

Registration Date:	10-Feb-2016	Applic. No:	P/09419/006
Officer:	Fariba Ismat	Ward:	Wexham Lea
		Applic type:	13 week date:

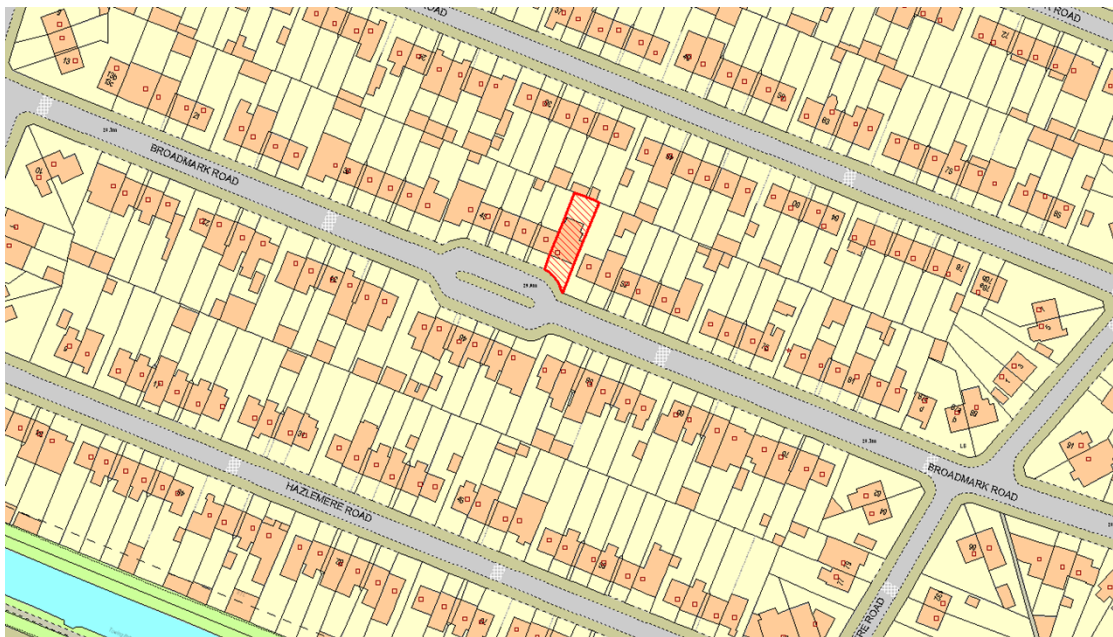
Applicant: Mr. Haqeeq Dar

Agent: Mr. Harvey Saund 21, Hill Rise, Brands Hill, Slough, SL3 8RA

Location: 53 Broadmark Road, Slough, SL2 5QD

Proposal: Construction of an infill single storey rear extension.

Recommendation: Approve



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations it is recommended that planning permission be approved, subject to the conditions set out at the end of this report.
- 1.2 This application is a householder application which would normally be determined by officers under the approved scheme of delegation; however it has been called in for determination by Planning Committee as the applicant is Councillor Haqeeq Dar the chair of the Planning Committee.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a planning application for an infill rear extension with a mono-pitched roof.
- 2.2 The application is accompanied with the following:
- Planning Application Form
 - Drawings No. Haqeeq/53/1, dated. February 2016, Recd. 10/02/2016
 - Drawings No. Haqeeq/53/2 Rev A, dated. February 2016, Recd. 10/03/2016

3.0 **Application Site**

- 3.1 The application site is occupied by number 53 Broadmark Road a two storey end of terraced dwelling. The dwelling has been extended by a two storey side extension; part single/part two storey rear extension and loft conversion with a rear dormer window. The front garden of the dwelling is hard surfaced and accommodates 3 onsite parking spaces.

The rear amenity space of the dwelling is part hard surfaced and part laid to lawn.

- 3.2 The site is located on the southern side of Broadmark Road and the area is predominantly residential.

Broadmark road is characterised mainly by terraces of either 4 or 6 dwellings.

4.0 **Relevant Site History**

P/09419/000 Demolition of existing back addition and erection of single rear extension.
Approved with conditions 06/07/2003

P/09419/001 Erection of a two storey side and part single storey rear extension and loft conversion, including rear dormer window.
Refused 02/05/2007

P/09419/002 Erection of a two storey side extension and part single/part two storey rear extension.
Refused 13/06/2007

P/09419/003 Erection of two storey side to rear extension with hipped and pitched roof, two storey rear extension with pitched roof, demolition of front porch and erection of a storm porch
Approved with conditions informative 30/04/2009

P/09419/004 Insertion of rear facing dormer window with flat roof and

conversion of hipped roof to gable end roof
Refused 29/07/2009

P/09419/005 Erection of two storey side extension with hipped and pitched roof. erection of part single storey rear extension with flat roof and part two storey rear extension with hipped/pitched roof and crown top. erection of rear facing dormer window with flat roof and installation of 2 no. velux windows in front roof plane. installation of front entrance canopy.
Approved with condition; informative 08/04/2010

5.0 **Neighbour Notification**

5.1 51 and 55 Braodmark Road, Slough

42 and 44 Elmwood, Slough

6.0 **Consultation Responses**

6.1 No objections or comments were received

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The application is considered alongside the following policies:

- National Planning Policies: Planning Policy Framework; 2012;
- Core Policy 8 (Sustainability and the Environment) of Slough Local Development Framework, Core Strategy 2006-2026, Adopted Core Strategy 2006 – 2026 (Development Plan Document - 2008);
- Policies EN1, H14 and H15 of the Adopted Local Plan for Slough, 2004;
- Council's approved Residential Extensions Guidelines – Supplementary Planning Document, 2010.

7.2 The main planning considerations are considered to be:

- Design and street scene impact;
- Impact on the amenities of the adjoining neighbouring dwelling at No. 55 Broadmark Road.

8.0 **Design and Appearance/Impact on Street Scene**

8.1 The proposed rear infill will measure 1.5m in width, 4.9m in depth and will be built with a mono-pitched roof that would set lower than the roof height of the single storey rear extension. It will accommodate a storage room. The proposal by virtue of its size and height is not considered to have an impact on the design and appearance of the host dwelling. It will infill a small area to the side of the existing single storey rear extension which has little value in terms of its current usability.

8.2 The rear elevation of the site has been changed dramatically due to various forms of extensions. The rear infill extension will be a new addition but is not considered to have detrimental impact on the design and appearance of the rear elevation.

8.3 The proposed infill rear extension would not be visible from the street and therefore; there would be no street scene impact.

9.0 **Impact on adjoining sites**

- 9.1 Neighbouring dwelling at No. 55 is the closest neighbour to the extension and is not extended to the rear. No. 55 is staggered to the front by about 3m. The planning permission Ref. P/09419/003 allowed the single storey rear extension with a 1.5m set off from the boundary to avoid negative impact on neighbouring dwelling at No. 55 in 2009.
- 9.2 Currently there is a 2m high brick wall boundary with No. 55. The proposed infill rear extension would be built to an average height of 2.3m and which will sit only 300mm on average above the existing wall. Such a projection is considered to be negligible in terms of creating additional impact or harm to the amenities of the neighbouring occupants.

10.0 **Summary**

- 10.1 On the basis of above assessment it is considered that planning permission should be granted as the proposed infill rear extension is not considered to have detrimental impact upon neighbouring amenity subject to the conditions as outlined below.

11.0 **PART C: RECOMMENDATION**

11.1 **Recommendation**

Having considered the relevant policies set out above and the negligible impact of the infill extension it is recommended that planning permission be granted subject to condition below.

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

12.1 **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 submitted application, plans and drawings hereby approved by the Local Planning Authority, including the following:

- a) Drawings No. Haqeeq/53/1, dated. February 2016, Recd. 10/02/2016
- b) Drawings No. Haqeeq/53/2, dated. February 2016, Recd. 10/02/2016

REASON To enable the Local Planning Authority to review the position in the light of the prevailing circumstances and the impact of the use during the limited period in accordance with Policy EN1 of The Local Plan for Slough 2004.

INFORMATIVE

1. 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.