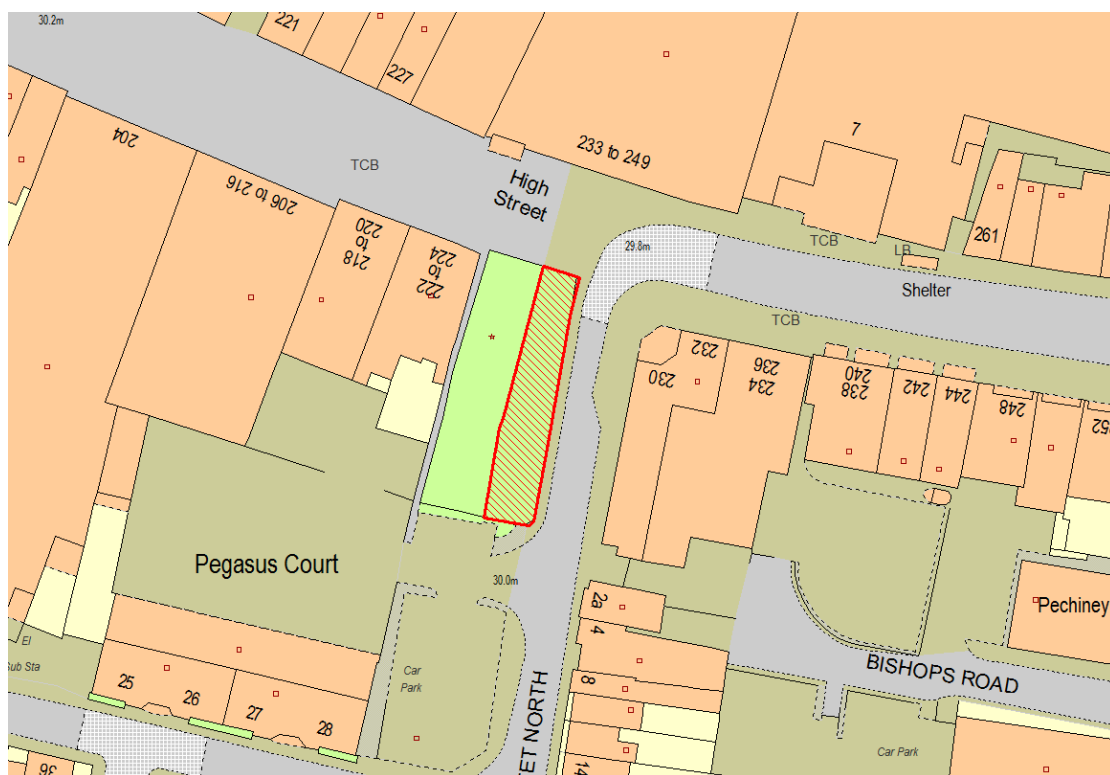


Registration Date:	10-Oct-2016	Application No:	P/02465/014
Officer:	Christian Morrone	Ward:	Upton
Applicant:	Raico Properties	Application Type:	Major
		13 Week Date:	9 January 2017
Agent:	Miss Eleanor Smith, Danks Badnell Architects Ltd Kings Stables, 3-4, Osbourne Mews, Windsor, Berks, SL4 3DE		
Location:	228, High Street, Slough, SL1 1JS		
Proposal:	Construction of a 4no. storey A1 retail at Ground Floor and 3no. floors of C3 residential to provide 14no. residential apartments.		

Recommendation: FOR INFORMATION



P/02465/014 – Additional Information

- 1.1 This application was originally determined at Planning Committee on 7th December 2017, where Members recommended the application be delegated to the Planning Manager for approval subject to improved frontage materials, consideration of any substantive objections or requirements from, the Contaminated Land Officer, the Crime Prevention Design Advisor, completion of a Section 106 agreement, and finalising conditions.
- 1.2 During the deliberations of this item at the committee meeting on 7th December 2017, Members expressed their dissatisfaction with a typical white render finish due to future staining, and requested an 'improved material' in its place.
- 1.3 The applicant's agent has since submitted a self-cleaning render system (white) in order to address the issue of future staining. The proposed render system is self-cleaning as dirt particles are unable bond to the render, and due to the large droplets that are formed on the water repellent surface when it rains, the un-bonded dirt is captured into the droplets and washed away. The render also prevents algae and fungal growth.
- 1.4 The proposed render is guaranteed for a period of 30 years. The maintenance schedule issued by the manufacturer recommends the render is inspected every 3-5 years for dirt/stains and if necessary, the render can be repainted with specialised paint which has the same properties as the render to retain its original self-cleaning performance.
- 1.5 It can be required as a planning condition and/or an obligation of the Section 106 that the render shall be applied in strict accordance with the manufacturer's requirements and maintained in accordance with the manufacturer's maintenance schedule.
- 1.6 Planning Officers consider the self-cleaning render system (white) to be an 'improved material'. However, as the material is still a white render finish, which was verbally objected to in principle by Members, Planning Officers are informing Members that the self-cleaning render system is considered an improved material, and therefore is in accordance with the recommendation.