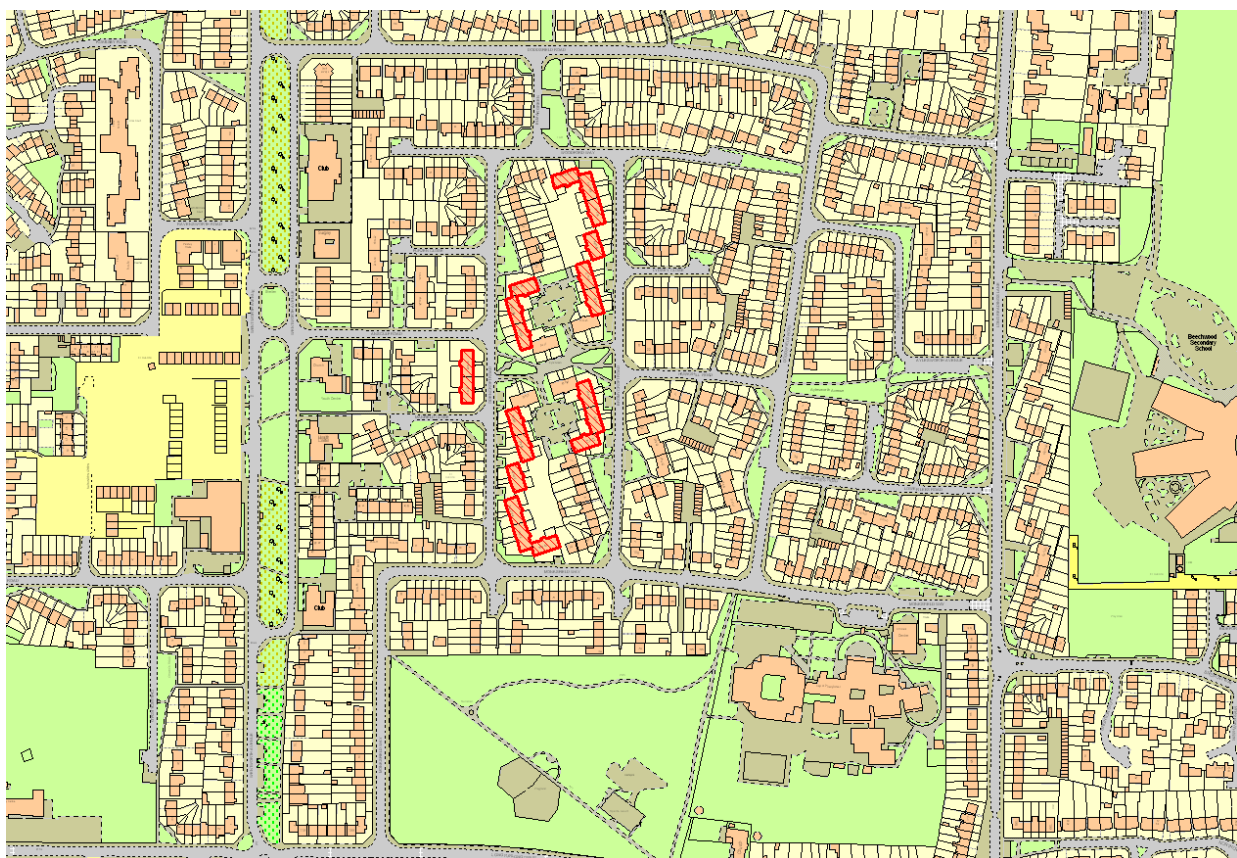


Registration Date:	09-Mar-2016	Applic. No:	S/00306/001
Officer:	Christian Morrone	Ward:	Britwell & Northborough
		Applic type:	Major
		13 week date:	8th
Applicant:	Martin Dennis, SLOUGH BOROUGH COUNCIL		
Agent:	James Wilkinson, Michael Dyson Associates West House, Meltham Road, Honley, Holmfirth, HD9 6LB		
Location:	BRITWELL ESTATE, BROMYCROFT ROAD, MONKSFIELD WAY, ODENCROFT ROAD, FURZEN CLOSE AND WOODFIELD WAY		
Proposal:	External wall insulation works to existing flats to include brick slip finish at ground floor level and render finish to upper floor levels including associated works to windows doors and rainwater goods. Gable roof to be added to stairwells and replacement of balcony railings.		

Recommendation: Approve



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies set out below, the representations received from neighbours and all other relevant material considerations, it is recommended grant approval subject to the conditions set out at the end of this report.
- 1.2 This application is to be determined at Planning Committee as it is an application for a major development.

PART A: BACKGROUND

2.0 Proposal

- 2.1 This is a full planning application to provide external wall insulation to 22 detached blocks of flats in the Britwell Estate. The works include the following:

- External wall insulation with brick slip (red) finish to ground floor
- External wall insulation with render finish (blue/yellow) to upper floors
- Gable fronted pitched roofs over rear projecting stairwells and front balconies
- Existing steel balcony railings to be replaced with perforated powder coated aluminium railings (black).
- Repair/replace windows, doors, and rainwater goods

3.0 Application Site

- 3.1 The application site relates to 22 detached blocks of flats throughout the Britwell Estate, mainly within in Bromycroft Road, Monksfield Way, Odencroft Road, Furzan Close, and Woodfield Way.
- 3.2 The surrounding area is residential character, comprising flats (within this application), and two storey semi-detached dwellings.

4.0 Relevant Site History

None directly relevant to this application

5.0 Neighbour Notification

- 5.1 40, Bromycroft Road, Slough, SL2 2BJ, 1, Bromycroft Road, Slough, SL2 2BG, 1, Manfield Close, Slough, SL2 2BT, 38, Bromycroft Road, Slough, SL2 2BQ, 2, Manfield Close, Slough, SL2 2BT, 5, Bromycroft Road, Slough, SL2 2BG, 18, Woodford Way, Slough, SL2 2DD, 107, Monksfield Way, Slough, SL2 1QN, 112, Odencroft Road, Slough, SL2 2DE, 17, Eyre Green, Slough, SL2 2BW, 15, Eyre Green, Slough, SL2 2BW, 13, Eyre Green, Slough, SL2 2BW, 23, Eyre Green, Slough, SL2 2BW, 21, Eyre Green, Slough, SL2 2BW, 19, Eyre Green, Slough, SL2 2BW, 3, Manfield Close, Slough, SL2 2BT, 21, Woodford Way, Slough, SL2 2DD, 8, Manfield Close, Slough, SL2 2BT, 114, Odencroft Road, Slough, SL2 2DE, 20, Furzen Close, Slough, SL2 2BX, 18, Furzen Close, Slough, SL2 2BX, 5, Manfield Close, Slough, SL2 2BT, 32, Bromycroft Road, Slough, SL2 2BQ, 104, Odencroft Road, Slough,

SL2 2DE, 6, Eyre Green, Slough, SL2 2BW, 4, Eyre Green, Slough, SL2 2BW, 38a, Bromycroft Road, Slough, SL2 2BQ, 32, Furzen Close, Slough, SL2 2BX, 116, Odencroft Road, Slough, SL2 2DE, 36, Furzen Close, Slough, SL2 2BX, 10, Furzen Close, Slough, SL2 2BX, 100, Odencroft Road, Slough, SL2 2DE, 19, Woodford Way, Slough, SL2 2DD, 28, Furzen Close, Slough, SL2 2BX, 26, Furzen Close, Slough, SL2 2BX, 24, Furzen Close, Slough, SL2 2BX, 30, Furzen Close, Slough, SL2 2BX, 4, Ansculf Road, Slough, SL2 2DF, 98, Monksfield Way, Slough, SL2 1QT, 16, Furzen Close, Slough, SL2 2BX, 22, Furzen Close, Slough, SL2 2BX, 54, Woodford Way, Slough, SL2 2DB, 102, Monksfield Way, Slough, SL2 1QU, 102, Odencroft Road, Slough, SL2 2DE, 51, Woodford Way, Slough, SL2 2DB, 14, Furzen Close, Slough, SL2 2BX, 92, Monksfield Way, Slough, SL2 1QT, 52, Bromycroft Road, Slough, SL2 2BJ, 6, Manfield Close, Slough, SL2 2BT, 2, Furzen Close, Slough, SL2 2BX, 46, Bromycroft Road, Slough, SL2 2BJ, 44, Bromycroft Road, Slough, SL2 2BJ, 30, Bromycroft Road, Slough, SL2 2BQ, 56, Bromycroft Road, Slough, SL2 2BJ, 103, Monksfield Way, Slough, SL2 1QN, 17, Bromycroft Road, Slough, SL2 2BG, 50, Bromycroft Road, Slough, SL2 2BJ, 48, Bromycroft Road, Slough, SL2 2BJ, 36, Bromycroft Road, Slough, SL2 2BQ, 34, Bromycroft Road, Slough, SL2 2BQ, 86, Monksfield Way, Slough, SL2 1QT, 106, Odencroft Road, Slough, SL2 2DE, 20, Woodford Way, Slough, SL2 2DD, 54, Bromycroft Road, Slough, SL2 2BJ, 42, Bromycroft Road, Slough, SL2 2BJ, 2, Eyre Green, Slough, SL2 2BW, 12, Eyre Green, Slough, SL2 2BW, 10, Eyre Green, Slough, SL2 2BW, 8, Eyre Green, Slough, SL2 2BW, 108, Odencroft Road, Slough, SL2 2DE, 3, Bromycroft Road, Slough, SL2 2BG, 53, Woodford Way, Slough, SL2 2DB, 96, Monksfield Way, Slough, SL2 1QT, 90, Monksfield Way, Slough, SL2 1QT, 4, Furzen Close, Slough, SL2 2BX, 50, Woodford Way, Slough, SL2 2DB, 110, Odencroft Road, Slough, SL2 2DE, 8, Furzen Close, Slough, SL2 2BX, 66, Monksfield Way, Slough, SL2 1QT, 3, Eyre Green, Slough, SL2 2BW, 11, Eyre Green, Slough, SL2 2BW, 1, Eyre Green, Slough, SL2 2BW, 9, Eyre Green, Slough, SL2 2BW, 7, Eyre Green, Slough, SL2 2BW, 5, Eyre Green, Slough, SL2 2BW, 1, Ansculf Road, Slough, SL2 2DF, 100, Monksfield Way, Slough, SL2 1QT, 7, Bromycroft Road, Slough, SL2 2BG, 9, Bromycroft Road, Slough, SL2 2BG, 12, Furzen Close, Slough, SL2 2BX, 94, Monksfield Way, Slough, SL2 1QT, 1, Odencroft Road, Slough, SL2 2BS, 47, Odencroft Road, Slough, SL2 2BU, 10, Manfield Close, Slough, SL2 2BT, 41, Odencroft Road, Slough, SL2 2BU, 5, Odencroft Road, Slough, SL2 2BS, 88, Monksfield Way, Slough, SL2 1QT, 15, Bromycroft Road, Slough, SL2 2BG, 7, Odencroft Road, Slough, SL2 2BS, 11, Bromycroft Road, Slough, SL2 2BG, 4, Manfield Close, Slough, SL2 2BT, 52, Woodford Way, Slough, SL2 2DB, 1, Lydsey Close, Slough, SL2 2BL, 15, Odencroft Road, Slough, SL2 2BS, 105, Monksfield Way, Slough, SL2 1QN, 1, Furzen Close, Slough, SL2 2BX, 11, Odencroft Road, Slough, SL2 2BS, 34, Furzen Close, Slough, SL2 2BX, 45, Odencroft Road, Slough, SL2 2BU, 9, Odencroft Road, Slough, SL2 2BS, 43, Odencroft Road, Slough, SL2 2BU, 38, Furzen Close, Slough, SL2 2BX, 2, Ansculf Road, Slough, SL2 2DF, 13, Bromycroft Road, Slough, SL2 2BG, 18, Eyre Green, Slough, SL2 2BW, 16, Eyre Green, Slough, SL2 2BW, 14, Eyre Green, Slough, SL2 2BW, 24, Eyre Green, Slough, SL2 2BW, 22, Eyre Green, Slough, SL2 2BW, 20, Eyre Green, Slough, SL2 2BW, 6, Furzen Close, Slough, SL2 2BX, 98, Odencroft Road, Slough, SL2 2DE, 13, Odencroft Road, Slough, SL2 2BS, 84, Monksfield Way, Slough, SL2 1QT, 12, Manfield Close, Slough, SL2 2BT, 3, Odencroft Road, Slough, SL2 2BS

In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the application was advertised in the 8th April 2016 edition of The Slough Express. A number of site notices have also been

displayed around the site on 24th March 2016

The following comments have been received from two local residents as a result of the above consultation:

The existing black balconies are not in keeping with the area. The replacements should not be old fashioned flowery black designs, they should be bright in colour; white or cream only. No flowers, only panels, decent light and cheerful, not gowdy not flashy not scary.

RESPONSE: This is a material planning considerations and is considered in the report below.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 The application is considered alongside the following policies:

National guidance

- National Planning Policy Framework
- National Planning Policy Guidance

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.

Local Development Framework, Core Strategy 2006-2026, Development Plan Document

- Core Policy 8 – Sustainability and the Environment

Adopted Local Plan for Slough

- Policy EN1 – Standard of Design

7.2 The main planning considerations are therefore considered to be:

- Design, appearance and impact on the street scene
- Sustainability and the Environment
- Impact on neighbour amenity

8.0 Design, Appearance and Impact on The Street Scene

8.1 Policy EN1 of The Adopted Local Plan for Slough and Core Policy 8 of the Core Strategy require that the design of proposed development should be of a high standard of design and should reflect the character and appearance of the surrounding area.

8.2 The proposal would see the loss of the original brick façades to brick slips at ground floor level, and coloured render finish above. A large element of brick slips provides a soft transition from the original brickwork to the coloured render (two schemes comprising either blue or yellow).

8.3 The remaining external elements such as the balconies, rainwater goods and windows would be repaired or replaced appropriately. Overall the appearance of the buildings would be improved and enhanced, and therefore would have an acceptable impact on the character and appearance of the surrounding area.

8.4 A representation letter from a neighbouring occupier has commented that the proposed black railings to the balconies would not fit in with the character of the host building or surrounding area. It is considered the proposed railings would have no significant detrimental impact on the host building or surrounding over and above the existing black railings.

8.5 The proposal is considered to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and Policy EN1 of The Adopted Local Plan for Slough, 2004.

9.0 Sustainability and the Environment

9.1 Core Policy 8 of the Core Strategy require that the 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.

9.2 The provision of external wall insulation would minimise the consumption of energy from a non renewable source. The proposal therefore seeks to address the impact of climate change, and this weighs in favour of the proposed development.

9.3 The proposal is considered to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008

10.0 Impact on Neighbour Amenity

10.1 The proposed development would not result in significant additional additions that would overbear neighbouring properties. Furthermore, there would be no additional openings; therefore, there would be no increase in overlooking. As such, the proposal would not have any impact on the residential amenity of the neighbouring properties over and above the current situation.

10.2 The proposal is not considered to give rise to significant detriment to the amenities of neighbouring occupiers and as such is considered to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document December 2008, and the National Planning Policy Framework.

11.0 Summary

11.1 On the basis of the information provided it is considered that planning permission should be granted.

PART C: RECOMMENDATION

12.0 Having considered the relevant policies set out below, the representations received from neighbours and all other relevant material considerations it is recommended grant approval subject to the conditions set out at the end of this report.

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

Please note that this is not the final list of conditions and amendments may be made prior to planning permission being granted.

13.1

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:

- (a) Drawing No. 001-(PL)-7850, Dated 13/01/16, Recd 27/01/2016
- (b) Drawing No. 002-(PL)-7850, Dated 14/01/16, Recd 27/01/2016
- (c) Drawing No. 101-(PL)-7850, Dated 07/07/15, Recd 27/01/2016

- (d) Drawing No. 102-(PL)-7850, Dated 07/07/15, Recd 27/01/2016
- (e) Drawing No. 103-(PL)-7850, Dated 08/07/15, Recd 27/01/2016
- (f) Drawing No. 104-(PL)-7850, Dated 08/07/15, Recd 27/01/2016
- (g) Drawing No. 105-(PL)-7850, Dated 08/07/15, Recd 27/01/2016
- (h) Drawing No. 106-(PL)-7850, Dated 08/07/15, Recd 27/01/2016
- (i) Drawing No. 107-(PL)-7850, Dated 07/07/15, Recd 27/01/2016
- (j) Drawing No. 108-(PL)-7850, Dated 07/07/15, Recd 27/01/2016
- (k) Drawing No. 109-(PL)-7850, Dated 07/07/15, Recd 27/01/2016
- (l) Drawing No. 201-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (m) Drawing No. 202-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (n) Drawing No. 203-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (o) Drawing No. 204-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (p) Drawing No. 205-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (q) Drawing No. 206-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (r) Drawing No. 207-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (s) Drawing No. 208-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (t) Drawing No. 209-(PL)-7850, Dated 25/01/16, Recd 27/01/2016
- (u) Drawing No. 400-(PL)-7850, Dated 25/01/16, Recd 27/01/2016

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. Material – No Variation

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the approved deposited plan shall be made without the express consent of the Local Planning Authority

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.

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.