

Registration Date:	12-May-2017	Application No:	P/16436/002
Officer:	Sharon Belcher	Ward:	Baylis and Stoke
Applicant:	Mr. M Sadique	Application Type:	Householder
Agent:	N/A	13 Week Date:	N/A
Location:	102 Waterbeach Road, Slough, SL1 3JY		
Proposal:	Construction of a two storey rear extension		

Recommendation: Recommended for Approval



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 related to an employee who works within the planning section, the application is being brought before Members for determination.
- 1.2 Having regards to the Policies contained within National Planning Policy Framework and local planning policies contained within the Local Development Framework, Core Strategy and the Adopted Local Plan, the proposed development is recommended for approval subject to conditions.

PART A: BACKGROUND

2.0 Proposal

- 2.1 Planning permission is sought for the construction of a two storey rear extension to allow for an extended Kitchen, dining room and bedroom.

3.0 Application Site

- 3.1 The proposal site is occupied by a two storey end terraced dwelling located on Waterbeach Road.
- 3.2 The applicant has successfully completed the notification and prior approval process for a 5m ground floor extension to the kitchen and dining room areas. This proposal shares an identical layout, dimensions, use of floor space and remaining amenity space as the prior approval application, therefore the only difference is in the first floor part of this application.

4.0 Site History

- Y/16436/000 The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, with a maximum height of 3.9m, and an eaves height of 2.8m

Withdrawn by Applicant 18-Feb-2016

- Y/16436/001 The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, with a maximum height of 3m, and eaves height of 2.9m

Prior Approval; Permission Granted/Inf 24-Mar-2016

5.0 Neighbour Notification

- 5.1 104, Waterbeach Road, Slough, SL1 3JY, 100b, Waterbeach Road,

Slough, SL1 3JY, 100c, Waterbeach Road, Slough, SL1 3JY, 100f, Waterbeach Road, Slough, SL1 3JY, 100d, Waterbeach Road, Slough, SL1 3JY, 100e, Waterbeach Road, Slough, SL1 3JY, 100a, Waterbeach Road, Slough, SL1 3JY

Consultation Responses

The consultation period expired on 5th June 2017. No comments have been received.

PART B: PLANNING APPRAISAL

6.0 Policy Background

- 6.1 The proposed development is considered having regard for National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, Policies H14, 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
- 6.2 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).
- 6.3 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.
- 6.4 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.
- 6.5 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 or 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.

7.0 Design and Street Scene

- 7.1 The proposed first floor rear element of the extension proposes a width of 5.1m, at 60% of the width of the original dwelling. Although this exceeds

the 50% guide of the Residential Extensions Guidelines, it is not uncommon on this type of house to permit extensions up to the 60% mark. The design and appearance of the proposed rear extension is considered to be in keeping with the design and appearance of the original dwelling and therefore is considered to be acceptable.

- 7.2 The extension is located at the rear of the property and would therefore have no significant impact on the street scene.
- 7.3 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.

8.0 Impact on Neighbours

- 8.1 The first floor rear extension is within the guidance of 3.3m depth and does not breach the 45 degree requirement from the nearest neighbouring habitable windows in the rear elevations of the neighbouring house and apartments.
- 8.2 There are some side windows in the neighbouring building no.100 Waterbeach Road. These windows serve bathrooms at both ground and first floor. Given that these windows do not serve habitable rooms, there would not be a significant impact on the living conditions.
- 8.3 It should also be noted that the ground floor rear extension is proposed in excess of the 3.65m depth normally permitted for terrace dwellings. However, the dimensions and layout are the same as the details submitted under the prior notification scheme; as such this could be implemented anyway with no worse an impact than the proposed single storey element of the scheme.
- 8.4 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.

9.1 Amenity Space

- 9.2 EX48 of the Residential Extensions Guidelines requires a minimum garden depth of 15 m (or 100 sqm) for a four bedroom house.
- 9.3 The property would retain a back garden of approximately 9 m in depth (90 sqm). Although this does fall below the minimum requirement, this would be no different than the situation if the deeper rear extension is implemented (this being, the prior approval extension). Also, there is adequate existing public open space in the form of a park directly to the rear of the property.

10.0 Car Parking

- 10.1 There is no increase in bedrooms therefore there is no change to the existing car parking arrangements.

11.0 **PART C: RECOMMENDATION**

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

12.0 **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. 08/05/2017
- (b) Block plan, Recd On. 08/05/2017
- (c) Drawing No. 01/2017/001, Dated 15/04/2017, Recd On. 12/05/2017

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 elevations at first floor and above 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.

5. Floor levels within the extension hereby approved shall be set no lower than existing floor levels at the date of this permission and the details of flood proofing and resilience measures detailed in the submitted 'Flood Risk Assessment' shall be incorporated where appropriate. The flood proofing and resilience measures shall be

maintained and retained thereafter.

REASON In the interests of minimising flood risk in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and National Planning Policy Framework.

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.