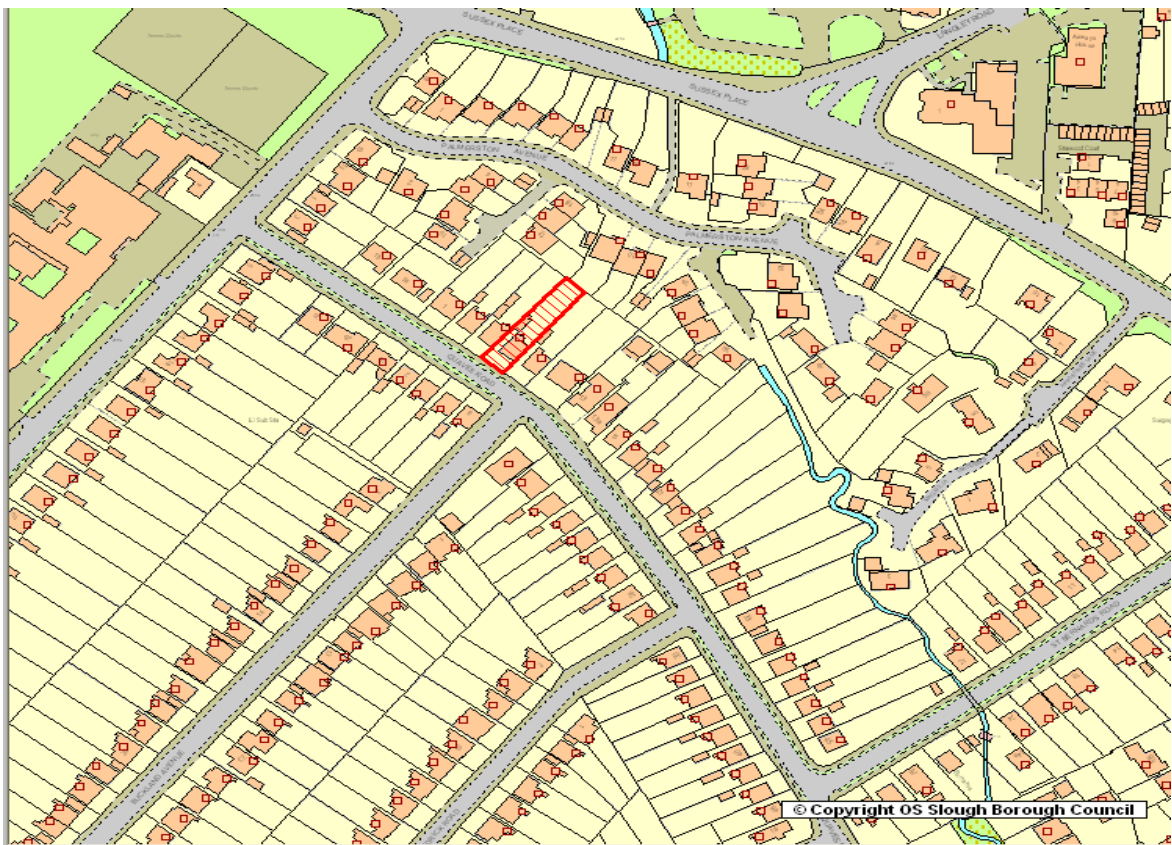


Registration Date:	07-Nov-2014	Applic. No:	P/05343/001
Officer:	Fariba Ismat	Ward:	Upton
Applicant:	Mr. Hassan	Applic type:	
Agent:	Mr. A B Jackson, Jackson Property Consultancy Ltd 6, High View Place, Amersham, Buckinghamshire, HP7 9FE	13 week date:	
Location:	7, Quaves Road, Slough, SL3 7NX		
Proposal:	CONSTRUCTION OF A SINGLE STOREY SIDE TO REAR EXTENSION AND AN INFILL GROUND FLOOR REAR EXTENSION.		

Recommendation: Approval, with conditions



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application is a householder application of a type which would normally be determined under powers of officer delegation. However, as the applicant is an employee of the Slough Borough Council, the application is being brought before Members for determination.

1.2 The proposal complies with the Council adopted planning policies and guidelines. It is therefore considered acceptable and is recommended for approval, with conditions.

PART A: BACKGROUND

2.0 **Proposal**

Planning permission is sought for construction of a single storey side extension with part lean-to-roof and part flat roof and an infill rear extension with flat roof. The existing free standing garage in the rear garden of the property is to be incorporated into the wrap around side and rear extension for use as a utility room. The existing gable roof over the garage is to be changed to a flat roof. An alternative integral garage is provided in the side extension.

3.0 **Application Site**

3.1 The proposal site is occupied by a two storey detached dwelling located on the northern side of Quaves Road.

3.2 A side garage with hipped and pitched roof is located toward the mid point of the garden. The garage is proposed to be incorporated into the proposed side extension.

3.3 The host dwelling has been extended by a single storey rear extension with flat roof.

4.0 **Site History**

P/05343/000: Erection of a single storey rear extension – Approved 12 December 1979

5.0 **Neighbour Notification**

Neighbouring dwellings at numbers 4, 5, 6, 8, 9 Quaves Road and numbers 12 and 18 Palmerston Avenue were notified of the planning application.

Since first submission of the application the proposed development has been changed from single storey side-to-rear and two storey rear extensions to a single storey side to rear and a single storey rear infill extension. Neighbours have been re-consulted on the amendments. No objections have been received at the time of writing this report, but the re-consultation period expires on 2nd February 2015 and any objections received will be reported on the Amendment Sheet.

6.0 **Consultation**

6.1 **Thames water**

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should

ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Foul Drainage: Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Supply: On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

PART B: PLANNING APPRAISAL

7.0 Policy Background

The application is considered in relation to:

- National Planning Policy Framework
- Core Policy 8 of the Local Development Framework Core Strategy 2006-2026 (Submission Document, November 2007)
- Policies H14, H15, EN1, EN2 and T2 of the Adopted Local Plan for Slough 2004
- Slough Local Development Framework, Residential Extensions Guideline, Supplementary Planning Document, 2010

8.0 Design and Street Scene

The proposed single storey side-to-rear extension would set in line with the front wall of the dwelling and would be built with a lean to roof at the front and flat roof at the rear. The proposed infill rear extension would bring the existing extension in line with the remaining rear extension and would be built with a flat roof. The proposal would accommodate a garage and kitchen and the existing garage would accommodate a utility room. The lean to roof of the proposed side extension would match the roof design of the original dwelling; the front elevation would incorporate a garage door. The design and appearance of the proposed side and rear infill extension are considered to be in keeping with the design and appearance of the original dwelling and therefore is considered to be acceptable. There is no detrimental impact on the street scene as a result of the extension.

9.0 Impact on Neighbours

9.1 The proposals include a wrap-around side to rear extension, which projects up to and incorporates the existing garage. The overall depth of this part of the rear extension measures 5.35m when measured from the rear wall of the original house. This depth exceeds the Council's guideline of 4.25m, however, there are mitigating circumstances in this case which allows a relaxation to be made. In this case the neighbouring dwelling at No. 5 Quaves Rd has a single storey rear extension built to the boundary. In addition there is no change to the siting or depth of the existing garage which is being retained. Indeed its impact will be reduced by removing the gable roof and changing it to a flat roof. Incorporating the existing garage into the rear extension would not result in any significant impact on neighbouring amenity.

9.2 Amended plans show a 200mm set off from the boundary with no. 5 Quaves Road, which is sufficient to accommodate a narrow gutter without encroachment.

9.3 The proposal would not have an impact on the neighbouring No. 9 Quaves Rd due to adequate distance between them. The proposal therefore is considered to be acceptable in terms of impact on the amenities of the neighbouring dwellings.

10.0 **Parking**

The proposed side extension would accommodate a garage that would compensate for the loss of the rear garage. The front driveway is capable of accommodating two cars. The proposal therefore; is not considered to have an implication on the number of available onsite parking spaces.

11.0 **Amenity Space**

The host property maintains a nearly 25m deep rear garden. The proposed side extension would not take any part of the available rear amenity and therefore would not have an impact. The proposal therefore is considered to be acceptable in terms of impact on the amenity space.

PART C: RECOMMENDATION

12.0 **Recommendation**

The proposal is recommended for approval, subject to conditions.

13.0 **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. 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, Dated. 25/10/2014, Recd On. 27/10/2014
- (b) Drawing No. quavesrd-7/0, Dated. 12/07/14, Recd On. 27/10/2014
- (c) Drawing No. quavesrd-7/2, Dated. 12/07/14, Recd On. 27/10/2014
- (d) Drawing No. quavesrd-7/5, Dated. 12/07/14, Recd On. 27/10/2014
- (e) Drawing No. quavesrd-7/8, Dated. 27/01/15, Recd On. 28/01/2015
- (f) Drawing No. quavesrd-7/1, Dated. 27/01/15, Recd On. 28/01/2015
- (g) Drawing No. quavesrd-7/6, Dated. 27/01/15, Recd On. 28/01/2015

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. 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.

4. 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 T2 of The Adopted Local Plan for Slough 2004.