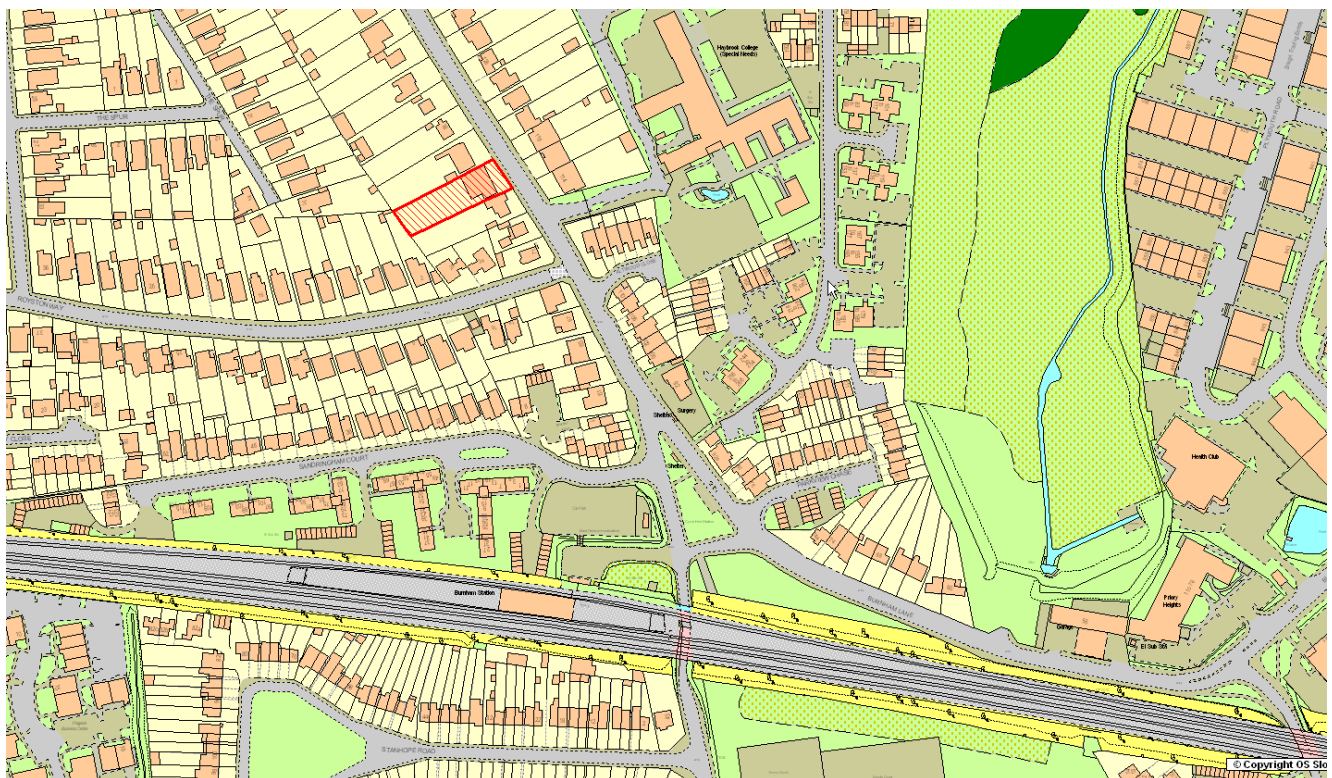


<b>Registration Date:</b>	05-Sep-2016	<b>Applic. No:</b>	P/01919/003
<b>Officer:</b>	Sharon Belcher	<b>Ward:</b>	Haymill and Lynch Hill
		<b>Applic type:</b>	13 week date:
<b>Applicant:</b>	Mrs Diana Coad		
<b>Agent:</b>	Mr Peter Creffield, 38 Iona Crescent, Slough, SL1 6JH		
<b>Location:</b>	77 Burnham Lane, Slough, SL1 6JY		
<b>Proposal:</b>	Construction of a first floor rear extension.		

**Recommendation:** Approve



## 1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application is a householder application of a type which would normally be determined under powers of officer delegation. However, as the applicant is Councillor Diana Coad, the application is being brought before Members for determination.
- 1.2 The proposal complies with the Council adopted planning policies and guidelines and therefore is considered acceptable and is recommended for approval.

## **PART A: BACKGROUND**

### 2.0 **Proposal**

Planning permission is sought for construction of a part first floor rear extension 5.5m wide by 3.5m deep with a pitched roof.

### 3.0 **Application Site**

- 3.1 The proposal site is occupied by a two storey detached dwelling located on the western side of Burnham Lane.
- 3.2 The dwelling has been extended by a two storey side extension, single storey rear extension and part first floor rear extension.

The site falls within a Residential Area of Exceptional Character.

### 4.0 **Site History**

P/01919/001 ERECTION OF SINGLE ATTACHED GARAGE AT SIDE AND TWO-STOREY SIDE EXTENSION COMPRISING DOUBLE GARAGE AND LOUNGE WITH 2 BEDROOMS OVER.

Approved with Conditions 07-Apr-1982

P/01919/002 ERECTION OF PITCHED ROOF FIRST FLOOR REAR EXTENSION AND INSTALLATION OF TWO WINDOWS IN SOUTH (FLANK) ELEVATION (AMENDED PLANS RECEIVED 17.04.97)

Approved with Conditions; Informatives 22-Apr-1997

### 5.0 **Neighbour Notification**

- 5.1 75 & 79 Burnham Lane, 2 Royston Way and 31 The Spur.

### 6.0 **Consultation Responses**

- 6.1 The consultation period expires on 28<sup>th</sup> September 2016. Any objections will be reported on the Amendment Sheet.

## **PART B: PLANNING APPRAISAL**

### **7.0 Policy Background**

7.1

The application is considered in relation to:

- National Planning Policy Framework 2012
- Core Policy 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December
- Policies EN1, EN2, H14, H12 and H15 of the Adopted Local Plan for Slough, 2004;
- Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, 2010

7.2

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.

### **8.0 Design and Street Scene**

8.1

The proposed first floor rear extension would sit in line with the existing first floor rear extension. The roof of the proposed rear extension would match the roof design of the existing first floor extension although the pitch would be set slightly lower. The proposal would extend the existing bedroom. The rear elevation would incorporate a Juliet balcony. The design and appearance of the proposed rear extension are considered to be in keeping with the design and appearance of the original dwelling and therefore is considered to be acceptable. There is no negative impact on the street scene as a result of the extension.

8.2 The rear extension is also considered to be of a scale that would not have a detrimental impact upon the character and nature of the property within the Residential Area of Exceptional Character.

8.3 Given the reasons above the proposal would comply with Policies H12, H15, EN1 and EN2 of the Adopted Local Plan for Slough 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010

## 9.0 **Impact on Neighbours**

9.1 The neighbouring dwelling at No. 79 has a balcony with side screening. In addition there is an existing established evergreen hedge that sits along the boundary and provides screening between both properties. The proposed infill rear extension would have no flank windows so there would be no loss of privacy to the neighbouring dwelling with regards to the balcony area. The existing boundary treatment and outbuilding directly adjacent to the hedge, located within the neighbouring property should prevent any overlooking into the neighbouring garden, therefore it is considered to be acceptable in terms of impact on the amenities of the neighbouring dwellings.

9.2 A plan has been requested showing the 45 degree line of sight, an update will be provided in the Amendment Sheet.

9.3 Given the reasons above the proposal would comply with Policies H12, H15, EN1 and EN2 of the Adopted Local Plan for Slough 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010

## 10.0 **PART C: RECOMMENDATION**

10.1 On the basis of above assessment it is considered that planning permission should be granted as the proposed infill rear extension is not considered to have detrimental impact upon neighbouring amenity subject to the conditions as outlined below.

## 11.0 **PART D: LIST OF CONDITIONS**

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

- (a) Location Plan, Recd On. 02/09/2016
- (b) Drawing No. 77 BL/2, Recd On. 02/09/2016

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. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No window, other than hereby approved, shall be formed in the flank elevation 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.

### **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.