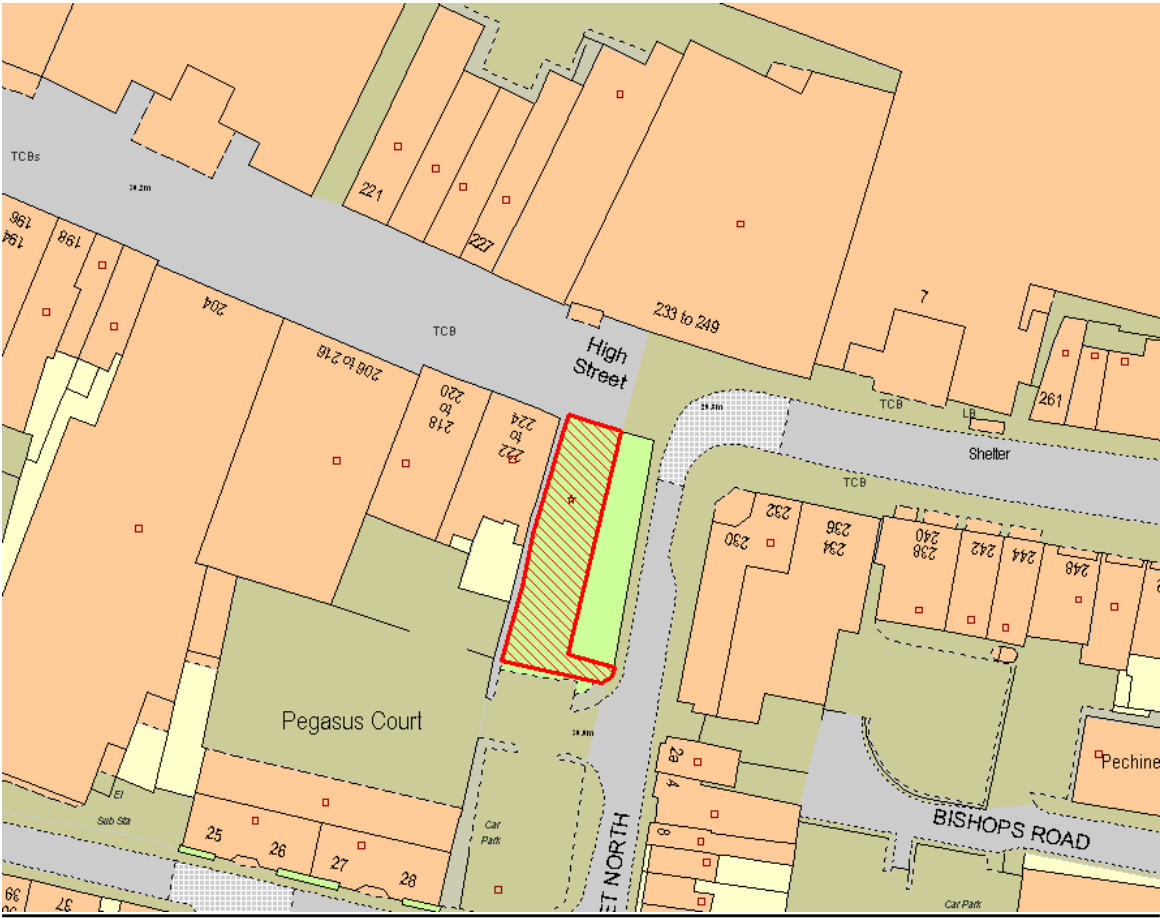


Registration Date:	9 th June 2016	Applic. No:	P/02465/013
Officer:	Christian Morrone	Ward:	Central
Applicant:	Glebe Street Ltd	Applic type:	Major
Agent:	Carter Planning Ltd	13 week date:	8 th September 2016
Location:	226, High Street, Slough, SL1 1JS		
Proposal:	Construction of four storey detached building to accommodate retail (Class A1) to the front end at ground floor level, and residential flats/ studio apartments above, (1 No. 2 bed flat; 6 No. One bed flats; 7 No Studio apartments). Bin store and cycle parking within the rear end of the ground floor.		

Recommendation: Delegate to the Planning Manager for approval



P/02465/013

1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies set out below, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for **approval** subject to consideration of any substantive objections or requirements from Transport and Highways, the Crime Prevention Design Advisor, completion of a Section 106 agreement, and finalising conditions.
- 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 for:
- Four storey detached building to accommodate retail at ground floor level, and 14 residential units to all levels above (9 studios; 5 one bed flats).
 - Bin store and cycle parking within the rear end of the ground floor.

3.0 Application Site

- 3.1 The site is located one plot in from the junction of High Street and Alpha Street North, and is currently vacant, and only accommodates ground works relating to the previously permitted scheme across 226 and 228 High Street (ref. P/02465/009).
- 3.2 The neighbouring building at 219 - 224 High Street whilst not included on the Council's local list is nonetheless a building of historical and architectural interest similar in design and appearance to other blocks within the town centre. It is a three storey building with a pitched tiled roof set behind a front parapet wall. The ground floor retail unit has no particular architectural merit, but above ground floor the distinctive brickwork and fenestration create an interesting front perspective. Residential flats are provided at first and second floor levels.
- 3.3 West of the site on the opposite corner of High Street with Alpha Street North, there is a modern two storey retail unit which has a curved façade turning the corner. At the northern end of Alpha Street, the terrace of former residential properties has for the most part been converted to commercial use. To the south of the site is an access to an office car park with overspill car parking immediately abutting the application site's southern boundary. Beyond the access road is a pay and display public car park, which has recently been granted planning permission for flats (ref. S/00539/002). To the north of the site in High Street is a modern infilling two storey retail unit, constructed in brick, but with no particular architectural merit.

4.0 **Relevant Site History**

- 4.1 P/02465/009 Application for a new planning permission to replace extant planning permission reference P/02465/008 dated 16th december 2008 for: demolition of existing building and redevelopment to provide a four storey building plus basement comprising: 3 no. Retails units (a1 and a2 use) provided at basement, ground and first floor levels and 12 no. Flats (6 no. X two bed and 6 no. X one bed flats) at second and third floor levels in order to extend the time for implementation

Approved with Conditions; Informatives 06-Jun-2012
(Implemented)

- P/02465/008 Demolition of existing building and redevelopment to provide a four storey building plus basement comprising: 3 retail units (a1 and a2 use) provided at basement, ground and first floor levels and 12 no flats (6 no x 2 bed and 6 no x 1 bed flats) at second and third floor levels.

Approved with Conditions; Informatives 16-Dec-2008

- P/02465/007 Demolition of existing building and redevelopment to provide a four storey building plus basement comprising: 3 retail units (a1 and a2 use) provided at basement, ground and first floor levels and 12 no flats (6 no x 2 bed and 6 no x 1 bed flats) at second and third floor levels.

Refused 09-Nov-2007

Planning application P/02465/009 has been implemented as the foundations have been installed at the site. As such, this approved scheme is extant and can be built-out at any time.

5.0 **Neighbour Notification**

- 5.1 UNIT 9A, THE OBSERVATORY, HIGH STREET, SLOUGH, STAR FM, THE OBSERVATORY, HIGH STREET SLOUGH, THE OBSERVATORY, HIGH STREET, SLOUGH, BERKSHIRE, SL1 1LN, UNIT 23 THE OBSERVATORY CENTRE, SLOUGH, BERKS, UNIT 9, THE OBSERVATORY SHOPPING CENTRE, HIGH STREET, SLOUGH, BERKS, SL11LH, UNIT, 13, THE OBSERVATORY, HIGH STREET, SLOUGH, UNIT, 17, THE OBSERVATORY, HIGH STREET, SLOUGH BERKS, UNIT, 5, THE OBSERVATORY, UNIT 15, THE OBSERVATORY SHOPPING CENTRE, HIGH STREET, SLOUGH, BERKS, DATABASE CONSULTANTS, UNIT 25, PEGASUS COURT, HERSCHEL STREET, SLOUGH, BERKS, Spectacle Express, 1, The Observatory, High Street, Slough, SL1 1LE, City Cobblers Of Slough, 3a, The Observatory, High Street, Slough, SL1 1LE, Wernham Hoggs, 230-236, High Street, Slough, SL1 1JU, 222a, High Street, Slough, SL1 1JS, 224a, High Street, Slough, SL1 1JS, Observatory News, 11, The Observatory, High Street, Slough, SL1 1LE, Supercuts, 3, The Observatory, High Street, Slough, SL1 1LE, Discount Shoe Zone, 21, The

Observatory, High Street, Slough, SL1 1LE, Amicus, 28, Herschel Street, Slough, SL1 1PA, 4 -6, Alpha Street North, Slough, SL1 1RB, 2A, Alpha Street North, Slough, SL1 1RB, 2, Alpha Street North, Slough, Berks, SL1 1RB, Slough Community Transport, & Shopmobility, Alpha Street North, Slough, Berkshire, SL1 1RA, 218-220, High Street, Slough, SL1 1JS, Unit 7A, The Observatory Shopping Centre, High Street, Slough, Berkshire, Rymans Stationary, The Observatory, High Street, Slough, SL1 1LE, 27, Herschel Street, Slough, SL1 1PA, 222-224, High Street, Slough, SL1 1JS, Wilkinsons, 233-249, High Street, Slough, SL1 1BY, 233-249, High Street, Slough, SL1 1JS, 8, Alpha Street, Slough, Berkshire, SL1 1RB, Brighthouse, 229-231, High Street, Slough, Berkshire, SL1 1BY, Managers Accommodation, 230, High Street, Slough, Berkshire, SL1 1JU, Unit 7, The Observatory, Slough, Berkshire, SL1 1LE, Pegasus Court, 26, Herschel Street, Slough, Berkshire, SL1 1PA, First Floor, 9A, High Street, Slough, Berkshire, SL1 1LE, 6, Alpha Street North, Slough, Berkshire, SL1 1RB, Management Offices, Pegasus Court, 28, Herschel Street, Slough, Berkshire, SL1 1PA, First Floor, Pegasus Court, 28, Herschel Street, Slough, Berkshire, SL1 1PA, Ground and Part First Floor, Pegasus Court, 25-27, Herschel Street, Slough, Berkshire, SL1 1PA, Lovall Chohan, Pegasus Court, 28, Herschel Street, Slough, Berkshire, SL1 1PA, Thames Valley Police, The Observatory, High Street, Slough, Berkshire, SL1 1LE, Classy Touch, 222-224, High Street, Slough, Berkshire, SL1 1JS, Second Floor, Pegasus Court, 27, Herschel Street, Slough, Berkshire, SL1 1PA, New York Nail Fashions, 4-6, Alpha Street North, Slough, Berkshire, SL1 1RB

Neighbour letters were sent out on 27/06/2016. Further notification letters were sent out to the relevant individual commercial units around the site on 16/08/2016.

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 11th April 2016 The application was advertised in the 15/07/16 edition of The Slough Express (major application) and the 26/08/16 edition of The Slough Express (affects a public right of way).

The Consultation period closed on 06/09/2016, and no representations have been received.

6.0 **Consultation Responses**

6.1 **Contaminated Land Officer**

There are no contaminative uses associated with the site proposed for development. However, the site is located within 250m of several potentially contaminated sites; four of which have Disused Tank Registry entries, and a former Brickfields site.

Based on the above the prevalent potential pollutant linkage will be the migration and inhalation of ground gas/vapours. Thus, I recommend the following condition is placed on the Decision Notice:

1. 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.

2. 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.

3. 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.

4. 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.

6.2 Transport and Highways Development

A planning application has been received for the construction of a four storey building consisting of ground floor retail A1 use (208 m²) and three floors of

residential use. 14 flats are to be provided, one of which will be 2 bed, six will be one bed and seven will be studios. A bin and cycle store will be provided behind the A1 use on the ground floor.

There is an extant / expired consent (case officer to confirm) for the retail use and for 12 flats, but this is for 226-228 High Street rather than solely for 226 High Street. In previous consent there was an agreement to:

- widen the footway along Alpha Street North to 2.5m in width and reconstruct the footway along its length using Art in the Centre materials;
- Street furniture, including the green utility cabinet on Alpha Street must be relocated to the back of the footway once widened.
- widen Public Footpath 35 to 1.8m wide and dedicate the land to the local highway authority;

Trip Generation

- No trip generation analysis has not been carried out as part of the planning application;
- The site will generate a large number of new person trips, due to the retail element, a proportion of these will be vehicular trips;
- The local highway authority has interrogated the TRICS database to determine trip generation for the site and this is set out in the table below;
- It should be taken into account that the retail element of the development did previously exist, and therefore it is considered that the proposed development will lead to an increase in 81 person trips per day some of which will be vehicular trips.

	Total Arrivals	Total Departures	Total
Retail	1327	1314	2641
Residential	41	40	81
Total	1369	1354	2678

Access

Pedestrian and cycle access for residents is from Alpha Street North where the applicant has right of way across the adjacent site. Access for those using the retail unit will be from the High Street. The access arrangements are accepted.

Vehicle Parking

Standards set out in the Slough Developer's Guide part 3 state that the minimum parking requirement for residential and retail developments in town centre locations is nil. No spaces are provided which is acceptable. However this does not mean

that the development will not generate parking demand. It is recommended that a contribution is secured to the town centre car club scheme which is proposed by the Council;

There are a number of public car parks in the area which visitors to the retail element can use and it is expected that these will be linked trips.

To ensure residents do not park on the surrounding streets which would lead to a loss of amenity to existing town centre residents, a S106 obligation should be added making them ineligible to receive on-street parking permits in any existing or future scheme.

Cycle Parking

The pedestrian door into the development is considered to be narrow and awkward for access by cycles and it is requested that this is re-designed to make cycle access into the building easier;

Cycle parking is provided in the form of Sheffield stands. These will be located within a cycle store within the building itself which is considered secure;

16 spaces are provided, which is in line with the standards set out in the Developer's Guide Part 3 which require one cycle parking space for each apartment;

The Developer's Guide sets out the dimensions for Sheffield parking, the plans have been measured and are found to comply.

Refuse and Servicing

From the submitted plans it appears as though the refuse storage for the retail element and the residential element will be separated;

Three bins will be provided for each; which for the residential element is in line with the Developer's Guide part 4, each flat should be provided with 97 litres for residual waste and 53 litres for recycling waste contained within 1100 litre eurobins, for these 14 flats therefore two bins for residual waste and one for recycling will be acceptable;

The bins will be wheeled out of the refuse store to Alpha Street North where collection will take place as there is an existing on-street loading bay

The bin stores should not be located more than 10 metres from the collection point, in this case that is just exceeded with the retail bins being located 14 metres from Alpha Street North and the residential bins 11 metres. However, as this is just a small distance and it is considered that this is the only reasonable location for a bin store, there will be no amendments required.

There is a loading bay located opposite the site on Alpha Street North where the retail units will be able to service from.

Construction Management

It is unclear as to how the site will be constructed and from where construction access will be taken. Construction access can only be taken from the rear from the adjoining parking area.

A construction management plan should be secured as a condition.

Mitigation

The development will lead to an increase in vehicle trips and pedestrian movements to the site and therefore the impact of these will need to be mitigated.

Since the last application it has been decided, subject to the outcome of public consultation to close Public Footpath 35, and therefore there is no requirement to widen this footpath anymore;

However widening of the section of land adjacent the footway on Alpha Street North is required and should be secured through the S106/S278 process;

A financial contribution is also requested towards the town centre car club scheme, which should be secured through the S106.

Recommendation

Subject to the agreement of the below conditions and section 106, I can confirm that there will be no objection to this application on highways and transport grounds.

Section 106

The applicant will need to enter into a section 106 agreement with Slough Borough Council, this s106 agreement will obligate the developer to enter into a section 278 agreement (Minor Highways Agreement) for the satisfactory implementation of the works identified in the highways schedule and for the collection of the contributions schedule.

The highways schedule includes:

- Temporary access point, if required for construction;
- Relay and widen the footway to 2.5m fronting Alpha Street North in the same construction materials as the Art@theCentre scheme. For avoidance of doubt that part of the widened footway must be dedicated as highway free of charge. This will cover the section of footway onto Alpha Street North as part of this application;
- Relocation of street furniture to back of widened footway fronting Alpha Street, which includes the telegraph pole;

Transport Schedule:

- Residents of the development ineligible to receive an on-street permit in any existing or future resident parking schemes;

- Financial contribution towards Town Centre Car Club;

Drainage

A full surface water drainage philosophy including a layout and calculations will need to be provided for approval prior to construction works commencing on site. The philosophy should include the existing site drainage scenario, the proposal for the site surface water drainage detailing the use of SuDS systems, together with any proposed connection to a Thames Water sewer.

Surface water discharge from the site will be restricted to 5 litres per second. A Consent to Discharge Section 106 Agreement is to be entered with Thames Water who are to confirm their approval to the connection as well as the allowable discharge rate.

Flood Risk

No fluvial flood risk. No objection

6.3 Crime Prevention Design Advisor

No comments received. Any comments received will be reported on the amendment sheet

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 for 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 1 – Spatial Vision and Strategic Objectives for Slough
- Core Policy 3 – Housing Distribution
- Core Policy 4 – Type of Housing
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability & the Environment
- Core Policy 12 – Community Safety

- Adopted Local Plan for Slough
- H7– Town Centre Housing
- H11– Change of Use to Residential
- H13 – Backland/Infill Development
- H14 – Amenity Space
- S8 – Primary & Secondary Frontages
- EN1 – Standard of Design
- T2 – Parking

7.2 The main planning considerations are therefore considered to be:

- Principle of development
- Design, appearance and impact upon the street scene and local area.
- Design and Crime Prevention
- Impact on residential amenity
- Living Conditions and Amenity Space for residents
- Highways and parking
- Contaminated Land
- Section 106 requirements

8.0 **Principle of development**

The NPPF requires a presumption in favour of sustainable development which should be seen as a “golden thread running through both plan making and decision taking”. In respect of decision taking this means inter alia approving development proposals that accord with the development plan without delay.

Twelve core planning principles are identified which both should underpin plan making and decision taking. A number of these core principles are relevant to the current proposals being:-

- Always seek to secure a quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk, the reuse of existing resources and the encouragement for using renewable resources
- Encourage the effective use of land by reusing land that has previously been developed, provided that it is not of high environmental value
- Actively manage patterns of growth to make the fullest possible use of Public Transport, walking and cycling, and focus significant development to locations which are or can be made sustainable.

At paragraph 49 in respect of delivering a wide choice of high quality homes it states that housing applications should be considered in the context of the presumption in favour of sustainable development.

8.1 **Core Policies 1 and 4** of the Council's Core Strategy supports high density flatted development within the Town Centre.

Core Policy 1 sets out the overall spatial strategy for Slough requiring all developments to take place within the built up area, predominately on previously developed land. The policy seeks to ensure high density housing is located in the appropriate parts of Slough Town Centre with the scale and density of development elsewhere being related to the sites current or proposed accessibility, character and surroundings.

Core Policy 4 again emphasises that high density housing should be located in the Town Centre area and that outside the Town Centre the development will be predominately family housing at a density related to the character of the area. In particular, in suburban residential areas, there will only be limited infilling consisting of family houses which are designed to enhance the distinctive suburban character and identity of the area. The site is not identified as a development site within the Slough Local Development Framework Site Allocation Document DPD.

The Local Plan also recognises the value of locating residential development within the Town Centre. The site is an ideal location for high-density development, being located within walking distance of public transport services, shopping and leisure facilities and will further increase housing accommodation in the Borough. The principle of providing residential accommodation above shops in the Town Centre area is supported in planning terms and fully complies with the relevant policies of the Adopted Local Plan. It represents a sustainable form of development and encourages living in Town Centres, which contributes to maintain the vitality of the Town Centre.

8.2 The principle of this development has been established through the previous planning application P/02465/009 which is extant. As such the principle of development is acceptable.

In assessing the impacts of this proposed development, regard should be given to the previously approved and extant scheme (ref. P/02465/009) which can be built-out at anytime.

9.0 **Design, appearance and impact upon the street scene and local area.**

9.1 **The National Planning Policy Guidance**, in its overarching Core Planning principles state 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.....always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildingshousing applications should be considered in the context of the presumption in favour of sustainable development.....good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

9.2 **Core Policy 8** of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document states:

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:

1. be of a high quality design that is practical, attractive, safe, accessible and adaptable
2. respect its location and surroundings
3. 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 requires development proposals 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 water courses

9.4 The proposed building would be four storeys in height and would not exceed the height of the neighbouring building to the side. The building would accommodate most of the site, which is not unusual in the High Street. As such, the proposed building is acceptable in scale.

9.5 The surrounding area is retail in character; however there are residential flats to the upper floors of the surrounding shopping units, and residential dwellings to the south. The pattern of fenestration, parapets, and ground floor shopping frontage on the proposed frontage do not relate to the patterns on the neighbouring building at 219 - 224 High Street. However, the proposed building is of a style that would not

look out of place in the High Street, and subject to high quality materials, the frontage would not result in a wholly unacceptable relationship with 219 - 224 High Street. Furthermore, the simple traditional design would be easily adapted to any future proposal on the vacant neighbouring site at 228 High Street.

- 9.6 The rear elevation proposes an alternative design to the front of the building, with large semi-inverted cantered bay windows. Cantered bays are proposed as they would negate unacceptable overlooking into the residential dwellings to the south in Alpha Street North. The scale and style of the bays are well balanced and would be finished in white Silicon Render. The rear elevation is considered acceptable in appearance.
- 9.7 The proposed east elevation would be a solid flank wall with no architectural detail. Windows would not be permitted in this elevation as they would sterilise the neighbouring site at 228 High Street. The Council expect the neighbouring site to come forward for a development proposal in the future, and therefore it is accepted that this elevation would at some point form the future party wall. This elevation will still be widely visible from the public realm and therefore, and proposed materials of white silicon render would satisfactorily mitigate temporary visual harm the character and appearance of the surrounding area.
- 9.8 In design, streetscene and impact terms no objections are raised in relation to the NPPF, Core Policy 8 or Local Plan Policy EN1.

10 **Design and Crime Prevention**

- 10.1 **Policy EN5** of the adopted Local Plan states all development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour.
- 10.2 The flats would be accessed by a communal access from the southern end of the east elevation, via a short strip to Alpha Street North which under ownership of the applicant. Although this area would be further enclosed by a future building on the neighbouring site at 228 High Street, it would be well surveyed by the residential properties to the south, including the recently approved flats within the existing southern car park (ref. S/00539/002).
- 10.3 Cycle parking is proposed within the building, positioned within a store at ground floor level towards the rear, which is acceptable subject to appropriate secure access. Owing to the Town Centre location, it would be appropriate to condition any approval to achieve Secured by Design accreditation.
- 10.4 There is an existing alleyway that runs to the west of the site that would be enclosed by the proposed building, resulting un-surveyed public area, liable to criminal activity. This ally is in the process of being stopped-up by the Council, and therefore the impact would be negated. The date of stopping up is yet to be confirmed by the Council's Rights of Way Officer; however, this can be included on the update sheet.

10.4 Subject to conditions, it is considered the proposal would satisfactorily reduce the potential for criminal activity and anti-social behaviour and therefore comply with Local Plan Policies EN5.

11.0 **Impact on residential amenity**

11.1 **The NPPF** provides guidance on impact stating that planning should always seek to secure a quality design and a good standard of amenity for all existing and future occupants of land and buildings.

11.2 The development would extend the full depth of the site and result in some impact on the neighbouring residential occupiers to the west at 222 – 224 High Street. However, the occupiers would retain unobstructed views to the rear. Further, to the upper floors, the central part of the proposed building is substantially set in from the boundary with the neighbouring property, which would satisfactorily reduce the sense of enclosure for the existing neighbouring occupiers.

11.3 Given the orientation of the development and the sun's tracking, there would be loss of sunlight during the morning period. The situation which would be created would be no different to the relationship which already exists between 218 and 206 - 216 High Street, where by the latter extends to the full depth of its site, thereby creating a similar sense of enclosure. These issues have to be considered in the context of the site's location, being within the town centre commercial core area, where such compromises are not uncommon, particularly where there is a mix of commercial and residential. On balance no objections are raised on grounds on overbearing or overshadowing for neighbouring occupiers.

11.4 There are a number of windows proposed to the western side elevation, which serve either non habitable rooms, or are secondary windows. In order to avoid any potential issues of overlooking or loss of privacy, it would be reasonable to impose a condition on any approval to ensure that the flank wall windows are obscurely glazed and high level opening.

11.5 The separation between the application site and the buildings directly opposite on the High Street is approximately 16 metres. There are no residential uses directly opposite above the Wilkinson Store, and the proposed windows would not result in any significant additional overlooking compared to what has already been approved.

11.6 There are a number of residential dwellings to the south in Alpha Street North that are within 21 metres of the windows in the proposed rear elevation, and the adjacent site to the south is expected to be redeveloped through the recently approved planning permission (ref. S/00539/002). In order to overcome a significant loss of privacy, the windows to upper floors in the southern rear elevation are cantered bays that provide views to the south-west, away from residential development. This is considered acceptable in mitigated overlooking issues.

11.7 Having regard to guidance given in the NPPF, Core Policy 8 or Local Plan Policies EN1 and EN2, no objections are raised in relation to the impact on neighbouring amenity subject to appropriate planning conditions being imposed.

12.0 **Living Conditions and Amenity Space for residents**

12.1 **The NPPF** which states that planning should always seek to secure a quality design and a good standard of amenity for all existing and future occupants of land and buildings.

12.2 Room sizes are assessed against the Council's approved Planning Guidelines for Flat Conversions:

FF Flat 1 (studio):	Minimum Area:	Proposed Area:	Complies?
Living/Kitchen/Bed	31.57 sq m	31.57 sq m	Y
FF Flat 2: (studio)	Minimum Area:	Proposed Area:	Complies?
Living/Kitchen/Bed	31.57 sq m	29.5 sq m	N (-1.07sqm)
FF Flat 3: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	11.45 sq m	Y
Living/ Kitchen	20.43 sq m	20.7 sq m	Y
FF Flat 4: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	11.15 sq m	Y
Living/ Kitchen	20.43 sq m	20.45 sq m	Y
FF Flat 5: (studio)	Minimum Area:	Proposed Area:	Complies?
Living/Kitchen/Bed	31.57 sq m	32.26 sq m	Y
SF Flat 6: (studio)	Minimum Area:	Proposed Area:	Complies?
Living/Kitchen/Bed	31.57 sq m	31.57 sq m	Y
SS Flat 7: (studio)	Minimum Area:	Proposed Area:	Complies?
Living/ Kitchen/Bed	31.57 sq m	29.5 sq m	N (-1.07sqm)
SS Flat 8 (studio)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	11.45 sq m	Y
Living/ Kitchen	20.43 sq m	20.7 sq m	Y
SS Flat 9: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	11.15 sq m	Y
Living/Kitchen/Bed	20.43 sq m	20.45 sq m	Y
SF Flat 10: (studio)	Minimum Area:	Proposed Area:	Complies?
Living/Kitchen/Bed	31.57 sq m	32.26 sq m	Y

TF Flat 11: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	12.95 sq m	Y
Bedroom 2	6.5 sq m	7.5	Y
Living/ Kitchen	22. 29 sq m	28.89 sq m	Y
TF Flat 12: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	11.45 sq m	Y
Living/Kitchen/Bed	20.43 sq m	20.7 sq m	Y
TF Flat 13: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Bedroom 1	11.14 sq m	11.15 sq m	Y
Living/Kitchen	20.43 sq m	20.45 sq m	Y
New Flat 14: (1 Bed)	Minimum Area:	Proposed Area:	Complies?
Living/Kitchen/Bed	31. 57 sq m	32.26 sq m	Y

- 12.3 As can be seen from the above table, units 2 and 7 (Studios) fall below the Council's guidance by 1.07sqm each. All other areas comply with the minimum room sizes as set out in the Council's approved Planning Guidelines for Flat Conversions. Owing to the acceptable size of the remaining areas, and the fact the shortfall is relatively close to meeting the Council's guidelines, the undersized areas would not warrant a reason to refuse the development as a whole.
- 12.4 The window serving the main bedroom in flat 13 would provide a limited amount of daylight to serve the bedroom area. A sunlight and daylight study has not been submitted with this application, however, the layout of this flat is similar to the previously approved scheme (ref. P/02465/009), which can be built-out at anytime. As such, no objections are raised in this instance.
- 12.5 The windows serving the small bedroom area in flat 11 would be served by an obscure glazed window, and two high level roof lights. The Council consider obscure glazing and high level roof lights in main habitable rooms do not provide a reasonable aspect and outlook for the future occupants. However, the smaller room is for single occupancy, and the living room and main double bedroom would provide acceptable aspect and outlook. Furthermore, all other living areas within the proposed flats and studios would provide reasonable aspect and outlook for the future occupiers. Taking this into account, refusing the proposal on this basis alone would unlikely be sustained at appeal.
- 12.6 External noise could arise from the streets surrounding the application site, possible noise from the air conditioning plants serving adjoining buildings and internal noise between flats. The first will require such measures as double-glazing and potentially trickle ventilation. A suitably worded planning condition will be imposed to ensure that this requirement is met. The second will require adequate sound insulation measures. This will be covered at the Building Regulations stage and a suitably worded informative will be imposed.

12.7 The proposal is considered to be in accordance with the living amenity requirements of the NPPF.

13.0 **Traffic and Highways Implications**

13.1 The relevant policies in terms of assessing traffic and highway impacts are Core Policy 7, Local Plan Policy T2 and the adopted parking standards.

13.2 Core Policy 7 requires that development proposals will 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, improving air quality and reducing the impact of travel upon the environment.

13.3 Local Plan Policy T2 requires residential development to provide a level of parking to its location, which are defined with the Parking Standards set out in Appendix 2.

13.4 Subject to appropriate conditions relating to cycle parking, bin storage, and drainage, and the completion of a Section 106, no objections are raised in terms of highway impact.

14.0 **Section 106 agreement**

14.1 No affordable housing is sought as the number of units is below the threshold

14.2 Section 106 agreement to obligate the developer to enter into a section 278 agreement (Minor Highways Agreement) for the satisfactory implementation of the works identified in the highways schedule and for the collection of the contributions schedule.

The highways schedule includes:

- Temporary access point, if required for construction;
- Relay and widen the footway to 2.5m fronting Alpha Street North in the same construction materials as the Art@theCentre scheme. For avoidance of doubt that part of the widened footway must be dedicated as highway free of charge. This will cover the section of footway onto Alpha Street North as part of this application;
- Relocation of street furniture to back of widened footway fronting Alpha Street, which includes the telegraph pole;

Transport Schedule:

- Residents of the development ineligible to receive an on-street permit in any existing or future resident parking schemes;
- Financial contribution towards Town Centre Car Club;

Before planning permission is granted, the above Section 106 agreement would need to be completed in respect of this new proposal.

15.0 **Summary**

15.1 Having considered the relevant policies set out below, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for **approval** subject to consideration of any substantive objections or requirements from Transport and Highways, the Crime Prevention Design Advisor, completion of a Section 106 agreement, and finalising conditions.

16.0 **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.

16.1 **CONDITIONS (to be finalised)**

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:

Drawing Nos.

- (a) 16/10/10, Dated May16, Recd 09/06/2016
- (b) 14/10/20A, Dated May16, Recd 22/08/2016
- (c) 14/10/21A, Dated May16, Recd 22/08/2016
- (d) 14/10/23, Dated May16, Recd 22/08/2016
- (e) 14/10/24, Dated May16, Recd 22/08/2016
- (f) 14/10/25, Dated May16, Recd 22/08/2016

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. Details and Materials - 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 plans shall (14/10/23, 14/10/24, 14/10/25 all dated May16 and received 22/08/2016)

be made without the express consent of the Local Planning Authority.

REASON In the interest of retaining the visual amenity of the building in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No alterations to elevations

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development England Order 2015 (or any order amending or revoking and re-enacting that Order), no alterations in the appearance to the external elevations as hereby approved by drawing 14/10/21A, dated May16 and received 22/08/2016, without the express permission of the Local Planning Authority.

REASON In the interest of retaining the visual amenity of the building in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality

5. Noise Insulation for Flats

Prior to the commencement of development a scheme for protecting the proposed flats from noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the scheme shall be completed before the flats are occupied.

REASON To ensure adequate mitigation against external noise level in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008

6. Secured By Design

Prior to occupation, 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. Security measures in line with the principles of Secured by Design are to be implemented following consultation with the Thames Valley Police.

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.

7. No development shall take place until a full surface water drainage philosophy

including a layout and calculations will need to be provided for approval prior to construction works commencing on site. The philosophy should include the existing site drainage scenario, the proposal for the site surface water drainage detailing the use of SuDS systems, together with any proposed connection to a Thames Water sewer.

REASON to prevent the risk of flooding in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document policies:

8. Surface water discharge from the site will be restricted to 5 litres per second. A Consent to Discharge Section 106 Agreement is to be entered with Thames Water who are to confirm their approval to the connection as well as the allowable discharge rate.

REASON to prevent the risk of flooding in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document policies:

9. Obscure glazed windows

The windows in the western side elevation of the development hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.8m internal floor height) only.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

10. Roof lights above 1.8m

The roof lights in western side roof slope of the development hereby approved shall be positioned above 1.8m internal finished floor level of the room they would be serving.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

11. No further windows

No window(s), other than those hereby approved, shall be formed in the side elevations or side facing roof slopes of the development without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004

12. Cycle Parking

The cycle parking spaces shown on the approved plan (14/10/21A, dated May16 and received 22/08/2016,) shall be provided on site prior to occupation of the development and retained at all times in the future for cycle parking.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

13. The bin storage shall be provided in accordance with the approved plans (14/10/21A, dated May16 and received 22/08/2016), prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate refuse and recycling storage to serve the development.

INFORMATIVE

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. 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.
4. 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.
5. 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.
6. Positive and proactive statement - In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through requesting amendments. 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.