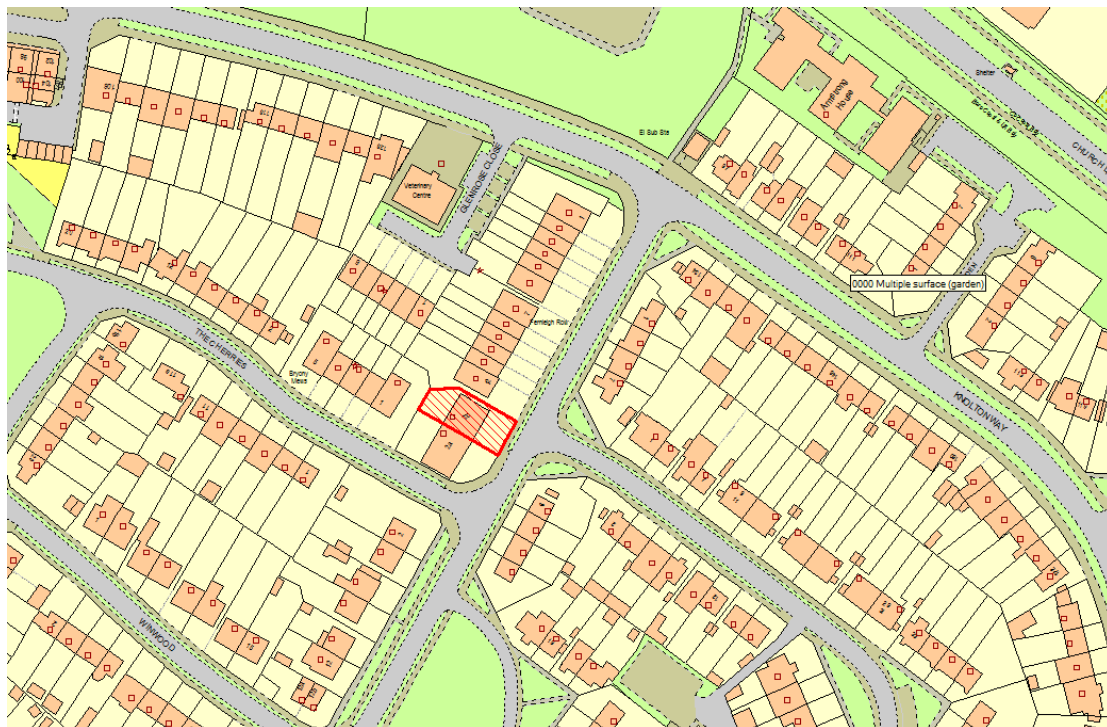


Registration Date:	01-Dec-2016	Application No:	P/09096/008
Officer:	Karen Haizelden	Ward:	Wexham Lea
Applicant:	Mr. Nazir	Application Type:	Minor
		13 Week Date:	
Agent:	Abdul Wajid, AW Architecture Ltd 15, Richards Way, Slough, SL1 5EU		
Location:	2b, Berryfield, Slough, SL2 5SE		
Proposal:	Subdivision of existing property to create 1 x 4 bed house & 1 x 3 bed house.		

Recommendation: Approve, subject to conditions.



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations it is recommended that planning permission be granted subject to the conditions set out at the end of this report.
- 1.2 This application is a full planning application which would normally be determined by officers under the approved scheme of delegation; however the applicant is Councillor Nazir, and therefore in terms of the Constitution the application must be determined by the Planning Committee.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a planning application for a subdivision of the existing property to create a 1x4bedroom house (2C Berryfield) and a 1x3bed room house (2B Berryfield).
- 2.2 The application is accompanied with the following:
- Planning Application Form
 - Drawings Numbers 1646/PL/01, 1646/PL/02, 1646/PL/03 -dated 16/11/2016 received 29/11/2016.

3.0 **Application Site**

- 3.1 The application site is an existing two storey semi detached property. The dwelling has been extended by a two storey side extension. The front garden of the dwelling is hard surfaced and accommodates 4 on-site parking spaces.

Number 2b is situated on the corner of Berryfield and The Cherries the rear amenity space of the dwelling backs on to the side boundary of number 1 the Cherries.

- 3.2 The site is located in a predominantly residential area. Characterised by similar two storey houses that have been extended in various ways.

4.0 **Relevant Site History**

P/09096/000 ERECTION OF 13NO. TWO BEDROOM FLATS AND CARPARKING (AS AMENDED 18.02.92). (OUTLINE) (BCC. REG.5 CONSULTATION)

Observation 19-Feb-1992

P/09096/001 USE OF TWO DWELLING HOUSES INDEPENDENT OF WEXHAM COURT AND ERECTION OF BOUNDARY FENCE TO REAR GARDENS.

Approved with Conditions 16-Dec-1992

P/09096/002 ERECTION OF 2 ATTACHED TWO BEDROOM HOUSES WITH INTEGRAL GARAGES

Withdrawn (Treated As) 13-Jan-1994

P/09096/003 ERECTION OF ATTACHED 3 BED HOUSE WITH INTEGRAL GARAGE AND CREATION OF INTEGRAL GARAGE AND SINGLE STOREY REAR EXTENSION AT NO.2B (AS AMENDED 02.02.94 AND 22.02.94)

Refused 06-Apr-1994

P/09096/004 ERECTION OF A TWO STOREY AND SINGLE STOREY SIDE EXTENSION

Approved with Conditions; Informatives 01-Aug-1994

P/09096/005 ERECTION OF A TWO STOREY PITCHED ROOF SIDE EXTENSION AND SINGLE STOREY PITCHED ROOF FRONT EXTENSION (AMENDED PLANS 11/09/2001)

Approved with Conditions; Informatives 12-Sep-2001

P/09096/006 ERECTION OF A SINGLE STOREY PITCHED ROOF FRONT EXTENSION

Approved with Conditions; Informatives 12-Sep-2001

P/09096/007 ERECTION OF A SINGLE STOREY FRONT EXTENSION WITH A PITCHED ROOF AND FIRST FLOOR SIDE EXTENSION (AMENDED PLANS 29/01/02)

Approved with Conditions; Informatives 01-Feb-2002

5.0 **Neighbour Notification**

- 5.1 The following properties were consulted via a letter - 7, Berryfield, Slough, SL2 5RZ, 2a, Berryfield, Slough, SL2 5SE, 2, Berryfield, Slough,

SL2 5SE, 9, Berryfield, Slough, SL2 5SA, 5 Bryony Mews, The Cherries, Slough, SL2 5NQ, 4 Bryony Mews, The Cherries, Slough, SL2 5NQ, 3 Bryony Mews, The Cherries, Slough, SL2 5NQ, 1 Bryony Mews, The Cherries, Slough, SL2 5NQ, 8 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 12 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 2, Bryony Mews, The Cherries, Slough, 7 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 9 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 10 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 11 Fernleigh Row, Berryfield, Slough, SL2 5LZ

No objections or comments were received

6.0 **Consultation Responses**

- 6.1
- The Parish Clerk, Wexham Court Parish Council - No comments received
 - Environmental Protection – no objections recommend planning conditions, concerning noise during conversion phase, waste disposal of site materials and domestic refuse disposal in the future.
 - Transport and Highways – no comments received
 - No objections or comments were received

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

- 7.1 The application is considered alongside the following policies:
- National Planning Policies: Planning Policy Framework; 2012;
 - Core Policy 1 (Spatial Strategy), Core Policy 3 (Housing Distribution) Core Policy 4 (Type of Housing) Core Policy 5 (Employment) Core Policy 7 (Transport) Core Policy 8 (Sustainability and the Environment) of Slough Local Development Framework, Core Strategy 2006-2026, Adopted Core Strategy 2006 – 2026 (Development Plan Document - 2008);
 - Policies EN1, EN5, H10, H11, H13, H14, T2 and T8 of the Adopted Local Plan for Slough, 2004;
 - Council's approved Residential Extensions Guidelines – Supplementary Planning Document, 2010.
- 7.2 The main planning issues relevant to the assessment of this application

are considered to be as follows:

- Principle of development;
- Design and Impact on the street scene;
- Impact on neighbouring properties;
- Amenity space for the properties;
- Parking and highway

8.0 **Principle of Development**

8.1 The proposed sub division of the property currently a single family dwelling house is supported within current planning policy subject to other material considerations being satisfied. The refusal of planning permission in 1994 occurred within a different planning framework to the current planning policies.

8.2 Sub division of properties has occurred elsewhere within the Borough and is a useful way to increase housing stock particularly of this type of family accommodation being proposed.

9.0 **Design and Impact on Street Scene**

9.1 The conversion will not involve any extensions to the property but will utilize existing space. The external changes to the front of the property will be the addition of a front door in the front street elevation facing Berryfield and a new rear door instead of a rear window at the ground floor. These changes are minor and will have a negligible impact on the street scene.

10.0 **Impact on neighbouring properties**

10.1 Given there are only minor building works associated with the conversion there will be no physical impacts upon adjoining buildings. However given the property will become two houses instead of the existing single family dwelling there will be an increase in the levels of comings and goings also domestic noise. Properties on The Cherries and 2A Berryfields are most likely to be affected. However it is not anticipated that this increase in domestic noise will be unreasonable in this existing residential location.

11.0 **Amenity Space for the Properties**

11.1 The donor property number 2B Berryfield will have approximately 51.3m² amenity space and the new property labelled 2CBerryfield will have 78.3m². It is considered that the garden proposed would comply with relevant standards in relation to the provision of amenity space.

12.0 **Car Parking and Highway Issues**

12.1 Core Policy 7 of the Core Strategy sets out the Planning Authority's

approach to the consideration of transport matters. The thrust of this policy is to seek to ensure that development reinforces the principles of the transport strategy as set out in the Council's Local Transport Plan and Spatial Strategy. Policy T2 of the Adopted Local Plan for Slough seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

12.2 There is a requirement for a minimum of 2 car parking spaces per 3 /4 bedroom houses such as this. There will be a requirement for four on site spaces.

12.3 The existing front garden is all paved and provides adequate parking for four cars. There is an existing vehicle crossover at the property The proposal is to retain this crossover and for it to be shared between the two properties. There is adequate manoeuvring space in this front parking area that all vehicles should be able to access and egress in forward gear.

12.4 It is therefore considered the proposed development complies with Core Policy 7 and Policy T2 of the Adopted Local Plan for Slough.

13.0 **Summary**

13.1 On the basis of above assessment it is considered that planning permission should be granted as the proposed conversion of the property will not have detrimental impact upon the relevant material considerations outlined subject to the conditions set out below.

13.2 **PART C: RECOMMENDATION**

13.3 **Recommendation**

Having considered the relevant policies referred to in this report and the impact of the conversion on the donor property and local area, it is recommended that planning permission be granted subject to conditions set out below.

14.0 **PART D: DRAFT LIST OF CONDITIONS AND INFORMATIVES**

14.1 **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 unless otherwise agreed in writing by the Local Planning Authority.

(a) Drawing No. 1646/PL/01, Dated 16/11/2016, Recd On 29/11/2016

(b) Drawing No. 1646/PL/02, Dated 16/11/2016, Recd On 29/11/2016

(c) Drawing No. 1646/PL/03, Dated 16/11/2016, Recd On 29/11/2016

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 development shall commence until 2.4m by 2.4m pedestrian visibility splays have been provided behind the back of the footpath on each side of the access and these shall be retained permanently kept free of all obstructions exceeding 900mm in height.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

5. No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied, a suitable means of his boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

6. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, D, E & F, no extensions to both houses approved via this conversion hereby permitted or buildings or enclosures shall

be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON The rear garden(s) are considered to be only just adequate for the amenity area appropriate for houses of the size proposed. It would be too small to accommodate future development(s) which would otherwise be deemed to be permitted by the provision of the above order in accordance with Policy H14 of The Adopted Local Plan for Slough 2004.

7. No development shall take place until details in respect of measures have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the building:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner – there shall be no bonfires on site

REASON: In the interests of the amenities of the area.

8. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details 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 cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

- 9.

INFORMATIVE(S):

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. The applicant is advised of their requirement to comply with the Party Wall Act 1996, including the need to serve appropriate notices on neighbours before work commences.

3. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.
4. No noisy work shall take place outside the hours of 0800 - 1800 hrs Monday to Friday 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.
5. 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.