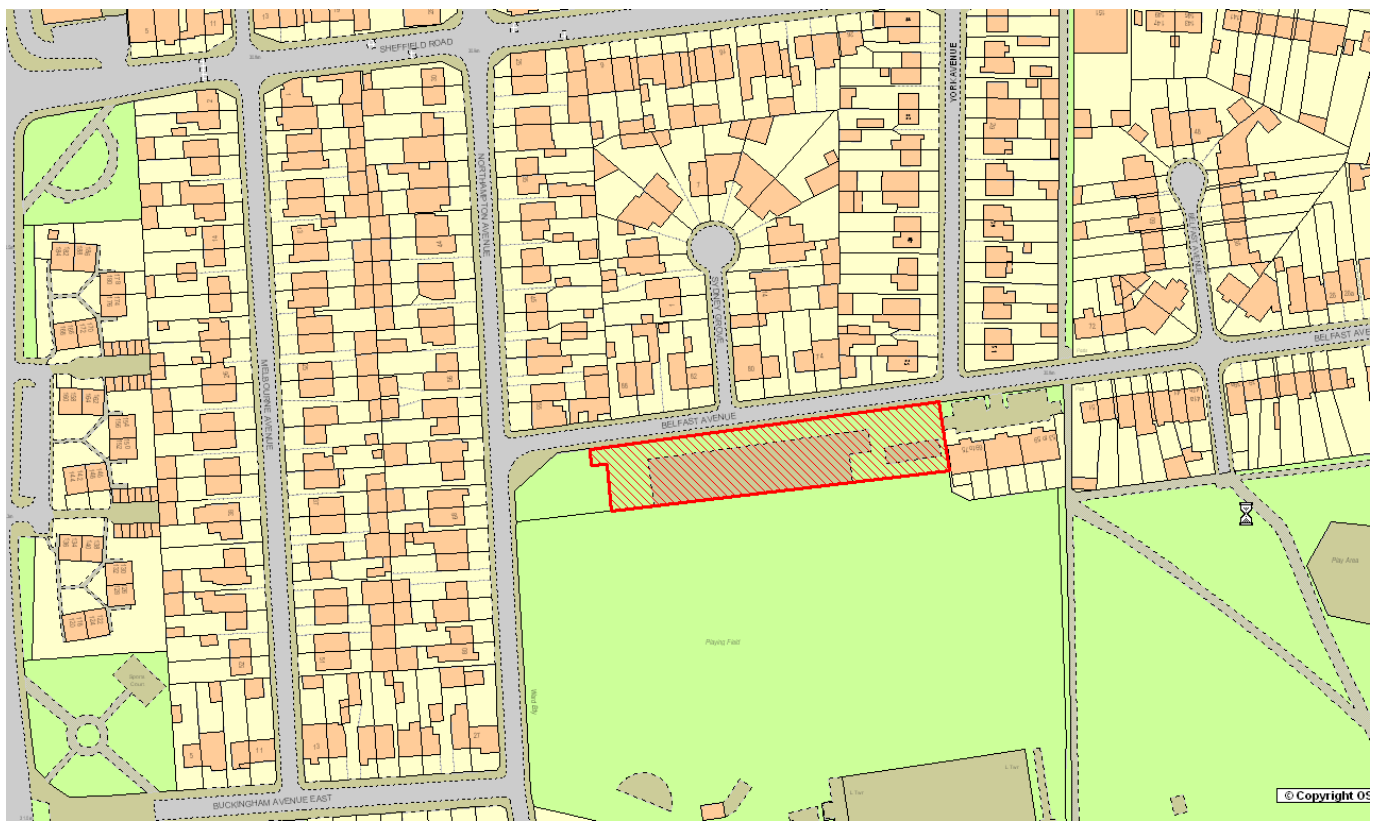


Registration Date:	13-Jan-2016	Applic. No:	S/00719/000
Officer:	Mr. Albertini	Ward:	Baylis and Stoke
		Applic type:	
		13 week date:	
Applicant:	Mr. Mike Broom, Slough Borough Council		
Agent:	Michael Dyson Associates Ltd West House, Meltham Road, Honley, Holmfirth, HD9 6LB		
Location:	Land Opposite 74-88 Belfast Avenue, Slough, SL1 3HH		
Proposal:	Construction of 7 two storey houses (4 two bedroom and 3 three bedroom)		

Recommendation: Delegate to Planning Manager for Approval



1.0 **SUMMARY OF RECOMMENDATION**

Delegate to Planning Manager for approval.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This Slough Borough Council planning application is for a development of 7 two storey homes comprising 3 three bedroom and 4 two bedroom homes. All are to be social rented tenure. One of the three bedroom homes is detached; the rest are semi detached.

2.2 Five of the homes face the street and the two at the east end of the site are at 90 degrees to the street facing the flank of the detached home. This arrangement is due to three trees with preservation orders standing at the end of the site. Two parking spaces per home are included and sit between the homes or, for the east end plots, at the bottom of the garden.

2.3 Gardens lengths vary between 5.2 and 5.8 metres for the homes facing the street. All but one of those gardens is quite wide. The 2 east end plots have extra long gardens and include the trees referred to above.

2.4 The buildings will be traditional in form having pitched roof and gable ends. Materials will be a combination of brick, with a vertical rendered feature panel, concrete interlocking roof tiles and soldier course above and below windows. Brick colour will be two shades of buff; tiles and window frames will be grey.

2.5 Applications of this size (less than 10 homes) are normally dealt with under delegated powers. The application is being presented to Planning Committee because it is a Slough Borough Council application and an objection has been received.

3.0 **Application Site**

3.1 This 0.186 hectare site is vacant having once contained an old community building created out of a former stadium building linked, historically, to the adjacent school playing field. It site is sometimes referred to as being linked to the nearby Rotunda site.

3.2 It is a narrow site 17 metres wide. Immediately behind is a wide hedge (5 metres) belonging to and forming the Herschel School Playing Field north boundary. To the west is a small corner plot of land containing 2 trees with preservation orders (17m and a 14m Oak). One overlaps the site. Three trees with preservation orders lie at the east end of the site; a 16m Birch, 14m Whitebeam and a group of 8m Sycamores.

3.3 To the north opposite the site are semi detached two storey homes and the junction with Sydney Grove. To the east is a small block of flats built in the late 1980's set back from Belfast Avenue with its car parking in front. The latter abuts the

application site.

4.0 **Site History**

4.1 None Relevant.

5.0 **Neighbour Notification**

5.1 Belfast Ave. 69 – 75 odd; 74 - 88 ev
York Ave. 48 to 52 incl.
Northampton Ave. 51,53,55. 58 – 70 ev.
Herschel Grammar School

5.2 One petition received with 38 signatures of residents in nearby streets objecting to the proposal for the following reasons :
Existing quiet street. Proposal will increase number of cars/traffic; restrict parking. Traffic levels already high due to school drop off etc. Most houses in area have 2 to 4 cars per household which could very likely be the case for new homes. Concern that site cannot accommodate proposal. Ask if police have been informed re impact of traffic and parking.

Concern about increase in crime, noise, disturbance, anti social behaviour and refer to reputation of Council and Housing Association tenants. Provide listing of 353 crimes during Dec 2015 within 1 mile of site.

Response : Extra traffic will be modest; 2 parking spaces per dwelling proposed meets the Council's standard. The Police have not been consulted as traffic/parking matters are Council responsibilities. Whilst new homes may result in some additional noise compared to now the level of noise from residential use is not a material consideration. Individual incidences of high noise level would be addressed through environmental health powers. New homes do not automatically mean anti social behaviour and crime levels will increase and the Planning system cannot differentiate between tenures when considering environmental effects. Housing management can address anti social behaviour.

6.0 **Consultation**

6.1 **Traffic/ Highways**

There would be some extra traffic generated compared to the previous community building use. Access is acceptable subject to highway agreement for alterations to existing highway. Request one of the pair of crossovers combined to assist pedestrians. Request low boundary (to prevent parking on front gardens) plus visibility splays. Request existing narrow (1.5m) footway widened to normal 2 m width. Request footway widening dedicated as public highway.

6.2 **Environmental Protection**

Standard condition to ensure soil quality acceptable for residential use.

6.3 **Tree Officer**

Existing protected trees on site and adjacent have good amenity value and no

indication of defects. There are no grounds for loss of trees.

PART B: PLANNING APPRAISAL

7.0 Policy Background

- 7.1 The site is not allocated in the Local Plan. Residential use is supported and complies with Core Strategy 4 that seeks family homes outside central areas and the strategic objective of reuse of previously developed sites. The previous small community use on the site has not been in operation for many years.

8.0 Layout, Design and Access

- 8.1 The form and height of the buildings are acceptable as they broadly tie in with homes opposite. The sites narrowness does result in some compromises in particular garden length and separation from homes opposite. 5 of the homes are 19.8 or 19.9 metres from the homes opposite. A minimum distance of 21 metres is normally sought between new and existing main elevations were the character of the area is clearly normal medium or low density suburban housing. The applicant has been asked to review this and any changes will be on the meeting amendment sheet.
- 8.2 5 of the homes have gardens that are shorter than the normal 9 metre length required for suburban homes. The short gardens are a result of the narrow site, need to separate them from homes opposite and the desire for family homes. An exception can be made for this development because of the constraints mentioned combined with the following. Firstly wider than normal gardens are proposed. Secondly the space behind the site (playing field) is unlikely to be developed thus minimising the possibility of buildings close by. Thirdly the social rent tenure proposed that is meeting a specific need in the town.
- 8.3 The 5 metre wide hedge behind the site, if narrowed, could provide extra garden space. However the School, who control, it are not prepared to release it but in the future this might happen.
- 8.4 The elevational treatment proposed is broadly satisfactory. The applicant has been asked to review the buff bricks chosen as they are not a typical colour in the area.
- 8.5 Access and parking are generally acceptable subject to the changes requested by Highways/Transport. In addition the remote parking spaces for the east end homes could be considered more vulnerable to crime being at the bottom of a long garden. A gate would help and the practicality of this being investigated. The remote parking is partly due to the trees on the site limiting design options.
- 8.6 The trees are prominent in the street scene and provide a pleasant an interesting feature for this suburban street. As the trees are protected by a Tree Preservation Order and have good amenity value it is important that new development does not threaten the long term health of the trees. A condition is proposed to protect trees during construction and require special construction where works encroach upon the root protection area.

- 8.7 One home will have the edge of the crown of a protected tree approximately 5 metres from their rear windows. Whilst this will not result an unsatisfactory level of light to rooms some residents may not like it. An informative can be added to any planning permission advising the developer to make it clear to the first occupant that the tree is protected and that there is no presumption that felling or cutting back will be allowed.
- 8.8 Subject to changes requested the proposal complies with Local Plan policy EN1 design and EN3 Landscaping plus associated Core Strategy policy 8 Sustainability and the environment, policy 9 Natural and built environment plus policy 12 Community safety.
- 8.9 Regarding access and transport matters the proposal is acceptable subject to the changes requested by Transport/Highway Officers and a commitment to dedicate the widened footway as public highway. Subject to the changes and conditions the proposal complies with Core Strategy policy 7 Transport.

Section 106 Matters

- 8.10 There needs to be a commitment to dedicate the widened footway as public highway. Normally this would go in a Section 106 planning obligation. As the applicant is Slough Borough Council it cannot sign an obligation with itself so an equivalent commitment is needed. This will be arranged through Legal Services together with a commitment for a Section 106 to be signed should the site be sold with planning permission.

PART C: RECOMMENDATION

9.0 Recommendation

Delegated to Planning Manager for approval, subject to receipt of satisfactory revisions, completion of a Section 106 planning obligation or its equivalent and variation of conditions in relation to the revisions and 106.

10.0 PART D: LIST OF CONDITIONS

1. Commence within three years
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)-7705 Proposed Site Plan Rev C
03-(SK)-7705 3B6P Detached House Floor Plans
06-(SK)-7705 3B6P Detached House Elevations
09-(SK)-7705 3B6P Semi detached House Floor Plans
10-(SK)-7705 3B6P Semi detached Elevations
07-(SK)-7705 2B4P Floor Plans Semi Detached
08-(SK)-7705 2B4P Elevations Semi Detached
002-(90)-7705 Existing Site Plan
[drawings subject to revision]

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 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 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.

5. 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 the boundary treatment shall be implemented on site in accordance with the approved plans and retained at all time in the future. The boundary treatment shall include a 600 mm barrier between vehicle crossovers along the frontage of the houses and provide for 2.4

x 2.4m pedestrian visibility splays at the back edge of the footway. 600 mm within the visibility splay to be measured from the nearside channel level of the carriageway.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004. And to prevent over-running of the footway by vehicles and to minimise danger, obstruction and inconvenience to users of the adjoining highway. And 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.

6. Tree Protection

No construction works shall commence on site until a tree protection scheme and details of no dig construction (for areas of hardstanding and excavation within tree root protection zones shown on the approved layout) have been submitted to and approved in writing by the Local Planning Authority.

Construction of hard surfaces and any excavation within root protection zones of trees on the site and adjacent to the site shall be implemented in accordance with the approved details. The tree protection shall be in the form of an arboricultural method statement in accordance with BS5837. No construction work shall commence until the approved tree protection scheme has been implemented on site and shall remain in place during the construction phase.

REASON In the interest visual amenity for the area in particular protection of trees on and adjacent to the site.

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 7 of the Core Strategy 2006 to 2016.

8. Footway widening

No house shall be occupied until the existing footway has been widened to 2 metres width along the frontage of the site from the west end to a point in line with the east elevation of plot 7. The widening shall be in accordance with details first approved in writing by the local planning authority.

REASON In the interest of promoting non-car modes of travel in particular pedestrian safety and convenience.

9. Time scale for the provision of parking

The parking spaces 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 Core Strategy (2006-2026) Policy T3 Transport.

10. Surface Water Drainage

No construction work shall commence until sustainable surface water drainage details have been submitted to and been approved in writing by the local planning authority. No house shall be occupied until its associated drainage has been implemented in accordance with the approved details. The drainage shall be retained and maintained thereafter.

REASON In the interest of public safety and protection of property from flooding.

11. Phase 1 Desk Study

Development works shall not commence until a Phase 1 Desk Study has been submitted to and approved in writing by the Local Planning Authority. The Phase 1 Desk Study shall be carried out by a competent person in accordance with Government, Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance and approved Codes of practices, including but not limited to, the Environment Agency model procedure for the Management of Land Contamination CLR11 and Contaminated Land Exposure Assessment (CLEA) framework, and CIRIA Contaminated Land Risk Assessment Guide to Good Practice C552. The Phase 1 Desk Study shall incorporate a desk study (including a site walkover) to identify all potential sources of contamination at the site, potential receptors and potential pollutant linkages (PPLs) to inform the site preliminary Conceptual Site Model (CSM).

REASON: To ensure that the site is adequately risk assessed for the proposed development and in accordance with Policy 8 of the Core Strategy 2008.

12. Phase 2 Intrusive Investigation Method Statement

Should the findings of the Phase 1 Desk Study approved pursuant to the Phase 1 Desk Study condition identify the potential for contamination, development works shall not commence until an Intrusive Investigation Method Statement (IIMS) has been submitted to and approved in writing by the Local Planning Authority. The IIMS shall be prepared in accordance with current guidance, standards and approved Codes of Practice including, but not limited to, BS5930, BS10175, CIRIA 665 and BS8576. The IIMS shall include, as a minimum, a position statement on the available and previously completed site investigation information, a rationale for the further site investigation required, including details of locations of such investigations, details of the methodologies, sampling and monitoring proposed.

REASON: To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Policy 8 of the Core Strategy 2008.

13. Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy

Development works shall not commence until a quantitative risk assessment has been prepared for the site, based on the findings of the intrusive investigation. The risk assessment shall be prepared in accordance with the Contaminated Land report Model Procedure (CLR11) and Contaminated Land Exposure Assessment (CLEA) framework, and other relevant current guidance. This must first be submitted to and approved in writing by the Local Planning Authority and shall as a minimum, contain, but not limited to, details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM) (prepared as part of the Phase 1 Desk Study), details of the assessment criteria selected for the risk assessment, their derivation and justification for use in the assessment, the findings of the assessment and recommendations for further works. Should the risk assessment identify the need for remediation, then details of the proposed remediation strategy shall be submitted in writing to and approved by the Local Planning Authority. The Site Specific Remediation Strategy (SSRS) shall include, as a minimum, but not limited to, details of the precise location of the remediation works and/or monitoring proposed, including earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements.

REASON: To ensure that potential risks from land contamination are adequately assessed and remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

14. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy condition shall be occupied until a full validation report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008.

15. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development England Order 2015 (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.

16. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development England Order 2015 (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.

Informatives

1. Section 106 Legal Agreement

The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 (or its equivalent with regard to Council owned land) has been entered into with regards to the application hereby approved regarding dedication of the widened footway as public highway. If the Council sell the site with planning permission the purchaser must sign the Section 106 planning obligation.

2. Highway Matters

- The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
- No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
- The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
- The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
- The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
- The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.
- The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.

3 Tree Preservation Orders

Trees on and adjacent to the west site boundary are the subject of Tree Preservation Orders.