are shown as to be lost including 2 on the north east boundary alongside the park entrance part of which is shown as to be incorporated into the development site. The other 8 trees on the frontage and at the rear will be retained. There will be space for new trees and shrubs on the frontage and rear boundary next to the park. Gardens lengths vary between 13 and 20 metres.
- 2.5 Gable end buildings with 3 variations of roof/eaves height and either dormer windows or gable features on the front elevations. Materials will be brick, render and tiles and the frontage will be a mixture of tarmac and block paving. Existing rear and side boundary brick walls retained.
- 2.6 The application is by the Council but there is no proposal to build the homes as Council homes for rent.
- 2.7 The applicant has submitted a tree report, soil study and ecological assessment.

## **3.0 Application Site**

- 3.1 The 0.39 hectare site is vacant and is within walking distance of the town centre. Gurney House was a Council elderly persons care home until cleared last year. Upton Road is a quiet residential street and cul de sac with low density mainly detached or semi detached homes set back from the road with plenty of space for trees and shrubs in the gardens front and back. Most buildings in the street are two storey and date from before the war.
- 3.2 To the east is Lascelles Park. To the south west is the flank of 2 and half storey semi detached home with some flank windows. Opposite to the north west are semi detached or detached homes. To the north east is a path access from Upton Rd to Lascelles Park and beyond Springfield, a Council owned elderly persons home. The site sits slightly above Upton Road at the south end.
- 3.3 There are several trees on or overhanging the site. Most are near the boundaries. They range from small fruit trees to 12 metre high Ash. The site includes part of the landscaped

- 3.4 The application site has been amended to include about half the width of the existing landscaped strip that runs along side the path into Lascelles Park. On part of the boundary is an electricity sub station that projects into the landscape strip.

#### **4.0 Site History**

- 4.1 None relevant.

#### **5.0 Neighbour Notification**

- 5.1 Upton Road 4- - 54 ev; 39-49, 91-95 odd  
Springfield 1-16 inclusive.

- 5.2 Notice in local paper.

- 5.3 One letter received from neighbour to north. Considers 10 homes too many; further congestion on Upton Road because of street parking; Pensioners live adjacent who need peace and quiet. Concerned about noise and dust during construction.

#### **6.0 Consultation**

##### **6.1 Traffic /Highways**

Full comments to be on amendment sheet. No objection in principle. Request existing access closed up and verge created. Narrow footway on frontage but prepared to accept as widening will involve demolition of old brick wall. Parking below standard acceptable as the site is near to the town centre.

##### **6.2 Environmental Protection**

No objection

##### **6.3 Tree Officer**

The application proposes the removal of a number of poor quality trees and some better value trees. This removes any significant long term conflict with the trees within and adjacent to the site and the proposed dwellings. The loss of these trees will be noticeable but can be mitigated by new tree planting which will enhance the site and adjacent areas in particular the view from Lascelles Park and the adjacent foot path to the Park. Request conditions to control replacement planting and construction works around retained trees.

##### **6.4 Parks Section (re overlap with Park access land)**

In return for the development site encroaching upon the Park access land it is requested that enhancements are made to the Park access to make it more attractive and safer. In particular it is quite dark with poor line of sight from road to Park with hiding places due to the wall arrangement. So creating an even boundary line, cutting back some vegetation, removal of nib of wall next to path, surface improvements and better lighting are requested.

#### **PART B: PLANNING APPRAISAL**

#### **7.0 Policy Background**

- 7.1 The site is not an allocated site in the Local Plan but the principle of residential development of the site, in particular family homes, is acceptable and complies with Core Policy 3 and 4 re type and distribution of housing. The density of the site is below the Core Strategy policy 4 minimum of 37 dwellings per hectare. However the Strategy does allow for exceptions, which for this case are applicable namely it is a small site and the

character of the area is low density.

## **8.0 Transport and Access**

- 8.1 The development is not expected to generate more traffic than the former use of the site. The access in the centre of the site is safer than using the existing access which is on a bend and shared with Springfield and pedestrian access to the Park.
- 8.2 For 4 bedroom homes the Council's parking guidelines seek 3 spaces per home. The proposal has 2.5 spaces per home. This is acceptable for a site near the town centre.
- 8.3 Any further assessment details will be on the meeting amendment sheet. The proposal is likely to comply with Core Policy 7 re transport and highway matters.

## **9.0 Design and Layout Matters**

- 9.1 The scheme layout ties in with the character of the area being set back from the road, semi detached buildings, space left for planting and a reasonable size of garden. The variation of elevational treatments and height is appropriate for the street it having a mixture of building styles. Architectural detailing is simple and does not reflect many features from other building in the street which are mostly pre war. The setting out of the row on a slight curve creates a distinctive feature which is supported.
- 9.2 The loss of some trees is acceptable because of their limited value, scope for replacements and retention of many. The view of the new homes from the Park, to the rear, can be softened by existing trees and new small trees in rear gardens.
- 9.3 Retention of most of the existing brick boundary wall will maintain security and limit the degree of change for neighbours and the park. The north east wall will go as part of the site expansion onto the park access. Although this narrows the access land slightly it is acceptable if the Park entrance is enhanced in terms of appearance and safety as described in the comments of the Parks Section above. Details of replacement will be covered by condition.
- 9.4 In relation to the adjoining home 91 Upton Road the nearest new home will sit back beyond the rear building line between 7 and 10 metres but this will not have a significant affect on the amenity of the existing residents because the new building will be set away from it by 7 metres clear of a 45 degree line drawn from the corner of the existing home.
- 9.5 The ecology survey has identified an ivy clad tree and recommends it be surveyed again for possible bat roosts before development commences. It also says the potential for bats to use the site is low.
- 9.6 Overall the proposal complies with Core Strategy policy 9 and Local Plan policy EN1 and EN3 regarding design and landscaping. Similarly Core Policy 12 Community Safety.
- 9.7 To help limit disturbance to nearby residents during construction conditions are proposed to cover construction site management and working hours.

## **10.0 PART C: RECOMMENDATION**

Recommendation

Approve with conditions

**PART D: LIST OF CONDITIONS.**

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

01- (90) -7685 Rev B ( Location Plan) received 19th Dec 14  
 02- (90) -7685 Rev B ( Existing Site Plan). received 19th Dec 14  
 06-(90)-7685 - Rev E - (Proposed Site layout)  
 21-(90)-7685 Rev A -( plans and elevations type A )  
 22-(90)-7685 - Rev A ( plans and elevations type B)  
 23-(90) -7685 Rev A - ( Plans and elevations type C)

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Samples of materials

Details of external materials and samples of bricks and tiles to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Landscaping, boundary treatment and park access scheme

No development shall commence on site until a detailed landscaping, tree planting and boundary treatment scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs and details of boundary treatment. The scheme shall include details of enhancements to the access to Lascelles Park adjacent to the north east site boundary of the site on Council land - removal of nib of wall, new planting, tree branch removal, path surface enhancements and lighting.

No dwelling shall be occupied until the boundary treatment and path and wall works have been carried out as approved. The approved soft landscaping scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if

any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

#### 5. Tree Protection

No construction work nor hardstanding removal works shall commence until a detailed arboricultural method statement has been submitted to and been approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2005 Trees in Relation to Construction and shall contain details of proposed (1) pruning or removal of trees, (2) specification and location of tree and ground protection and (3) details of construction design and processes for hard surfaces within root protection areas. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works are to be carried out in strict accordance with the approved details.

REASON To preserve and enhance the visual amenities of the locality in accordance with policy EN3 of the Local Plan 2004 and policy 9 of the Core Strategy 2006-2026.

6. Plot 1 house shall not be occupied until the first floor flank window has been glazed with obscure glazing. The obscure glazing shall be maintained thereafter.

REASON In the interest of privacy of the residents of the adjacent home.

#### 7. New access

No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

8. Alterations to existing highway. No development shall commence until details of the alterations to the existing points of access between the application site and the highway have been submitted to and approved in writing by the Local Planning Authority and the access alterations shall be implemented in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

#### 9. Surface Water Drainage

Development shall not commence until details of surface water drainage have been submitted to and approved in writing by the local planning authority. The details shall

include provision for water to be drained on site and not to a main sewer. The details shall include provision for roof water down pipes to be linked to water butts (or similar storage) with a capacity of at least 200 litres such that each house has one butt. No house shall be occupied until the approved details have been implemented.

REASON In the interest of flood prevention and sustainable development (reduction of water consumption) in accordance with Core Policy 8 of the Core Strategy 2006-2026.

#### 10. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period. These details shall thereafter be implemented as approved before the development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users.

#### 11. Hours of construction

During the site clearance and construction phase of the development hereby permitted, no work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Adopted Local Plan for Slough 2004.

#### 12. Internal access roads

Prior to first occupation of the development, the internal access roads footpath and vehicular parking and turning provision shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

#### 13. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class E no buildings greater than 25 cubic metres shall be erected, constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular retaining garden space.

#### 14. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-

enacting that Order), Schedule 2, Part 1, Class A no building shall be enlarged more than 5 cubic metres without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular the protection of garden space.

15. Garage use for parking only

The garage(s) hereby permitted shall only be used to accommodate cars which are used ancillary to the enjoyment of the dwelling-house on the site and shall not be used for any trade or business purposes; nor adapted as habitable room(s) without the prior permission in writing from the Local Planning Authority.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities and visual amenities of the area in accordance with Policy 7 of the adopted Core Strategy 2006-2026.

INFORMATIVE(S):

1. Highway Matters. Multiple water meters will not be permitted in the public highway. Surface water from the site must not drain onto the public highway. The applicant will need to enter into a Section 278 Agreement to carry out works for the new access into the site within the public highway. Notwithstanding the position of the red line application site boundary the overlap of the site with adopted public highway on the frontage (south west corner) any work proposed on this area or the tree needs prior permission from the Highway Authority. For postal numbering/naming of new homes/occupiers please apply to the Council's Local Land Charges Section on 01753 875039 or email 0350SN&N@slough.gov.uk