

## SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee

DATE: 18<sup>th</sup> February 2016

### 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>
P/16184/000	44, St. Johns Road, Slough, SL2 5EZ  Demolition of existing single storey rear extension and replacement with a new rear extension and a conservatory. Alterations to the roof including two side dormers.	Appeal Dismissed  24 <sup>th</sup> November 2015
P/11098/004	The Garibaldi P.H., 6, The Green, Chalvey, Slough, SL1 2SN  Demolition of an existing locally listed pub and construction of a new building to accommodate 7 self contained flats, associated parking and amenity.	Appeal Dismissed  23 <sup>rd</sup> November 2015
P/15723/001	324, Cippenham Lane, Slough, SL1 2YD  Retrospective application for a two storey rear extension and rear dormer and skylight.  The appeal for the first floor part side and rear extension was allowed, but the rear dormer and skylights were dismissed, therefore this summary is confined to the later part. The Inspector stated that the height of the rear dormer in the roof space was not particularly visible within the street scene however it would be highly visible from the rear gardens of Keel Drive and as such it has a harmful impact on the character and appearance of the private realm. It also causes harm to the original dwelling and conflicts with Council policies. As the extensions have not being built in accordance with the plans submitted the Inspector included a condition stating that " Within one month of the date of the decision plans should be submitted to the Local Planning Authority for the retention of the side and part rear two storey extension."	Rear dormer Appeal Dismissed  First floor rear extension Appeal Granted  26 <sup>th</sup> November 2015

Y/16008/002	<p>114, Long Readings Lane, Slough, SL2 1QB</p> <p>THE ERECTION OF A SINGLE STOREY REAR EXTENSION, WHICH WOULD EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE BY 6.0M, WITH A MAXIMUM HEIGHT OF 3.8M, AND EAVES HEIGHT OF 2.970M.</p> <p>The inspector felt that in relation to No 116, the new extension would not project significantly beyond the rear elevation of the existing outbuilding to the rear of the host property and was not convinced that the modest increase in height and length of the extension over and above the outbuilding would result in a material change in outlook from the rear of No 116. The new extension would be sited to the south of the rear elevation of No 116. Whilst the Council's concern in respect of light and overshadowing to this property was noted, the inspector felt that it is likely that the existing outbuilding casts a shadow over part of the rear garden closest to the rear elevation of No 116 in the early afternoon. The new extension would have a similar effect. In the absence of convincing evidence to demonstrate otherwise, the Inspector considered that any additional overshadowing or loss of light to the rear of No 116 as a result of the increase in scale of the new extension would be minimal and that this change would be so significant to be harmful to the amenity of occupiers of No 116. The Inspector concluded that the amenity of adjoining premises would not be adversely affected by the proposal. There would be no conflict with the amenity objective of Core Policy 8 of the Core Strategy Development Plan Document and Policy H15 of the Local Plan For Slough (LP). Nor would there be conflict with the respective objectives of Policies EN1, EN2 and H14 of the LP relating to the relationship to nearby properties, sunlight and overshadowing and amenity space.</p>	<p>Appeal Granted</p> <p>4<sup>th</sup> December 2015</p>
2014/00218/ENF	<p>128, Waterbeach Road, Slough, SL1 3JY</p> <p>Without planning permission, the erection of a front extension to the front elevation of the building on the land.</p>	<p>Appeal Dismissed</p> <p>15<sup>th</sup> December 2015</p>

P/05386/002	71, Marescroft Road, Slough, SL2 2LN Construction of a first floor rear extension.	Appeal Dismissed 17 <sup>th</sup> December 2015
P/16047/000	9, Tyler Walk, Slough, SL3 7GT RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF A CYCLE STORE AND REAR CANOPY.	Appeal Part Dismissed (Canopy /Extension)  Part Granted (Cycle Store)  23 <sup>rd</sup> December 2015