

## SLOUGH BOROUGH COUNCIL

REPORT TO: PLANNING COMMITTEE

DATE: 7<sup>th</sup> September 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.*

<b>WARD(S)</b>	<b>ALL</b>	
<b>Ref</b>	<b>Appeal</b>	<b>Decision</b>
P/16181/000	40, Northborough Road, Slough, SL2 1PS  Construction of a proposed single storey extension to the front of the property.	Appal Granted  27 <sup>th</sup> May 2016
P/16197/001	1, Francis Way, Slough, SL1 5PJ  Construction of a part single part two storey side extension and single storey front extension.	Appeal Granted  5 <sup>th</sup> July 2016
P/10726/010	24, Bell Close, Slough, SL2 5UQ  Application for removal of planning condition 17 of planning permission reference P/10726/006 dated 27th November 2014.	Appeal Granted  5 <sup>th</sup> July 2016
P/14961/000	SIFE, Land North of A4 Colnbrook By Pass, And West Of Lakeside Road, Colnbrook By Pass, Slough, Berkshire, SL3 0FE  (OUTLINE APPLICATION) CONSTRUCTION OF A RAIL / ROAD FREIGHT INTERCHANGE COMPRISING AN INTERMODAL TERMINAL AND CLASS B8 DISTRIBUTION UNITS, TO INCLUDE:  INFRASTRUCTURE TO ENABLE THE EXCHANGE OF FREIGHT BETWEEN ROAD AND RAIL, INCLUDING RAILWAY SIDINGS WITH A CONNECTION TO THE COLNBROOK BRANCH LINE AND AN INTERMODAL TERMINAL INCORPORATING TWO OVERHEAD GANTRY CRANES AND EXTERNAL CONTAINER STORAGE;  CLASS B8 DISTRIBUTION UNITS (UP TO 194,836 S.Q.M. FLOORSPACE), TO INCLUDE ASSOCIATED LANDSCAPING, ACCESS, PARKING AND SERVICING AREAS;  LORRY PARKING AREA INCLUDING FACILITIES FOR DRIVERS;  TWO VEHICULAR ACCESSES ON THE A4 COLNBROOK BY PASS AND OFF SITE JUNCTION IMPROVEMENTS (AT M4 JUNCTION 5, A4 JUNCTION WITH SUTTON LANE, A4 JUNCTION WITH STANWELL MOOR ROAD, A3044 JUNCTION WITH AIRPORT WAY AND M25 JUNCTION 14);  CREATION OF NEW PUBLIC RIGHTS OF WAY, IMPROVEMENT WORKS TO EXISTING PUBLIC RIGHTS OF WAY AND DIVERSIONS TO EXISTING PUBLIC RIGHTS OF WAY;	Appeal Dismissed  12 <sup>th</sup> July 2016

	ENGINEERING OPERATIONS TO REMODEL GROUND LEVELS; NEW LANDSCAPING INCLUDING WOODLAND AND SHRUB PLANTING, GRASSLAND AREAS AND WETLAND CREATION AND NEW BOARDWALK ADJACENT TO OLD SLADE LAKE.	
P/16378/001	41, New Road, Slough, SL3 8JJ  Construction of a single storey rear extension.	Appeal Dismissed  2 <sup>nd</sup> August 2016
P/16359/000	4, Bouverie Way, Slough, SL3 7JZ  Demolition of detached garage and construction of two storey side and rear extension with single storey front and rear projections. Raise roof to accommodate rear flat roof dormer.	Appeal Dismissed  2 <sup>nd</sup> August 2016
P/08848/008	2, Hawtre Close, Slough, SL1 1TB  Construction of two storey side extension with loft conversion and rear dormer with roof modifications.	Appeal Dismissed  4 <sup>th</sup> August 2016
P/16304/001	5, Hinton Road, Slough, SL1 5JA  Construction of a first floor rear extension.  Construction of a first floor rear extension. of 1.5 Meters in depth.  Inspectorate allowed appeal subject to conditions (3 years, Drawings, Materials)  The inspector concluded that the development would be acceptable as a result of modest depth of 1.5 meters and as it would be set in from the boundary, as such the bulk, scale and mass would not be excessive, despite its width.  Furthermore, the inspector concluded that the extension will be set back and not breach the 45 degree code thus complying with the guideline in the SPD concerning this. Given this relationship and the fairly modest additional depth, there would be no unacceptable reduction in daylight or sunlight and the addition would not appear overbearing.  It is therefore concluded that the living conditions of the adjacent occupiers would not be harmed. As a result, there would be no conflict with the intentions of CS Core Policy 8 and LP Policies EN1, EN2 and H15, to prevent such adverse effects.	Appeal Granted  10 <sup>th</sup> August 2016