

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee

DATE: 31st March, 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.

WARD(S)	ALL	
Ref	Appeal	<u>Decision</u>
P/11762/003	38, Pitts Road, Slough, SL1 3XH Construction of a detached rear outbuilding.	Appeal Dismissed 13 th February 2016
P/15948/002	28, Parry Green South, Slough, SL3 8NN Construction of a single storey side and rear extension.	Appeal Dismissed 13 th February 2016
P/16289/000	81, High Street, Chalvey, Slough, SL1 2TW Construction of a single storey front extension. The Inspector considered that the front elevation that would contain a window and door would complement the existing fenestration on the building and the roof form would not appear out of place when considered against the backdrop of the main dwelling and therefore would appear subservient when viewed within the street scene. In addition, the extension would be some distance from the footway and road, and views from the north would be limited by the position of the other properties in the group. From the south the addition would be viewed against the large two storey flank wall of No 79 which would serve to lessen its impact. The main view would be approaching across the green space from the east. The extension would appear subservient to the existing dwelling and taken in combination with the green space which would provide setting this would minimise the impact of the dwelling when approaching from this direction and therefore the addition of a front extension would not have a significant impact on the character of the area. The Inspector concluded that the extension would not harm the character and appearance of the area, and would not be in conflict with Core Strategy Policy CP8 or Local Plan policies H15, EN1 and EN2 which amongst other things	Appeal Granted 12 th February 2016

	require new development to be of a high quality design and use appropriate materials, not have a significant impact on the street scene and be compatible with their surroundings.	
P/16279/000	<p>18, Charlton Close, Slough, SL1 9HD</p> <p>Construction of a single storey front extension.</p> <p>The Inspector was of the view that as the application site was set back from the front building line of the neighbouring property, the impact of a front extension would be mitigated. The Inspector went on to say the front extension would be acceptable in its visual context without harming the character and appearance of the host property, and allowed the appeal.</p>	<p>Appeal Granted</p> <p>1st March 2016</p>
Y/11321/001	<p>83, Granville Avenue, Slough, SL2 1JR</p> <p>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, with a maximum height of 3.5m, and an eaves height of 3.0m</p> <p>The Inspector acknowledged that the increase in height of the proposed extension over and above the existing boundary features would result in the loss of some sunlight and have the potential to increase shadowing to the rear amenity space of No's. 81 and 85 adjacent to the boundary, however, this reduction in sunlight was not considered harmful to the extent as to render the proposed development unacceptable.</p> <p>In terms of the visual impact of the proposal when viewed from the rear garden spaces of No's. 81 and 85, the inspector concluded that the height of the extension would not appear overbearing since only a limited area would be visible. The impact of the development would be further ameliorated by to the open outlook from the rear amenity space of the long gardens in this area.</p> <p>The Inspector considered the Council's Residential Extensions Guidelines SPD, however, found that the appeal proposal would justify a relaxation and in any event, the guidance predates the GPDO.</p>	<p>Appeal Granted</p> <p>26th February 2016</p>
P/01201/009	<p>The Curve, 26, Chalvey Road West, Slough, SL1 2JG</p> <p>Construction of an additional third storey to the east side of the building to provide no.4 new flats, including photovoltaic panels and associated works.</p>	<p>Appeal Dismissed</p> <p>8th March 2016</p>
P/16071/000	<p>59, Churchill Road, Slough, SL3 7RD</p> <p>Erection of a two storey detached house.</p>	<p>Appeal Dismissed</p> <p>4th March 2016</p>