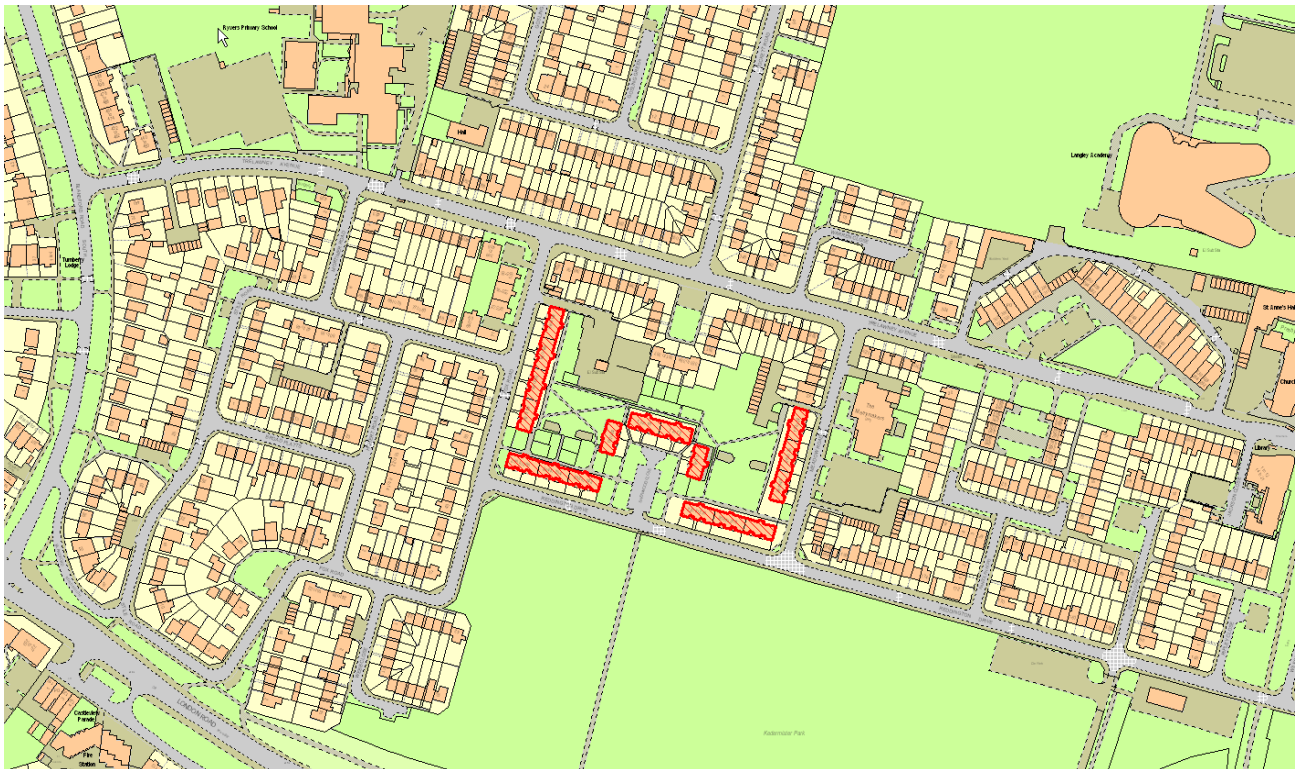


Registration Date:	18-Apr-2016	Applic. No:	S/00723/000
Officer:	Christian Morrone	Ward:	Langley Kedermister
		Applic type:	Major
		13 week date:	18 th July 2016
Applicant:	Mr. Martin Dennis, Slough Borough Council		
Agent:	James Dyson, Michael Dyson Associates West House, Meltham Road, Honley, Holmfirth, HD9 6LB		
Location:	Sherwood Close, Reddington Drive, Meadow Road & Fox Road, (various properties)		
Proposal:	External wall insulation with dash finish to all elevations. Repair/replace rainwater goods, doors, windows, and external fixtures and fittings.		

Recommendation: Refuse



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies set out below, the representations received from third parties, and all other relevant material considerations, it is recommended to refuse this application for the reasons set out below.
- 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 7 detached blocks of flats in Meadow Road, Reddington Drive, Sherwood Close, and Fox Road. The works include the following:

- External wall insulation clad with two-tone pebble dash finish.
- Salmon pink pebble dash to ground floor and mixture black/white/blue to upper floors. Smooth render finish to balcony insets.

The applicant is also intending to propose alternative materials/finishes to the elevations including a darker pebble dash finish and/or a brick effect render to the ground floors. These have not been finalised at the time of writing this report, but will be including within the update sheet and presentation.

3.0 Application Site

- 3.1 The application site relates to 7 detached blocks in Meadow Road, Reddington Drive, Sherwood Close, and Fox Road.
- 3.2 The surrounding area is residential in character, comprising the flats subject of this application, and two storey semi-detached and terrace dwellings. The buildings are related in style, and are finished in similar brick elevations and tiled roofs.

4.0 Relevant Site History

None directly relevant to this application

5.0 Neighbour Notification

- 5.1 345, Trelawney Avenue, Slough, SL3 7TX, 49, Meadow Road, Slough, SL3 7QA, 35, Fox Road, Slough, SL3 7SH, 194, Reddington Drive, Slough, SL3 7QB, 69, Fox Road, Slough, SL3 7SJ, 63, Fox Road, Slough, SL3 7SJ, 65, Fox Road, Slough, SL3 7SJ, 67, Fox Road, Slough, SL3 7SJ, 55, Fox Road, Slough, SL3 7SH, 59, Fox Road, Slough, SL3 7SH, 238, Reddington Drive, Slough, SL3 7SL, 240, Reddington Drive, Slough, SL3 7SL, 242, Reddington Drive, Slough, SL3 7SL, 232, Reddington Drive, Slough, SL3 7SL,

234, Reddington Drive, Slough, SL3 7SL, 236, Reddington Drive, Slough, SL3 7SL, 47, Fox Road, Slough, SL3 7SH, 50, Fox Road, Slough, SL3 7SJ, 52, Fox Road, Slough, SL3 7SJ, 54, Fox Road, Slough, SL3 7SJ, 44, Fox Road, Slough, SL3 7SJ, 46, Fox Road, Slough, SL3 7SJ, 48, Fox Road, Slough, SL3 7SJ, 47, Meadow Road, Slough, SL3 7QA, 379, Trelawney Avenue, Slough, SL3 7TX, 385, Trelawney Avenue, Slough, SL3 7TU, 61, Fox Road, Slough, SL3 7SH, 391, Trelawney Avenue, Slough, SL3 7TU, 92a, Fox Road, Slough, SL3 7SJ, 367, Trelawney Avenue, Slough, SL3 7TX, 361, Trelawney Avenue, Slough, SL3 7TX, 363, Trelawney Avenue, Slough, SL3 7TX, 365, Trelawney Avenue, Slough, SL3 7TX, 315, Trelawney Avenue, Slough, SL3 7UF, 190, Reddington Drive, Slough, SL3 7QB, 75, Fox Road, Slough, SL3 7SJ, 77, Fox Road, Slough, SL3 7SJ, 79, Fox Road, Slough, SL3 7SJ, 73, Fox Road, Slough, SL3 7SJ, 60, Stile Road, Slough, SL3 7SD, 44, Meadow Road, Slough, SL3 7QA, 46, Meadow Road, Slough, SL3 7QA, 48, Meadow Road, Slough, SL3 7QA, 38, Meadow Road, Slough, SL3 7QA, 40, Meadow Road, Slough, SL3 7QA, 42, Meadow Road, Slough, SL3 7QA, 49, Fox Road, Slough, SL3 7SH, 327, Trelawney Avenue, Slough, SL3 7TX, 333, Trelawney Avenue, Slough, SL3 7TX, 71, Fox Road, Slough, SL3 7SJ, 339, Trelawney Avenue, Slough, SL3 7TX, 12, Meadow Road, Slough, SL3 7QA, 194a, Reddington Drive, Slough, SL3 7QB, 16, Sherwood Close, Slough, SL3 7SN, 17, Sherwood Close, Slough, SL3 7SN, 18, Sherwood Close, Slough, SL3 7SN, 13, Sherwood Close, Slough, SL3 7SN, 14, Sherwood Close, Slough, SL3 7SN, 15, Sherwood Close, Slough, SL3 7SN, 62, Fox Road, Slough, SL3 7SJ, 64, Fox Road, Slough, SL3 7SJ, 66, Fox Road, Slough, SL3 7SJ, 56, Fox Road, Slough, SL3 7SJ, 58, Fox Road, Slough, SL3 7SJ, 60, Fox Road, Slough, SL3 7SJ, 51, Fox Road, Slough, SL3 7SH, 89, Fox Road, Slough, SL3 7SJ, 83, Fox Road, Slough, SL3 7SJ, 85, Fox Road, Slough, SL3 7SJ, 87, Fox Road, Slough, SL3 7SJ, 226, Reddington Drive, Slough, SL3 7SL, 228, Reddington Drive, Slough, SL3 7SL, 230, Reddington Drive, Slough, SL3 7SL, 220, Reddington Drive, Slough, SL3 7SL, 91, Fox Road, Slough, SL3 7SJ, 222, Reddington Drive, Slough, SL3 7SL, 81, Fox Road, Slough, SL3 7SJ, 224, Reddington Drive, Slough, SL3 7SL, 92, Fox Road, Slough, SL3 7SJ, 313, Trelawney Avenue, Slough, SL3 7UF, 319, Trelawney Avenue, Slough, SL3 7UF, 37, Fox Road, Slough, SL3 7SH, 4, Sherwood Close, Slough, SL3 7SN, 5, Sherwood Close, Slough, SL3 7SN, 6, Sherwood Close, Slough, SL3 7SN, 1, Sherwood Close, Slough, SL3 7SN, 2, Sherwood Close, Slough, SL3 7SN, 3, Sherwood Close, Slough, SL3 7SN, 188, Reddington Drive, Slough, SL3 7QB, 10, Sherwood Close, Slough, SL3 7SN, 11, Sherwood Close, Slough, SL3 7SN, 12, Sherwood Close, Slough, SL3 7SN, 7, Sherwood Close, Slough, SL3 7SN, 8, Sherwood Close, Slough, SL3 7SN, 9, Sherwood Close, Slough, SL3 7SN, 39, Fox Road, Slough, SL3 7SH, 10, Meadow Road, Slough, SL3 7QA, 32, Meadow Road, Slough, SL3 7QA, 34, Meadow Road, Slough, SL3 7QA, 36, Meadow Road, Slough, SL3 7QA, 26, Meadow Road, Slough, SL3 7QA, 28, Meadow Road, Slough, SL3 7QA, 30, Meadow Road, Slough, SL3 7QA, 369, Trelawney Avenue, Slough, SL3 7TX, 53, Fox Road, Slough, SL3 7SH, 337, Trelawney Avenue, Slough, SL3 7TX, 343, Trelawney Avenue, Slough, SL3 7TX, 214, Reddington Drive, Slough, SL3 7SL, 216, Reddington Drive, Slough, SL3 7SL, 218, Reddington Drive, Slough, SL3 7SL, 208, Reddington Drive, Slough, SL3 7SL, 210, Reddington Drive, Slough, SL3 7SL, 212, Reddington Drive, Slough, SL3 7SL, 377, Trelawney Avenue, Slough, SL3 7TX, 383, Trelawney Avenue, Slough, SL3 7TX, 389, Trelawney Avenue, Slough, SL3 7TU, 323, Trelawney Avenue, Slough, SL3 7UF, 325, Trelawney Avenue, Slough, SL3 7TX, 371, Trelawney Avenue, Slough, SL3 7TX, 101, Fox Road, Slough, SL3 7SJ, 95, Fox Road, Slough, SL3 7SJ, 97, Fox Road, Slough, SL3 7SJ, 99,

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In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the application was advertised in the 20th May 2016 edition of The Slough Express. A number of site notices have also been displayed around the site on 20th May 2016.

No third party objections have been received from occupiers of neighbouring properties.

Other Third Party	The following has been received from the Council's Tenancy Team Leader for the East:
Comments:	In support of the application I am the tenancy team leader for the East area in Neighbourhoods and would like our representations to be given to the Councillors at the

planning committee on 6th July 2016 please

I am aware that some of the contents of this email are not planning considerations but I feel it is important that the views of the residents and landlords are expressed.

We fully support the use of the existing planned dash finish and do not support the view that the finish and its effect on the street scene is in any way detrimental to the area. To the contrary the existing red brick is dull, dark and depressingly old fashioned for residential use and contributes to the negative feel in the area. The brightening up of the buildings will do so much more good than harm to the environment people live in.

The buildings are 1950s and have no architectural merit in itself and they are peoples homes that are badly in need of this work. To make a significant change to the specification will go against the wishes of the people that live there who have been consulted fully on the finish and fully support the works as planned.

There is a danger that in changing the finish will add significant cost and will mean only a section of the buildings will be done leaving tenants with cold damp environmentally unsound homes.

As Landlord we will also incur costs due to the damp and mould issues currently faced which will cause an increase in repair costs to avoid expensive litigation for disrepair.

I am disappointed to learn that our views will be ignored by not being able to speak at the committee as this will be the voice of the residents.

I would respectfully request that Councillors be made aware of the full support we have for this finish as the effect will enhance the building, the street scene, and will demonstrate care and commitment to the resident's homes. If we care then they will and this can do so much more than just enhance a building and make it liveable again. It will assist to lower vandalism and anti social behaviour. It will add a distinctive character to Langley removing the cell block feel to the area. This will assist in the work the neighbourhood teams do in building the community in Langley. There was a question of doing the same as Britwell as a finish. We would say that Langley wants to be distinctive and not become another Britwell. Langley is Langley and Britwell is Britwell and we strongly feel that variety is an essential part of community spirit.

These issues are addressed further in the report under the relevant sections.

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 requires 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 in favor of two-tone pebble dash render.

8.3 The proposed pebble dash finish would not relate to the materials used in the elevations of surrounding buildings in the locality which are predominantly clad with similar brick

finished elevations. The proposal would therefore result in an alternative appearance to the buildings in the surrounding area. Planning Officers consider the proposed pebble dash finish to be an inferior material compared to the existing brick in terms of aesthetics. Taking this into account, the proposal would result large prominent buildings that do not relate well with the surrounding buildings while incorporating inferior finished elevations.

- 8.4 Based on the above, the proposal would not result in a high standard of design and would not reflect the character and appearance of the surrounding area and therefore fail to comply with the design requirements of 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 and therefore seeks to address the impact of climate change, which weighs in favour of the proposed development. However these benefits are not considered to outweigh the visual harm as assessed above, which would have a significant and lasting detrimental impact on the character and appearance of the surrounding area.
- 9.3 Based on the above, the proposal would fail to comply with the design requirements of 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 refused.

12.0 **PART C: RECOMMENDATION**

- 12.1 Having considered the relevant policies set out below, the representations received from third parties and all other relevant material considerations it is recommended to refuse this application for the reasons set out below.

13.0 **PART D: REASON FOR REFUSAL**

- 13.1
1. By virtue of the extent, scale, and prominence of the pebble dashed elevations in the context of a surrounding area comprising similar style brick clad elevations, the proposal would not reflect the character and appearance of the surrounding area and would not be of a high standard of design. The environmental benefits of the proposal have been assessed against the visual harm and are not considered to outweigh the significant and lasting detrimental impact on the character and appearance of the surrounding area. The proposal therefore fails to comply with the design requirements of 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.

INFORMATIVE

1. It is the view of the Local Planning Authority that the proposed development does not 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.