

Registration Date: 02-Feb-2016
Officer: Neetal Rajput
Applic. No: P/15599/002
Ward: Central
Applic type: Major
13 week date: 3rd May 2016

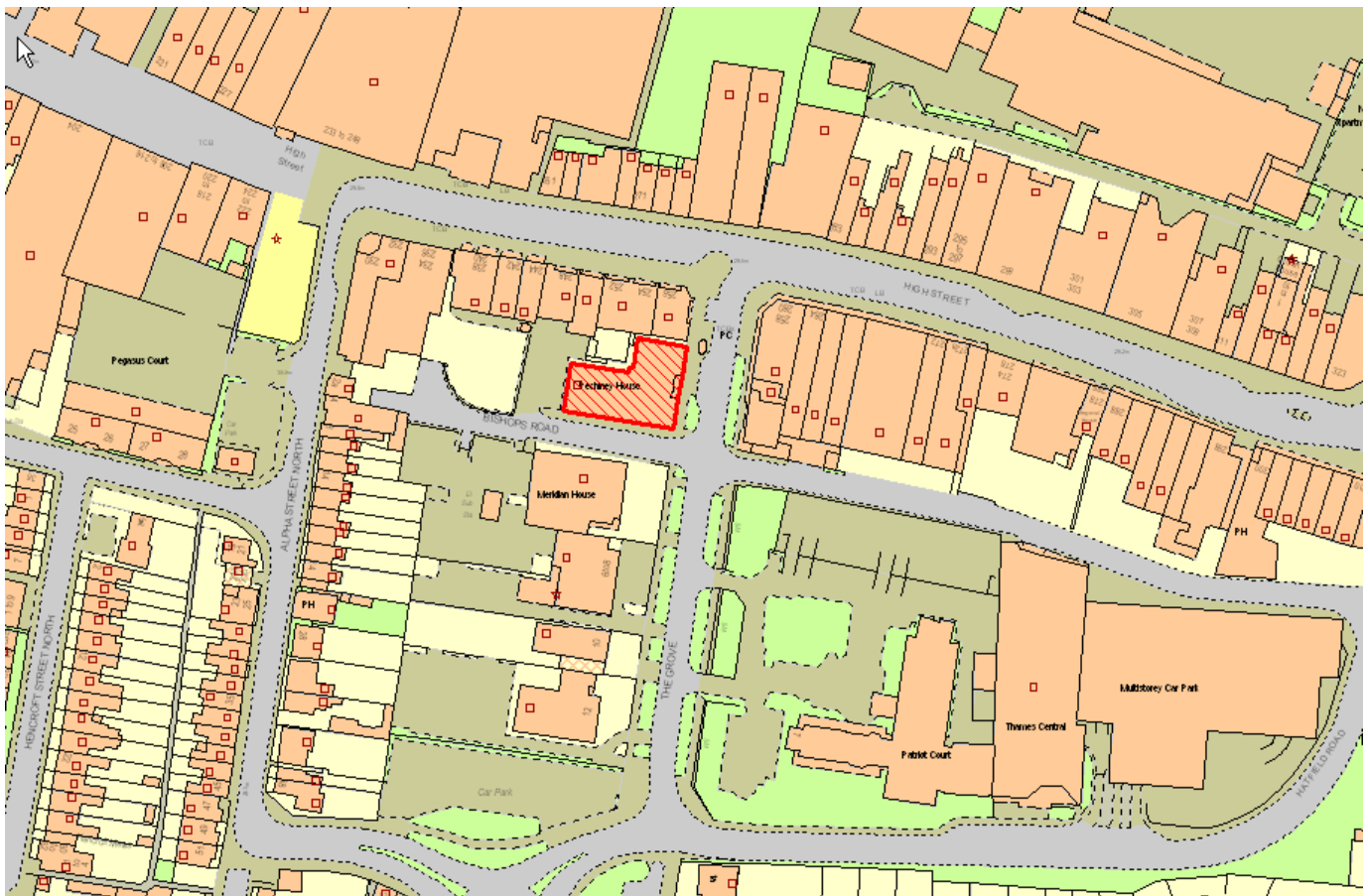
Applicant: Shital Thakkar, James Taylor Construction

Agent: Miss Stefanie Mizen, JLL 30, Warwick Street, London, W1B 5NH

Location: Pechiney (UK) Ltd, Pechiney House, The Grove, Slough, SL1 1QF

Proposal: Construction of three storey extension and conversion of building to provide 41 residential units (Class C3) with associated internal and external works, landscaping and amenity space.

Recommendation: Delegate to the Planning Manager for approval



*****SUPPLEMENTARY REPORT TO PLANNING COMMITTEE*****

Background

1. At the Meeting of Planning Committee on 27th April 2016, Members deferred the application to a future Committee meeting to allow further discussions with the Agent regarding affordable housing contribution. A copy of the Officer’s Report to Planning Committee on the 27th April 2016 (Appendix A) is attached for information purposes.
2. Core Policy 4 of the Slough Local Development Framework Core Strategy states that for all sites of 15 or more dwellings (gross) will be required to provide between 30% and 40% of the dwellings as social rented along with other forms of affordable housing.
3. The Developer Contributions and Affordable Housing (Section 106) Developer’s Guide Part 2 (2008) states that the Council are prepared to accept a financial contribution for sites of between 20-24 dwellings. The contribution required will depend on:
 - The total number of units proposed (15-19 units or 20 - 24 units);
 - The size and type of units proposed (bedroom/flats/houses); and
 - The notional number (30%), type and size of dwellings that would have been allocated for affordable housing if such housing were required on the site.
4. In this case of Pechiney House, of the 41 units, 18 units are being created by a change of use under Prior Approval (F/15599/000). The remaining 23 units fall within the threshold for affordable housing contribution and the following would be payable: 15no. are 1-bed and 8no. are studio units, the commuted sum is summarised in the table below:

Unit Type	Full scheme	Number (at 30%)	Funding Shortfall per unit type	Total Funding Shortfall
studio (67% of 1 bed)	8	2	0	0
1BF	15	5	£39,600	£198,000
Total	23	7		

Total commuted sum payable

£198,000

5. The affordable housing contribution of £198,000 for Pechiney House for was agreed with Sharmina Jetha (Housing Development Team Leader).
6. The Developer Contributions and Affordable Housing (Section 106) Developer’s Guide Part 2 (2008) identifies the type of units applicable to a financial contribution. Studio units are specifically absent from this. The Applicant has confirmed that no additional contribution will be provided as they consider the proposal is policy compliant.

7. With respect to the previously approved application P/15599/001 in June 2015 for erection of three storey extension and conversion of building to provide 30 residential units with associated landscaping and amenity space, it should be noted that no contributions were sought and an Affordable Housing Viability Assessment was submitted. The Committee Report for application P/15599/001 in paragraph 13.1 and 13.2 stated that:
 8. *"In this case, although the applicant has applied for planning permission for 30 units, 18 of them are being created by a change of use. The other part of the permission is for the creation of 12 new flats as a result of the building being extended. If they were applied for separately these 12 units would be below our threshold whereby contributions would normally be sought for affordable housing, education or open space.*
 9. *As a result given the fact that it could go ahead without any requirements to make sec 106 contributions it is considered that a relaxation to planning policy can be made in this case and no affordable housing sought from the scheme."*
10. The above was considered by Members at the Planning Committee of 8th January 2015 and subsequently the application was approved.
11. It is acknowledged that there is a significant uplift in property prices in Slough, however the proposal is policy compliant in terms of providing the required commuted sum as stated within the Developers Guide. As such it would be unreasonable to refuse this application on viability grounds. Through reviewing our policies, the affordable housing policy can be reviewed in the future, however at present these are the policies that we must consider when determining planning applications and cannot expect developers to pay an uplift in contributions to reflect market conditions.
12. The application is policy compliant and the sought contribution with respect to affordable housing is reasonable and necessary to mitigate the impacts of the development. This obligation would comply with Regulation 122 of the Community Infrastructure Levy.

RECOMMENDATION

13. It is recommended that the application is to delegate the application to the Planning Manager for approval, following consideration of outstanding consultation responses, resolution of sustainable drainage matters, finalising of conditions and satisfactory completion of a Section 106 Agreement.

Appendix A

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Recommendation: Delegate to the Planning Manager



1.0 SUMMARY OF RECOMMENDATION

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.
- 1.2 Delegate the application to the Planning Manager for approval, following consideration of outstanding consultation responses, resolution of sustainable drainage matters, finalising of conditions and satisfactory completion of a Section 106 Agreement.

PART A: BACKGROUND

2.0 Proposal

- 2.1 Planning permission is sought for the extension and refurbishment of the existing building into a residential building. The scheme would comprise:
- Erection of a three storey extension and conversion of the extended building to provide a building comprising of 41 no. flats (8 no. studios, 27 no. one bedroom and 6 no. two bedroom).
 - Changes to the fenestration and fascia of the building with new balconies.
 - Provision of cycle parking, refuse storage and landscaping.
- 2.2 The proposed extension to the building would consist of the addition of 3 floors with the third floor having the same footprint as the rest of the building, the fourth floor having a reduced floor print (30m by 15.9m) with roof top amenity space being provided in the northern side of the building and the fifth floor reduced further still (app. 22m by 15.2m) with amenity space being provided on the eastern side. The building would consist of mostly six stories where the maximum height would be 19.2m with a set down of five storeys facing onto The Grove where the maximum height would be 13.2m, this excludes the balcony area. The building has been designed with a flat roof.
- 2.3 Private amenity space is proposed via balconies and more public amenity space in the northern and eastern corners of the building.
- 2.4 The flats would be accessed via a secure communal entrance and corridor at ground floor level facing onto The Grove leading to a lift and stair access providing access between the levels. Access to the bin store would also be from this entrance with entrance to the cycle store from the rear of the building. Two parking spaces would be provided for the development.
- 2.5 The application is accompanied by plans showing the site location, site layout, elevations, floor plans and a Planning Statement.
- 2.6 Prior approval was granted in September 2013 for the conversion of the existing building into 18 residential units. As that part of the scheme is already approved this application only looks at the extended element of the building, changes to the appearance of the building and additional flats above the 18 previously allowed.
- 2.7 Subsequent to the Prior Approval application, there has been an approved full planning application (P/15599/001, dated 26th June 2015) on this site for erection of a three storey extension and conversion of the extended building to provide a building comprising of 30 no. flats (9 no. one bedroom, 20 no. two bedroom and 1 no. three bedroom flats). The main difference this that this proposed development seeks to increase the number of units from 30 no. flats to 41 no. flats and the height has been

marginally increased by 0.4m.

- 2.8 There is currently an application on the Committee agenda for the change of use and development of flats on the neighbouring Bishops Road car park, which used to serve Pechiney House. This is in the same ownership, but since the Bishops Road site has previously received planning permission to be developed for residential use they are treated as separate units.

3.0 Application Site

- 3.1 The site is L shaped and is a maximum of 43m deep and the road frontage is 24m wide and currently has a vacant three storey office building on it with parking to the rear accessed from Bishops Road.

- 3.2 The site is located to the west of the grove close to the junctions with the High Street to the north and Bishops Road to the south.

- 3.3 The site is adjoined by:
- Three storey commercial and three storey commercial / office buildings facing onto the high Street to the north;
 - Car park to the west;
 - Vacant 5 storey office building opposite The Grove to the east; and
 - Bishops Road to the south with office development beyond.

- 3.4 The site is located within the Slough Town Centre and the Core Town Centre Area as defined in the proposals map for The Local Plan for Slough 2004.

4.0 Site History

- 4.1 Relevant site history:

P/15599/005 Submission of details of condition 9 (vehicle wheel cleaning), 10 (construction traffic), 14 (working method statement) and 15 (waste during construction) pursuant to planning permission P/15599/001 dated 26th June 2015.

Currently under determination.

P/15599/004 Submission of details of conditions 3 (external materials), 4 (landscape management plan) and 17 (external site lighting) pursuant to planning permission P/15599/001 dated 26th June 2015.

Currently under determination.

P/15599/003 Submission of details of conditions 5 (external materials-access road), 6 (cycle parking) and 8 (refuse and recycling storage) pursuant to planning permission P/15599/001 dated 26/06/2015

Conditions Complied With; Informatives 07-Mar-2016

P/15599/001 Erection of three storey extension and conversion of building to provide 30 residential units with associated landscaping and amenity space.

F/15599/000 Prior approval for proposed change of use of pechiney house from class b1(a) offices to class c3 (dwelling houses) provided 18 apartments including 7 no. one bedroom and 11 no. two bedroom units.

Prior Approval Not Required/Informatives 31-Oct-2013

5.0 Neighbour Notification

5.1 254, High Street, Slough, SL1 1JU, Orchard & Shipman, 256, High Street, Slough, SL1 1JU, 246, High Street, Slough, SL1 1JU, 250, High Street, Slough, SL1 1JU, Manpower Plc, Beaufort House, 248, High Street, Slough, SL1 1JU, 242, High Street, Slough, SL1 1JU, 232a, High Street, Slough, SL1 1JU, Glendale Securities Ltd, 2, Alpha Street North, Slough, SL1 1RB, Wernham Hoggs, 230-236, High Street, Slough, SL1 1JU, 244, High Street, Slough, SL1 1JU, 2a, Alpha Street North, Slough, SL1 1RB, Assets, Mda House, The Grove, Slough, SL1 1RH, Crisps Electrical Ltd, 4-6, Alpha Street North, Slough, SL1 1RB, Barlows Tractor International Ltd, Bishops Court, 238, High Street, Slough, SL1 1JU, Alliance & Leicester Plc, 240, High Street, Slough, SL1 1JU, 258, High Street, Slough, SL1 1JU, Campsie, 256, High Street, Slough, SL1 1JU, Blue Arrow, 252, High Street, Slough, SL1 1JU, 40635, The Grove, Slough, SL1 1QP, Flat 1, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 13, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 14, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 11, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 12, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 10, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 4, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 9, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 8, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 7, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 3, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 6, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 2, Bishops Court, 238, High Street, Slough, SL1 1JU, Flat 5, Bishops Court, 238, High Street, Slough, SL1 1JU

No comments have been received to date, any comments will be reported on the Committee Amendment Sheet.

6.0 Consultation

6.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, one site notice was displayed at the site on 9th February 2016. The application was advertised in the 26th February 2016 edition of The Slough Express.

6.2 Contaminated Land Officer

Historical mapping indicates that there are no contaminative land uses associated with the site. However, the proposed development is located within 250m of approximately ten Potentially Contaminated Sites. The nearest potential sources of contamination are four sites with Disused Tank Registry entries.

Given that the proposed development implies the conversion of the existing building and construction of a new extension, the potential for volatile migration, from the above mentioned off-site sources, requires further investigation. This additional investigation should be carried out in order to demonstrate that the presence of a more sensitive receptor and significant increase in the exposure frequency will not pose any

unacceptable risks to the human health receptors from the proposed development.
Pre-commencement conditions have been attached with respect to land contamination.

6.3 **Thames Water**

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

6.4 **Environmental Protection**

The site is on the boundary of the Town Centre and Shopping Centre. The searches on our complaint system (Flare) show that there are no Environmental Health concerns except recent issues of fly tipping and the deterioration of the land.

Conditions have been recommended with respect to noise and waste disposal, the relevant conditions have been included within the draft conditions.

6.5 **Environmental Quality**

No comments have been received at the time of writing this report. Should any representations be received, they will be included on the Amendment Sheet.

6.6 **Crime Prevention Design Advisor**

No representations have been received at the time of writing this report. Should any representations be received, they will be included on the Amendment Sheet.

6.7 **Highways & Transport**

No comments have been received at the time of writing this report. Should any representations be received, they will be included on the Amendment Sheet.

6.8 **Drainage Engineer**

The Council's Drainage Engineer is currently assessing the submitted drainage strategy and an update will be provided on the Amendment Sheet.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The application is considered alongside the following policies:

The National Planning Policy Framework (NPPF) 2012 and the Planning Practice Guidance

In its overarching Core Principles the National Planning Policy Framework states that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units infrastructure and thriving local places that the country needs..... and requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupiers. The NPPF further states that: good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.....To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Local Development Framework, Core Strategy 2006-2026, Development Plan Document December, Adopted December 2008

- Core Policy 1 (Spatial Strategy)
- Core Policy 3 (Housing Distribution)
- Core Policy 4 (Type of Housing)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability and the Environment)
- Core Policy 10 (Infrastructure)
- Core Policy 11 (Social Cohesiveness)
- Core Policy 12 (Community Safety)

Adopted Local Plan for Slough, Adopted 2004

- H9 (Comprehensive Planning)
- H10 (Minimum Density)
- H11 (Change of Use to Residential)
- H14 (Amenity Space)
- EN1 (Standard of Design)
- EN2 (Extensions)
- EN3 (Landscaping Requirements)
- EN5 (Design and Crime Prevention)
- T2 (Parking Restraint)
- T8 (Cycling Network and Facilities)
- T9 (Bus Network and Facilities)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of

the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

The Council has also formally announced its intention to prepare a Local Plan Development Plan Document and work has commenced.

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4
Slough Local Development Framework Proposals Map
Planning Guidelines for Flat Conversions (Indicative Room Sizes)

7.2 The main planning considerations for this proposal are:

- The principle of the development
- The design and appearance/ impact on the street scene
- Impacts on nearby residential properties
- Living conditions for future occupants
- Traffic and highways
- S106 contributions

8.0 Principle of the Development

8.1 The principle of redevelopment of the site would comply with the National Planning Policy Framework in principle as it is a brownfield site and makes efficient use of an underutilised site and could be supported subject to the acceptance of issues such as scale, bulk, design and environmental impacts that are considered in detail below.

8.2 Core Policies 1 and 4 of the Council's Core Strategy states that high density flatted development shall be contained to the Town Centre only. This site within the defined Slough Town Centre and flatted development would be in accordance with these policies. This site is not a site that has been identified in the Councils Site Allocations Document. Although this in itself does not stop it from being developed it should be noted that the Council has a 5, 10 and 15 year supply of dwellings and therefore any proposals that come forward have to be in accordance with the Councils approved and adopted policies.

8.3 The building currently has an extant prior approval to be converted into flats in any event which would result in the loss of office accommodation and see the site put to a residential use.

8.4 Therefore the site is considered suitable for housing. It should be noted that there is an increase in the number of units from the previous approved scheme (P/15599/001 – 30 units) by 11 flats in total, given the site location within the Town Centre and that the proposed units complies with the Council's minimum floor space, there is no objection raised in terms of the increase in density. It is considered that Town Centre sites such as the application site are able to provide a higher density of residential units which is dictated by the design and constraints that arise from the site and neighbouring uses.

9.0 **Design and Appearance/ Impact on Street Scene and Surrounding Area**

9.1 The National Planning Policy Framework confirms the following:

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” (para 56).

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment” (Para 61).

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” (Para 64).

“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits.” (Para 65).

9.2 Core Policy 8 of the Core Strategy requires that, in terms of design, all development:

- a) Be of high quality design that is practical, attractive, safe, accessible and adaptable;
- b) Respect its location and surroundings;
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

9.3 Policy EN1 of the adopted Local Plan states that development proposals are required to reflect a high standard of design and must be compatible with and/ or improve their surroundings in terms of scale, height, massing/ bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees; and relationship to watercourses.

9.4 The proposed extension would result in the building being a part five / part six storey flat roof building fronting The Grove, with the top floor being recessed from the frontage to provide a roof top communal amenity space.

9.5 The buildings facing the High Street and the office building at Meridian House are both

three storey office buildings. Meridian House has office accommodation in the roof space with dormers. The proposed extended building would therefore be slightly taller than both adjoining buildings. However with a step up from the High Street the proposed building would not look overly large or bulky from the High Street with the bulk set behind the building facing the High Street. Additionally with the site being based between the Grove and Bishops Road on a somewhat isolated site the additional mass and bulk would not have a detrimental impact upon the street scene or the appearance of the area. The fact that the fifth floor is recessed away from the front elevation of the building will also ensure that the mass and bulk of the building will not have a detrimental impact upon the character or appearance of the street scene.

- 9.6 The proposed building would be on the east side of The Grove and would appear to be in a similar design to the proposed scheme at Bishops Road to give some sense of a linked and conjoined design approach to both of the sites thereby helping to provide a joined up design approach to the area.
- 9.7 The appearance of the redesigned element of the building is in a modern style using clean lines. A mixture of cladding (primarily brick and cedar) is proposed to match the Bishops Road site, together with the changes in fenestration to break up the mass of the building. Most of the apartments would have their own recessed balcony and these would have glass balustrades again providing interest to the fascia of the building. The design is considered to be acceptable and not dissimilar to other schemes approved in the town centre and in keeping with the character of the area.
- 9.8 Overall the design and appearance is considered to be acceptable and is not considered to have a detrimental impact on the street scene.

10.0 Impact on Residential Properties

- 10.1 The National Planning Policy Framework outlines the following:

“Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should ... always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (Para 17).

- 10.2 Core Policy 8 states *“The design of all development within the existing residential areas should respect the amenities of adjoining occupiers and reflect the street scene and the local distinctiveness of the area ... Development shall not give rise to unacceptable levels of pollution including air pollution, dust, odour, artificial lighting or noise”.*
- 10.3 Policy EN1 requires that development proposals reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of.....*relationship to nearby properties.....*
- 10.4 The northern boundary of the development site is in close proximity to the rear of the properties that face onto the High Street but they have no rear facing windows that could be impacted upon as a result of these proposals. The site to the north west which faces the High Street has rear facing windows, some of which may be used for residential uses, but due to the presence of an existing building, with only the extension to this building being considered under this application, and the 15m separation distance would not have any detrimental impact. Like wise the proposals would not have any impact upon the vacant office building to the east on the opposite side of The

Grove, for which permission has been granted for the conversion into residential units due to the separation distance of 18m.

- 10.5 The proposals could be considered to be visually prominent, although it is considered unlikely that a refusal of the proposal on this ground alone would be sustained at appeal, particularly as:
- This is a town centre site where the Council policy is for high density housing.
 - There is an existing building on the site and it is only the extension to that building which is being considered.
- 10.6 The proposed flats would maintain a separation distance of approximately 12m from the side of the vacant car park site at Bishops Road, which could be brought forward for development and such a separation distance would allow this site to still be developed if careful consideration is given to its layout and ensure that the development potential of the site is not sterilised.
- 10.7 A Daylight and Sunlight Assessment was prepared by Eb7 and was submitted with the previous application (P/15599/001) package. The quality of daylight and sunlight amenity within the surrounding properties was assessed using the VSC, NSC and APSH assessments as recommended within the BRE document '*Site layout planning for daylight and sunlight*'. The results of these assessments demonstrated that each of the surrounding residential properties will continue to receive good levels of daylight and sunlight beyond the level suggested within the BRE guide. Overall it was considered that the developments' impact upon the surrounding properties is entirely in keeping with the intentions of the BRE and British Standard Guidance and reflective of conditions typically experienced in such urban locations. Given that the current proposals retain the existing approved envelopes, there will be no further impact in terms of daylight and sunlight on adjoining occupiers.
- 10.8 For the reasons set out above, the proposal is considered not to have a detrimental impact on the living conditions of the existing occupants of the adjoining commercial and residential properties and is considered to be in accordance with NPPF, Core Policy 8 and Local Plan Policy EN1, which require that development be of a high quality design which respects its surroundings and the amenities of adjoining occupiers.

11.0 Living Conditions for Future Occupants

- 11.1 The National Planning Policy Framework states that following with regards to impact upon the amenity of future occupiers:

"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*⁶
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure and*
- *widening the choice of high quality homes."* (Para 9).

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56).

"Access to high quality open spaces and opportunities for sport and recreation can

make an important contribution to the health and well-being of communities.” (Para 73).

- 11.2 Core Policy 8 states that *all development in the borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change. With respect to achieving high quality design all development will be:*
- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;*
 - b) Respect its location and surroundings;*
 - c) Provide appropriate public space, amenity space and landscaping as an integral part of the design.*

Internal Living Space – room sizes and layout

- 11.3 The proposal has been assessed against the Council's Guidelines for Flat Conversions (1992) looking at the adequacy of the internal living spaces and the layout of the proposed flats. The guidelines set out minimum room sizes to which the rooms comply therefore ensuring appropriately sized rooms for future amenity.
- 11.4 In terms of layout, the units would be accessed off a common lobby/common hallways with lift and stair access providing access between the floor levels. The units have been stacked so as to be compatible with one another. All of the units would have kitchens with their own source of external light, or with the open plan layout the kitchens would receive light from the adjacent living rooms. The balconies have been amended to recessed Juliette balconies to ensure that they do not overhang the public highway.

Amenity Space

- 11.5 The proposal is for a mix of studios, one and two and bedroom flats. The three bedroom unit from this scheme has been omitted.
- 11.6 It is proposed that some of the units would have their own private recessed Juliette balcony and that a common private amenity space would be provided.
- 11.7 The proposal would fall below the level of amenity space normally sought for studios, one and two bedroom flatted schemes, as set out in the Council's guidance. Although not ideal it would not form a basis for refusal of the application as the site is within a Town Centre location where there is very limited private amenity space and is in close reach to publicly accessible amenity areas, such as at the High Street / Yew Tree Road junction or Upton Park slightly further afield.
- 11.8 It is considered that with the provision of private recessed Juliette balconies and some communal space this would constitute an acceptable level of provision for this town centre site.

12.0 Traffic and Highways

- 12.1 The NPPF states that:
“Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to
- accommodate the efficient delivery of goods and supplies;*
 - give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;*
 - create safe and secure layouts which minimise conflicts between traffic and*

cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;

- *incorporate facilities for charging plug-in and other ultra-low emission vehicles; and*
- *Consider the needs of people with disabilities by all modes of transport.*

If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- *the accessibility of the development;*
- *the type, mix and use of development;*
- *the availability of and opportunities for public transport;*
- *local car ownership levels; and*
- *an overall need to reduce the use of high-emission vehicles.*

12.2 Core Policy 7 (Transport) seeks to ensure that all new developments are sustainable, located in accessible locations and hence reduces the need to travel. It requires that development proposals will, either individually or collectively, have to make appropriate provisions for:

- Reducing the need to travel;
- Widening travel choices and making travel by sustainable means of transport more attractive than the private car;
- Improving road safety; and
- Improving air quality and reducing the impact of travel upon the environment, in particular climate change.

12.3 Local Plan Policy T2 requires residential development to provide a level of parking appropriate to its location and overcome road safety problems while protecting the amenities of adjoining residents and the visual amenities of the area.

12.4 Under the proposal the site would have two car parking spaces while the current site has no car parking spaces. The Local Plan states that nil parking would be acceptable in a town centre location and as such the provision of two parking spaces would be in accordance with the approved parking standards and is considered to be acceptable for such a sustainable location.

12.5 Secure cycle parking provision is required at a ratio of slightly more than 1 secure space per flat (41 spaces). Whilst a cycle store has been shown at ground floor level it does not detail how many spaces would be provided and this can be dealt with by way of a condition.

12.6 The proposal is considered to comply with Core Policy 7 and will have no detrimental impact on highway safety. The Highways and Transport Department have been consulted and their comments will be provided on the Amendment Sheet.

13.0 S106 Contributions

13.1 Core Policy 4 of the Slough Local Development Framework Core Strategy states that for All sites of 15 or more dwellings (gross) will be required to provide between 30% and 40% of the dwellings as social rented along with other forms of affordable housing.

13.2 In this case, although the Applicant has applied for planning permission for 41 units, 18 of them are being created by a change of use under Prior Approval. The other part of the permission is for the creation of 23 new flats as a result of the building being extended.

The 23 units fall within the threshold for affordable housing contribution and the following

would be payable, the Agent has agreed to the sum which will be secured via a S106 Agreement.

Unit Type	Full scheme	Number (at 30%)	Funding Shortfall per unit type	Total Funding Shortfall
studio (67% of 1 bed)	8	2	0	0
1BF	15	5	£39,600	£198,000
Total	23	7		

Total commuted sum payable

£198,000

The contributions are considered to be reasonable and necessary to mitigate the impacts of the development. This obligation would comply with Regulation 122 of the Community Infrastructure Levy.

14.0 **Summary**

14.1 The site occupies a sustainable location within the Town Centre Commercial Core Area which is well served by public transport and there is good access to shops and essential services. The proposal, if supported would involve effective and efficient use of a brownfield in site in accordance with government guidance given in NPPF. It would also contribute to a sustained regeneration of the eastern end of the High Street and contribute to the vitality and viability of Slough Town Centre. It would also reinforce the Council's objectives of seeking to concentrate higher density flatted schemes within the Town Centre area.

15.0 PART C: RECOMMENDATION

15.1 Delegate the application to the Planning Manager for approval, following consideration of outstanding consultation responses, resolution of sustainable drainage matters, finalising of conditions and satisfactory completion of a Section 106 Agreement.

16.0 **PART D: DRAFT LIST OF CONDITIONS AND INFORMATIVES**

1. Time Limit

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 Drawings

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

TBC

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. Sample of Materials

Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced 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. Sample of external materials - access

Samples of external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced 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.

5. Landscaping Management Plan

No development shall take place until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the landscape areas other than the privately owned domestic gardens, shown on the approved landscape plan, and should include time scale for the implementation and be carried out in accordance with the approved details.

REASON To ensure the long term retention of landscaping within the development and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

6. Cycle Parking

No part of the development shall commence until details of the secure cycle store

have been agreed in writing by the Local Planning Authority and shall be constructed in accordance with the approved details and maintained thereafter.

REASON To provide sufficient infrastructure to allow convenient and accessible cycle parking to be provided on site to comply with the requirements of the Local Plan.

7. Secure By Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. The security measures to be implemented in compliance with this condition shall be submitted to and approved in writing by the Local Planning Authority and shall achieve the 'Secured by Design' accreditation awarded by Thames Valley Police. The approved details shall be implemented prior to first occupation of the proposed development.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to reflect the guidance contained in The National Planning Policy Framework, 2012.

8. Refuse Storage

No development shall commence until details of the refuse and recycling storage and collection facilities for the development (to include bin sizes and location, and access arrangements including access gates and crossovers) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

9. Working Method Statement

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (a) control of noise
- (b) control of dust, smell and other effluvia
- (c) control of surface water run off
- (d) site security arrangements including hoardings
- (e) proposed method of piling for foundations
- (f) vehicle wheel cleaning facilities shall be used at the site exit for the duration of the demolition and construction period.
- (g) strategy for the management of construction traffic to and from the site together with details of parking/ waiting for demolition/ construction site staff and for delivery vehicles. There shall be no deliveries to the site outside the hours 08:00 to 18:00 hours Mondays - Fridays, 08:00 – 13:00 hours on Saturdays and at no time on Sundays and Bank/ Public Holidays.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of amenity of nearby residents and so as not to prejudice the free flow of traffic along the neighbouring highway or in surrounding residential streets.

10. Construction Waste

No development shall take place until details in respect of measures to

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner;

Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

REASON In the interests of the amenities of the area.

11. External Lighting

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of the amenities of the area and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, Submission Document, November 2007.

12. Piling Method Statement - Thames Water

No construction shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

13. 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.

14. 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.

15. 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.

16. 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.

17. Balconies – Obscure Glass

The proposed balconies shall be of obscured glass and retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

REASON To minimise loss of privacy to occupiers of adjoining properties and those of the proposed development in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

Informatives:

1. 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.
2. 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.
3. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at

www.thameswater.co.uk

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

The applicant is advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4. 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.
5. 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.
6. 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.
7. 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.
8. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.
9. 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.