

Registration Date:	09-Jun-2015	Applic. No:	P/05343/002
Officer:	Sharon Belcher	Ward:	Upton
		Applic type:	4 th August 2015
		8 week date:	

Applicant: Mr Chand Hassan

Location: 7 Quaves Road, Slough, Berkshire, SL3 7NX

Proposal: Construction of a single storey side extension.

Recommendation: Approve



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 Slough Borough Council that works closely with the Planning Section, the application is being brought before Members for determination.
- 1.2 The proposal complies with the Council adopted planning policies and guidelines and therefore is considered acceptable and is recommended for approval.

PART A: BACKGROUND

2.0 Proposal

Planning permission is sought for construction of a single storey side extension and an infill rear extension with flat roof and replace the existing pitched roof on garage with a flat roof. The proposal differs from the previously approved scheme in that the rear part is reduced in depth and do not attach to the existing rear garage.

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

4.0 Site History

P/05343/001 CONSTRUCTION OF A SINGLE STOREY SIDE TO REAR EXTENSION AND CONVERSION OF EXISTING GARAGE TO UTILITY ROOM.

Approved with Conditions; Informatives 19-Feb-2015

5.0 Neighbour Notification

Neighbouring dwellings at numbers 5, 6, 8, 9 Quaves Road were notified of the planning application.

No objections have been received.

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 extension would set in line with the front wall of the dwelling and would be built with a pitched roof at the front and flat roof at the rear. The proposal would accommodate a garage and kitchen extension. The 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 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 negative impact on the street scene as a result of the extension.

9.0 Impact on Neighbours

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 therefore is considered to not result in any significant impact on neighbouring amenity.

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

The proposal is recommended for approval.

12.0 Recommendation

Approve

13.0 **PART D: LIST OF CONDITIONS OR REFUSAL REASONS**

List of condition:

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. 09-06-15, Recd On. 09/06/2015
- (b) Drawing No. quavesrd-7/1 reve, Dated. 12-01-15, Recd On. 09/06/2015
- (c) Drawing No. quavesrd-7/5, Dated. 12-07-14, Recd On. 02/06/2015
- (d) Drawing No. quavesrd-7/6 reve, Dated. 27/01/15, Recd On. 02/06/2015

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.