

PLANNING COMMITTEE

25th April 2018

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS
PRESENTED TO MEMBERS

1.0 **AGENDA ITEM 5: P/03099/002 – 14 & 18 WILLOUGHBY ROAD, SL3 8JH**

1.1 Correction:

Paragraph 2.2 – the proposed development is 4 x 2 bedroom dwellings (not 4 x 3 bedroom dwellings).

Paragraph 11.4

Changes in bold below.

The intensification of residential use to the rear garden of the properties at No. 14 and 18 Willoughby Road would also result in **loss of outlook and an increased** noise disturbance from the proposed areas of car parking, significantly eroding the current amenities enjoyed by the residential houses at Nos.12 and 20 Willoughby Road and Nos. 23 – 33a Elmhurst Road. It is **the mass and height of the building and the relationship to the neighbouring residential properties and gardens together with** the intensification of the residential use and the expected associated activity in the rear garden area of the site would result in increased noise and disturbance, to the detriment of the residential amenity of the occupiers of these neighbouring properties.

PART C: RECOMMENDATION

It is recommended that the application is still refused planning permission by the Planning Committee and not to delegate to the Planning Manager as set out in the committee report. Amendments to the reasons for refusal are highlighted below but to summarise reason 3 has been amended and reasons 1, 2, 4 and 5 remain unchanged.

PART D: REASONS FOR REFUSAL

Reason for Refusal 1 (no change)

The proposed development, by reason of its subdivision of long residential rear gardens to provide houses and a flat out of Slough Town Centre; introduction of much smaller gardens in a row of properties characterised by long rear gardens and increased urbanisation of this part of Willoughby Road introducing uncharacteristic buildings and areas of hardstanding within rear gardens is considered to be inappropriate backland development, failing to create a safe and pleasant environment for existing and future occupiers. As such the proposal would fail to respect, respond or enhance the established pattern of development of the area and harm the character and appearance of the streetscene, leading to overdevelopment of the site. Should this proposal be allowed, it would be difficult for the Local Planning Authority to resist similar unacceptable inappropriate backland development in this part of Willoughby Road to the overall detriment of the vicinity and pattern of development of the area. The proposal is considered to be contrary to the provisions of Paragraphs 17, 56, 58, 60, 61 and 64 of The National Planning Policy Framework (2012); Core Policies 1, 4 and 8 of Slough Core Strategy (2006-2026) and Policies H13, EN1 and EN3 of Slough Local Plan.

Reason for Refusal 2 (no change)

The proposed two storey rear extension to No.18 Willoughby Road, by reason of its overall width and scale would exceed 50% the width of the original dwelling, resulting in an un-

neighbourly form of development which would have an overbearing impact on the adjacent property No. 14 Willoughby Road. As proposed, the two storey rear extension would appear overly dominant and out of character with the streetscene when seen from the existing public realm and by reason of its depth and width would result in loss of light, outlook and increased sense of enclosure upon No. 14 Willoughby Road. The development is thereby contrary to Paragraphs 17, 56 and 57 of the National Planning Policy Framework; Core Policy 8 of Slough Core Strategy 2006 – 2026; Policies H15, EN1 and EN2 of Slough Local Plan 2004 and Section 2.0 (Design Principles), DP1, DP3, DP6, EX12(5.7) of Slough Residential Extension Guidelines SPD Adopted January 2010.

Reason for Refusal 3 reworded to read:

Changes in bold below.

The proposed development, by reason of its siting, height and intensification of residential use to the rear garden of the properties at No. 14 and 18 Willoughby Road, would result in harmful loss of outlook, a detrimental overbearing impact and increased noise disturbance to **Nos. 14 and 18 Willoughby Road**, Nos. 12 and 20 Willoughby Road and Nos. 23 – 33a Elmhurst Road. The proposed new dwellings, by reason of their siting, would also result in loss of outlook, increased overlooking opportunities and loss of privacy to the current and future occupiers of No. 18 Willoughby Road. Such impacts upon the residential amenity of neighbouring occupiers are considered to be unacceptable and harmful, contrary to the aims of Paragraph 17 of The National Planning Policy Framework (2012); Core Policy 8 of Slough Local Plan and Policy EN1 of Slough Local Plan.

Reason for Refusal 4 (no change)

The development fails to provide car parking in accordance with adopted Slough Borough Council standards and if permitted would lead to additional on street car parking and the likely obstruction of the highway to the detriment of highway safety and convenience, contrary to the provisions of Core Policy 7 of Slough Core Strategy 2006-2026.

Reason for Refusal 5 (no change)

The proposal would result in a significant shortfall in private amenity areas for the existing and proposed dwellings and alongside the potentially unsafe access arrangements and excessive areas of hardstanding within the site would provide inadequate and a poor standard of living conditions to future occupiers of these units. As such, the proposal would be contrary to the provisions of Core Policy 8 of Slough Core Strategy 2006-2026 and Policies EN1, EN2, EN3, EN5, H13, H14 and H15 of the Adopted Local Plan for Slough 2004.

2.0 AGENDA ITEM 6: P/00827/030: 10 ALBERT STREET, SL1 2BU

The agent contacted the Council on 18 April 2018 and has confirmed in writing that the applicant has requested that the planning application is to be withdrawn and this is no longer a 'live' application.

3.0 AGENDA ITEM 7: P/09806/001: 15 UPTON PARK, SL1 2DA

The planning application is not considered to be a 'valid' submission as the site location plan forming part of the application has not included the private access road which is necessary to gain access to the site from a public highway. In addition, a revised Certificate B serving notice of the application upon the owners of the private access road would be necessary. As a result of this and the requirement to further

re-advertise the amended site location plan and revised Certificate B received on 24 April 2018, the Planning Manager has decided to withdraw the application from the Planning Committee agenda.