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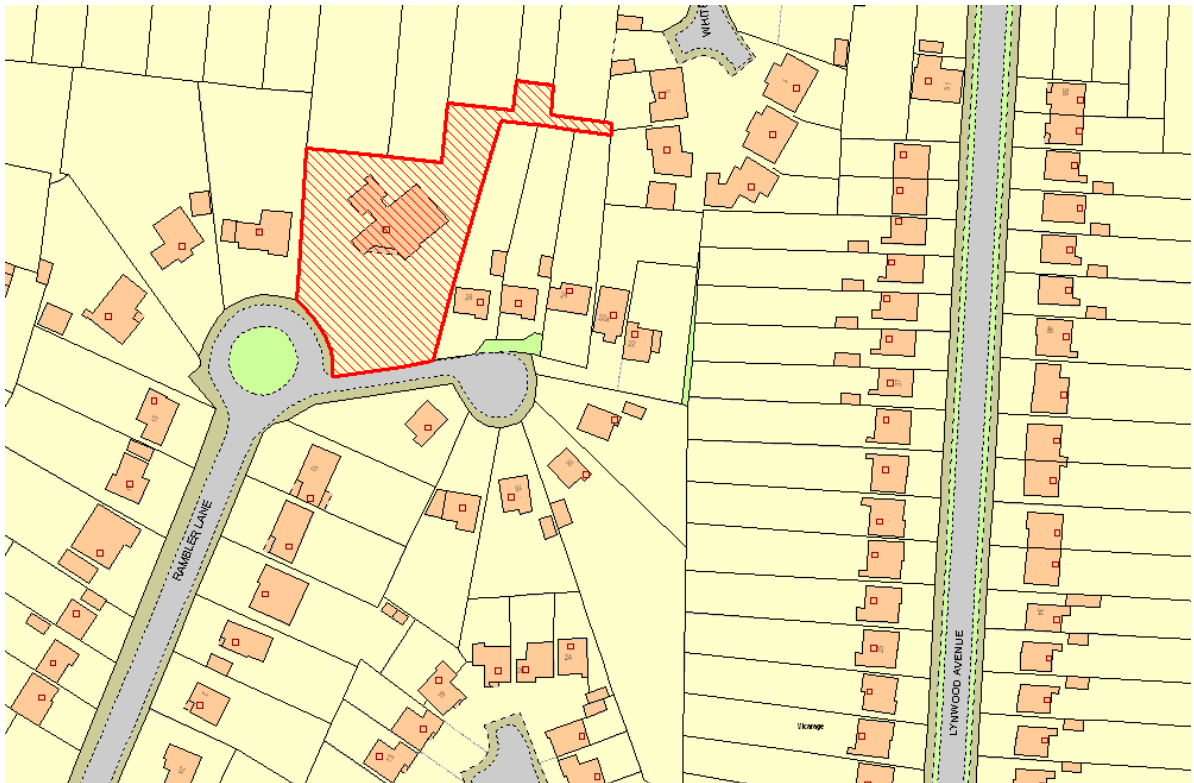
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|--------------------|-----------------|---------------|-------------|
| Registration Date: | 10-Nov-2014 | Applic. No: | P/06674/010 |
| Officer: | Francis Saayeng | Ward: | Upton |
| | | Applic type: | |
| | | 13 week date: | |

Applicant: Mr. Salim Dhalla, Langley Haven Care Home

Location: 30, Rambler Lane, Slough, SL3 7RR

Proposal: CONSTRUCTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS.

Recommendation: APPROVE, WITH CONDITIONS



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 The proposal complies with the Council adopted planning policies and guidelines and therefore is considered acceptable and is recommended for approval, subject to conditions.
- 1.2 This application is of a type which is normally determined in terms of the Scheme of Delegation; however, the application has been called in by Ward Councillor Chahal for determination by Planning Committee.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 Planning permission is sought for the construction of single storey side and rear extensions to an existing care home to provide 11 additional bedrooms (10 at ground floor, 1 at first floor and no change at second floor) and an increase the existing day room and parking spaces.
- 2.2 The single storey side extension measures 11m wide, 11.6m deep, and 3m in height, with a flat roof. The single storey rear measures 12.3m deep, 16m wide and 3.1m in height, with a flat roof. The existing day room is extended and would be 10 m wide, 10m deep and 3.2m in height with a mansard roof.
- 2.3 The proposal also includes a modest two storey front extension, measuring 5m in width by 5m in depth and replicates the existing front gable in terms of design and materials.

3.0 **Application Site**

- 3.1 The site is occupied by 30 Ramblers Lane; a two storey detached Care home on the north end of the cul – de – sac round about. To the west of the Care home is 21 Ramblers Lane , to the north is Nos 42,44,46,48,50, 52 and 54 Langley Lane, to the east is No 28 Ramblers Lane and to the south are 10 and 12 Ramblers Lane. The care home has a wide front and side gardens and a short rear garden, although this is to be enlarged through the acquisition of part of the rear garden belonging to 46 Langley Road. The western front side of the property is gravelled and used for staff and visitors parking. The rear garden is partly tarmac and gravelled for the use of the care home for the elderly. There is an existing vehicular crossover serving the care home.

4.0 **Site History**

- 4.1 P/06674/009 – Erection of two storey rear, single storey side and two storey front extensions. Withdrawn by applicant on 08 -Sep-2014.

P/06674/008 – Erection of single storey side extension to provide additional communal floor space. Approved with conditions on 25 -Nov-2004.

P/06674/007 - The Whispers Retirement Home, 30, Rambler Lane, Slough, SL3 7RR – Change of use of roof space to provide 5 no additional bedrooms. Approved with conditions on 16-Nov-2004.

P/06674/006 - The Whispers Retirement Home, 30, Rambler Lane, Slough, SL3 7RR - Conversion of roof area for additional four bedrooms, installation of velux windows and raising height of external staircase. Approval with conditions on 01-Sep-2003.

P/06674/005 – The Whispers, 30, Rambler Lane, Slough, Berks. Approved with conditions on 23-Jan-1997.

P/06674/004 – The Whispers, 30, Rambler Lane - Erection of a two storey rear extension to residential home for the elderly to provide additional ten bedrooms external staircase and parking layout (As Amended 26.04.91).

P/06674/003 – Change of use of two rooms from warden accommodation to two additional guest rooms for the elderly. Approved with conditions on 29 -May-1990.

P/06674/002 – Installation of fire escape stair at rear and four dormer extensions in floor space to convert in to a two bedroom wardens Flat. Withdrawn on 27-Mar-1990.

P/06674/001 – Installation of a lift and internal alterations. Approved with conditions on 28-Nov-1986.

P/06674/000 – Change of use from residential to residential home for the elderly. Approved with conditions on 19-Nov-1984

4.2

The most relevant application in relation to the current proposal is P/06674/009, which was withdrawn following concerns raised by officers. The main reasons cited were that, the proposed two storey elements of the scheme would increase the potential for overlooking of neighbouring properties and the development would have appeared overly dominant and overbearing.

Following withdrawal of the first planning application, planning officers visited the site and undertook a thorough site assessment which included a full viewing of the existing home on each of its three levels and gained a better understanding of the storage issues and the need for the facility to be upgraded to meet modern day requirements. As part of the site visit officers were in a position to advice on the preferred locations for any extensions having regard to those parts of the site which would have least impact. Planning officers then met with the owners and their agent to discuss possible options for extensions to the existing home.

The owners were advised that no element of two storey extension would be acceptable and that any extension must be confined to single storey only. The areas identified were to the rear and side of the building, such areas having minimal impact on the street scene and least impact on the amenity of neighbouring occupiers. The owners were advised that any rear extension would need to be set off the boundary by a minimum of 5 metres from the boundary with no. 28 Rambler Lane, that the extension was to be constructed with a flat roof, to reduce any potential impact and that a close boarded fence was to be constructed around the site to be supplemented by the planting of a laurel hedge to further protect privacy.

On the basis of these discussions the owners of the home resubmitted a fresh planning application, which is currently the subject for decision and which for the most part reflects the discussions held. The only exception perhaps being an additional proposal to extend the existing day room, to cater for the additional residents.

5.0

Neighbour Notification

Neighbouring dwellings at numbers 4, Whitehouse Way, Slough, SL3 7XA, 5, Whitehouse Way, Slough, SL3 7XA, 50, Langley Road, Slough, SL3 7AD, 48, Langley Road, Slough, SL3 7AD, 22a, Rambler Lane, Slough, SL3 7RR, 24, Rambler Lane, Slough, SL3 7RR, Langley Nursing Home, 44, Langley Road, Slough, SL3 7AD, 10, Rambler Lane, Slough, SL3 7RR, 26, Rambler Lane, Slough, SL3 7RR, 46, Langley Road, Slough, SL3 7AD, 21, Rambler Lane, Slough, SL3 7RR, 28, Rambler Lane, Slough, SL3 7RR, 52, Langley Road, Slough, SL3 7AD, 54, Langley Road, Slough, SL3 7AD were notified of the planning application.

Officers have held meetings with the neighbouring occupiers on two separate occasions to discuss their concerns.

- Six letters of objections and a petition letter containing 72 signatures have been received.

The main objections raised are summarised below:

- The proposals will result in additional traffic including service and emergency vehicles, leading to increased disturbance, congestion and danger to pedestrians and particularly children.

Response: With respect to the concerns about visitors' car parking, the owners advise that unlike hospitals where visiting times are restricted, visitors can visit at any time and therefore such visits are spread out throughout the week.

With respect to delivery vehicles, the owners advise that laundry is dealt with on site and the only additional deliveries would be food, but that this would mean larger loads rather than additional deliveries.

A concern was expressed that large service vehicles have to reverse into the site causing danger to pedestrians. Officers are not aware that there have been any accidents as a result of such manoeuvres. Further, the frequency of such deliveries is unlikely to increase.

- The Care Home is a business and profit should not be put above the problems being caused by a business expanding in an otherwise quiet and select residential area, which detracts from the residential amenity of the cul de sac.

Response: The owners advise that for the home to be viable it requires modernisation and an increase in bedrooms to meet an ongoing need. Whilst it maybe a business it is also a use which needs to be located within the community and not isolated but being close to facilities and services. Notwithstanding the proposed single storey extensions to the side and rear of the property and which for the most part would not be visible from the street, the building would still have the appearance of a large residential building and to this end would not detract from the residential character of the street.

- Concerns have been raised about screaming and shouting from dementia patients, which can be very disturbing particularly for children playing in neighbouring gardens.

Response: This is a difficult issue to evaluate and quantify. Recently, complaints have been received by the Council's Neighbourhood Enforcement team and which have been investigated, but have since advised that it would not amount to a statutory nuisance.

The owners have advised that the home only supports dementia clients, which are in the early stages of the illness and that when the illness progresses, they need to be moved to more specialist care.

Certainly at the time of the planning officers' visit, which lasted about an hour, no issues of shouting, calling out or screaming were noted. However, it is fully acknowledged that this may be more of an issue at night time or during the summer months, when windows are open. As such this type of noise which is not continuous is very difficult to evaluate from a noise nuisance perspective. It would also be very difficult to justify a refusal of planning permission on the basis of noise and disturbance alone.

- Tree loss. Neighbours have advised that a number of trees have already been lost and that other will need to be felled to facilitate the proposed development

Response: There is no tree preservation order in force on the site and the development proposal will not involve any significant tree loss.

- Devaluing effect on property prices

Response: This is not a material planning consideration

- Add to problems of surface water drainage

Response: The site is not within an area which is prone to surface water flooding.

A letter was received from Fiona McTaggart MP on behalf of local residents, raising a number the issues as outlined above and to which a written response was sent on 18th December 2014.

6.0 **Consultation**

6.1 **Transport and Highways**

This is an application to increase an existing care home by 11 rooms. It currently has 23 rooms and this will increase to 34 rooms. The number of full time equivalent staff will increase from 19 to 24 and these staff operate over a 24 hour period i.e. they are not all at the site at one time.

Under the Slough Local Plan parking standards for C2 Nursing Home use 1 parking space per 4 beds are required and therefore 9 spaces would be necessary. According to application form 13 parking spaces are being proposed, which is an increase of 3 spaces over the existing 10 spaces. No plans have been submitted showing the layout of the parking, but I understand from the case officer that this has been requested. Subject to the plan being satisfactory in terms of dimensions of spaces/aisle widths and the number of bays (i.e. minimum 9) then from a parking perspective I would raise no highway objection.

The applicant states that they currently provide 10 cycle parking spaces and will provide a further 5 spaces, although from the submitted documents there is no evidence that any exist. Further information is required to substantiate this claim. A total of 8 spaces are required to be provided under the Local Plan Standards. A cycle parking condition should be incorporated onto the application.

The siting of the bin store does obstruct the pedestrian visibility splays on the west side of the access and this should be addressed as part of the proposed development such that a pedestrian visibility splay of 2.4m x 2.4m is provided from the back edge of the footway. This should be covered by way of condition, although the splay should be marked on the car park layout drawing.

The increase in number of trips to the site is likely to be small and therefore again no highway objection is raised.

The Transport and Highway Engineer had a site meeting with the applicant for the parking layout. An amended drawing was submitted following this site meeting.

The engineer was re-consulted on the amended plan which shows a revised parking layout and siting for the bin and cycle stores. On the basis of the revised plan the highway engineers have withdrawn their initial objection.

6.2 **Neighbourhood Protection Team:**

The Neighbourhood Environmental Protection Services Team was consulted on 3rd December 2014 following the objection and complaint on noise nuisance disturbance letters received against the proposed development.

The following comments of no objection was received from the Environmental Health Officer stating that:

- "I am unable to conclude that the increase of bedrooms will result in a significant increase in noise disturbance to other residential properties in Rambler Lane that will amount to a statutory noise nuisance.
- As requested, I have given consideration to the issues raised in your email and our telephone conversation on the 8th December 2014 namely noise from crying, screaming and shouting at night, clients and staff general activities, use of garden during the summer, collective noise from the communal lounge and vehicles coming and going from the address.
- The Environmental Protection Act 1990 is the legislation used to assess noise disturbance to determine if the noise is or is likely to be a statutory noise nuisance. This means that the noise must be unreasonable in nature and more than an irritant. It must prevent you from enjoying the use of your property when monitored from within a habitable room in your property. This will typically include the lounge or bedrooms depending upon the times of disturbance. The frequency of disturbance, duration of the episodes and the intrusiveness of the noise is assessed when determining nuisance.
- I am unable to object to the planning application under the grounds of noise nuisance. The business is already in operation and therefore many of the processes that create noise such as client and staff activities, use of communal lounge, vehicles coming and going etc are all part of the business / home. The increase in bedrooms may not necessarily create a noticeable increase in noise and any increase is unlikely to be a statutory noise nuisance.
- I visited Langley Haven Care Home on the 15th December 2014 to discuss the noise issues with the site Manager and to discuss the likelihood of residents with dementia being inappropriately vocal. I am of the opinion that on the occasion that crying, screaming or shouting is heard, this will not be a regular occurrence and although this may be disturbing and distressing to you, it is unlikely to amount to a statutory noise nuisance.

- I note your comments in relation to the hospital transport collecting and returning residents for medical appointments. The Manager has advised that this occurs approximately 3 times a month and is during day time. Again this is a reasonable activity associated with the care home.
- You have advised that during the winter months you are rarely disturbed by the noise from residents because you have your windows and doors shut and do not use your garden. I do not feel that you are likely to be suffering with statutory noise nuisance during the summer months because I do not think that the noise generated by the residents at the care home when in the garden will be unreasonable.
- I trust that the above clarifies my position on issues raised.”

6.3

Community and Adult Social Care

You need to be aware that the Regulator (Care Quality Commission) changed Registration criteria approx 18 months ago. Under current Registration requirements there are no longer any separate categories for Residential Care and Residential Dementia. Therefore homes only previously registered for residential care can accept residents with a diagnosis of dementia. CQC and SBC have to be assured that staffing levels, training, and care provided is appropriate to care for people with Dementia.

PART B: PLANNING APPRAISAL

7.0

Policy Background

The application is considered alongside the following policies:

National Guidance

- National Planning Policy Framework and technical guidance notes.

Local Development Framework, Core Strategy 2006-2026, Development Plan Document

- Core Policy 1 (Spatial Vision and Strategic Objectives for Slough)
- Core Policy 7 (Transport)
- Core Policy 8(Sustainability & the Environment)

Adopted Local Plan for Slough (Saved Policies)

- H22 (Elderly Persons Care Homes)
- EN1 (Standard of Design);
- EN2 (Extensions);
- T2 (Parking).

The application is considered in relation to:

- National Planning Policy Framework;
- Core Policy 8 of the Local Development Framework Core Strategy 2006-2026 (December 2008);
- Saved Policies H14, H15, H22, EN1, EN2 and T2 of the Adopted Local Plan for Slough 2004;
- Slough Local Development Framework, Residential Extensions Guideline, Supplementary Planning Document, 2010.

7.1 The main planning considerations are therefore considered to be:

- Principle of the development
- Design and appearance
- Impact on adjoining Residential Occupiers
- Traffic and Highways Implications
- Amenity Space

8.0 **Principle of the development & Use of the care home**

8.1 The proposal property already benefits from planning permission for an elderly persons care home granted in 1984 and was operating as such for a number of years. Care homes all fall with Class C2 of the Town and Country Planning Use Classes Order and as such the transition from elderly persons care home to care home for dementia patients can occur without the need for specific planning permission. In addition it should also be noted that under current Registration requirements there is no longer any separate categories for Residential Care and Residential Dementia. Therefore homes only previously registered for residential care can accept residents with a diagnosis of dementia.

8.2 The National Planning Policy Framework (NPPF) states that unless material considerations dictate otherwise development proposals that accord with the development plan should be approved without delay. It also states that high quality design should be secured and a good standard of amenity for all existing and future occupants of land and buildings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of buildings, the surrounding area and the way it functions.

8.3 The principle of development to extend the existing care home to allow 11 new bedrooms, by adding a single storey side and rear extensions to enhance the quality of the care home would comply with the NPPF and Policy H22). The proposal is therefore considered to be acceptable in principle insofar as the proposal would make efficient use of the site to provide much needed registered beds to the local communities. The proposal can therefore be supported subject to the acceptance of issues such as the scale and design of the extensions and the resultant impact on the amenities of the neighbouring properties, as well as parking provision. The proposal would comply with Core Policy 8 and Policy H22.

8.4 The proposal involves the re-use of existing rear and side garden and land acquired from the adjoining neighbour to accommodate the proposed extensions. It is considered that the amended proposal is an improvement from the two storey rear extension considered during the previous application. The proposed extension to provide a beneficial community facility to the local community is needed and is considered acceptable. The scale, design and height reflect the design of the existing building and the general suburban nature of the area. It is a sustainable location close to public transport route (Bus Route on London Road) facilities and local shops and services. The proposal therefore complies with the principles Core Policy 1 of the Local Development Framework, Core Strategy Development Plan Document.

9.0 **Design and Appearance**

9.1 Core Policy 8 of the Core Strategy requires that, in terms of design, all development:

- a) Be of high quality design that is practical, attractive, safe, accessible and adaptable;
- b) Respect its location and surroundings;
- c) Provide appropriate public space, amenity space and landscaping as an

- integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

9.2 Policy EN1 of the adopted Local Plan states that development proposals are required to reflect a high standard of design and must be compatible with and/ or improve their surroundings in terms of scale, height, massing/ bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees; and relationship to watercourses.

9.3 Policy EN2 states that, proposals for extensions to existing buildings should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. Extensions should not result in the significant loss of sunlight or create overshadowing as a result of their construction.

9.4 In relation to the above planning policies, the proposed extensions are assessed in terms of their impact on the character and appearance of the original building, the street scene and the general surrounding area.

9.5 The proposed two storey front extension is a modest extension providing a single bedroom on each of the ground and first floors. The extension is designed as a front facing gable with fenestration and decorative wood cladding which is compatible with the existing front projecting gable. Its introduction does not upset the symmetry of the existing house, nor does the design detract from the character and appearance of the host property. The proposed side extension is design with a front extension, but with a false front pitch roof such that it ties in with the design and appearance of the rest of the front elevation of the property. The remainder of the side and rear extensions are proposed with flat roofs, which whilst not compatible with the roof design on the remainder of the property, will have a reduced impact on neighbouring residential amenity. It is also of note that with the exception of the extension to the communal day room, the extensions would not be visible from within the public realm. The extension to the communal day room would be finished in a low hipped and pitched roof with flat top. The proposed extensions are designed and sited in such a way so as not to detract from the existing building's appearance as a large detached residential dwelling.

9.6 No objections are raised in relation to design or street scene impact in relation to the National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework Core Policy Development Plan Document not Policies EN1 and EN2 of the Adopted Local Plan for Slough

10.0 **Impact on Neighbours and Streetscene**

10.1 The National Planning Policy Framework states that:

Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Policy H22 of the adopted local plan requires that: there will not be an adverse impact on neighbouring residential properties

Core Policy 8 of the Slough Local Development Framework Core Strategy states that: all development should respect its location and surroundings.

Policy EN1 of the adopted Local Plan states: development proposals are required to reflect a high standard of design and must be compatible with and/or improve their

surroundings in terms of.....relationship to nearby properties.

- 10.2 The following potential impacts are identified:
- Impact of the proposed extensions on residential amenity
 - Impact by way of noise and disturbance
- 10.3 Whilst the size of the extensions being proposed would not normally be acceptable in a traditional domestic context, it is considered that there are a number of site considerations which are relevant which together with the siting of the extensions, which make the proposals acceptable in planning terms. The properties most affected by the proposals are nos. 21 and 32 Ramblers Lane.
- 10.4 No 28 Rambler Lane has been extended to its rear with a single storey 6 metre deep rear extension. This mitigates against any potential visual impact arising from the extension to the existing communal day room on the south eastern side. The proposed rear extension whilst quite deep is set off from the boundary with no. 32 Ramblers Lane by 5 metres. It will be made a requirement by condition that a 1.8m high close boarded fence be erected along the common boundary between the two properties to be supplemented by the planting of a laurel hedge. This coupled with the fact that the extension will be single storey and flat roof only will mitigate against any potential impacts.
- 10.5 Removal of any first floor extensions means that there would no direct overlooking or loss of privacy arising from the proposed extensions. The existing mature boundary hedge with no 21 Ramblers Lane to the north west would mitigate against the impact of the proposed extension. The extension at its nearest point would be set of the boundary with no. 21 Ramblers Lane by 2 metres, increasing to 6 metres at its furthest point.
- 10.6 The rear extension would be set off the boundary from the rear gardens of houses in Langley Road by between 5m and 9m, such that there would be no significant impacts.
- 10.7 Whilst habitable room windows are proposed within the flank walls of the proposed extensions, given the fact that the extensions are single storey coupled with the set off from the neighbouring boundaries and the proposals for substantial boundary screening, there would no direct overlooking or loss of privacy
- 10.8 The other potential impact relates to noise and disturbance. The main issue identified relates to screaming and shouting from some of the dementia patients residing at the property, which has been discussed under the neighbour consultation section. Without the benefit of evidence to support the concerns about shouting and screaming no objections are being raised on grounds of impact in relation to neighbouring amenity in relation to the National Planning Policy Framework, nor Core Policy 8 of the Slough Local Development Framework Core Strategy and Policy EN1 of the adopted Local Plan.
- 11.0 **Transport and Highways.**
- 11.1 Core Policy 7 of the Slough Local Development Framework Core Strategy requires that all new developments reinforce the principles of the integrated transport strategy. Policy H22 requires that there is adequate car parking provided on site. Policy T2 of the adopted Local Plan requires that residential parking will be required to provide a level of parking appropriate to its location and which will overcome road safety problems, protect the amenities of adjacent residents and not result in an adverse visual impact to n the environment.

11.2 In terms of location the property occupies a reasonably sustainable location. Parking is provide in accordance with the Council's approved parking standards of 1 space per 4 no. beds. The highway engineers are satisfied that the existing servicing arrangements are satisfactory.

11.3 No objections are raised on grounds of highway safety or parking in relation to Core Policy 7 of the neither Local Development Framework Core Strategy nor Policies H22 and T2 of the Adopted Local Plan.

12.0 Amenity Space

12.1 Policy 22 of the adopted local Plan requires that adequate rear amenity space is provided.

12.2 Rear amenity space to the rear of the building is limited with an area of approximately 150 sq m. However, there is no specific guidance on the provision of amenity space provision for Care Homes and each case has to be determined on its own particular merits. Whilst provision is modest it is considered to be adequate to serve the needs of the residents.

12.3 No objections are raised on grounds of amenity space provision in relation to Policy H22 of the adopted local Plan.

13.0 **PART C: RECOMMENDATION**

13.1 Approve, subject to conditions

15.0 **PART D: LIST OF CONDITIONS AND INFORMATIVES**

List of Conditions and Reasons :

1. Time limit

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 Plan

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

(a) Drawing No. Site Plan (Ordinance Survey), Dated. 13/03/2014, Recd On. 10/11/2014

(b) Drawing No. Sheet 4 of 5 Sheets (Proposed Ground Floor and First Floor Plan), Dated. November 2014, Recd On. 10/11/2014

(c) Drawing No. Sheet 2 of 5 Sheet (Proposed Elevations), Dated November 2014, Recd On 10/11/2014

(d) Drawing No. Sheet 5 of 5 Sheet (Proposed Roof Plan and Block Plan), Dated. November 2014, Recd On. 10/11/2014

(d) Drawing No. Sheet 3 of 5 Sheets (Existing Roof Plan), Dated March 2014, Recd On 10/11/2014.

(e) Drawing No. Revised JAN 22015, (Proposed Parking Arrangement), Dated Dec 2014, Recd On 16/01/2015.

(f) Drawing No. Sheet 1 of 5 Sheets (Existing Elevations), Dated March 2014, Recd On March 2014.

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. Internal Layout

The internal layout of the building hereby granted permission shall be laid out in accordance with the approved plans and shall not be amended at any time in the future.

REASON To minimise the impact of the development on adjacent occupiers in accordance with Policy H 15 of The Adopted Local Plan for Slough 2004.

4. Details of external materials

All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

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

5. Time Scale for parking Provision

The parking spaces and turning area shown on the approved plan shall be provided on site prior to occupation of the development and retained at all times in the future for the parking of motor vehicles.

REASON: To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

6. Bin Storage

No development shall commence until details of the proposed bin store (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON: In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

7. No Additional Windows

No windows, other than those hereby approved, shall be formed in the north - west, north and east side elevations of the development without the prior written approval of the Local Planning Authority.

REASON: To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

8. Boundary Treatment

No development shall commence on site until details of the proposed boundary

treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied, a suitable means of his boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future.

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

9. Landscaping Scheme

No development shall commence on site until a detailed landscaping and tree planting 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.

The approved 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.

10. Visibility Splay

No other part of the development shall be occupied until the pedestrian visibility splays of 2.4x2.4 metres (measured from the back of footway) have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

INFORMATIVES:

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions and requesting for amendments. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. This notice (letter/acknowledgement etc.) DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether an application is required.