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| Registration Date: | 17-Apr-2018 | Application No: | P/05393/012 |
| Officer: | Michael Scott | Ward: | Central |
| Applicant: | Mr. Zahid Sadiq, Green Flag Estates Limited | Application Type: | Major |
| | | 13 Week Date: | 17 July 2018 |
| Agent: | Mr. Ehsan UI-Haq, ArchiGrace Limited 50, Two Mile Drive, Slough, SL1 5UH | | |
| Location: | 7-9, Church Street, Slough, Berkshire, SL1 1PQ | | |
| Proposal: | Alteration to fenestration, reconstruction of second floor and construction of additional storey (third floor) above existing building; construction of 5 storey extension to provide 11 additional flats, and alterations to boundary enclosure and parking | | |

Recommendation: Delegate to Planning Manager



SUMMARY OF RECOMMENDATION

- 1.0 Under the current constitution this application is brought to the Planning Committee for decision because the application seeks permission for a major development.
- 1.1 The scheme has been amended and augmented during the course of its consideration, the amendments comprising alterations to the layout and appearance of the scheme, together with the submission of additional information relating to heritage, parking, levels, drainage and daylight and sunlight matters.
- 1.2 Having considered the relevant Development Plan and national planning policy and guidance, the representations received from consultees and from the community, and all other material considerations relevant to the scheme, it is recommended that authority be delegated to the Planning Manager to determine the application provided no new substantive planning issues being raised following the close of the consultation by granting planning permission, subject to the recommended conditions and informatives set out in this report or as later amended.

PART A: BACKGROUND

2.0 Proposal

- 2.1 Full planning permission is sought for the extension of this modern three storey building (Marlborough House) which currently accommodates 12 flats, having been converted from an office block under permitted development rights. The proposals are to add a fourth storey of flats to the building and to construct a new rear wing joined to part of its east side to provide further flats over five floors. Overall the scheme would increase the number of flats on this corner site from 12 to 23. The development would replace part of a car parking area on the east side of the plot, accessed from Chapel Street, retaining 5 on-site car parking spaces, and providing bin storage and cycle storage for both the new and existing flats on the site within the ground floor of the new rear wing.
- 2.2 The development would include changes to the fenestration of a number of the existing flats involving blocking up existing windows on the north elevation, as well as, enlarging other windows on the east elevation, to accommodate for the attachment of the rear wing and to address daylight and privacy issues identified with the originally-submitted scheme.
- 2.3 Marlborough House is set on the back edge of the Church Street pavement, and fills its plot width. The proposed rear extension would continue the pavement-edge alignment of the building along Chapel Street. Although this new rear wing would comprise five storeys, the roof level of this extension is proposed to align with the roof level of the new fourth storey of the existing

building, reflecting the more generous storey heights of the existing (former office) building.

- 2.4 The internal arrangements for the flats indicate that while there would continue to be a lift serving ground to (new) fourth floor in the existing building, there would only be a stair well to access the five floors of the proposed east wing; though the top floors of the two sections of the building would be linked by a corridor with a modest flight of steps to bridge the slight level change between the two elements.
- 2.5 The site also includes land to the east and north east of the current parking area for which no proposals are submitted. These areas provide access to other parking servicing and garage facilities for properties to the north and east of the site, fronting onto Church Street and the High Street.
- 2.6 The scheme indicates the use of brick and stone detailing to follow that of the existing building, together with grey cladding for the roof areas and generously proportioned full height windows on the new rear wing.
- 2.7 Vehicular access to the rear of the property is indicated to continue to cross the existing footway lining the north side of Chapel Street. A new entrance gate barrier is proposed to be set back a little from the carriageway to control vehicles using the access point onto the service lane. The bins storage area can be accessed directly from Chapel Street: so, refuse trucks would be able to stop on the highway next to the bin store doors rather than enter the car park to retrieve waste from the site.
- 2.8 The application in its amended form has been accompanied by a Heritage Statement and a Daylight and Sunlight Assessment.

3.0 **Application site**

- 3.1 The current building (Marlborough House) stands on the corner of Church Street and Chapel Street. Opposite, there is some land that has been temporarily used for surface car parking, pending its redevelopment, with a hoarding enclosing that site. To the west of the application site stands a modern seven storey block of flats (Nova House). On the south side of Chapel Street is the modern two-storey Kingsway Methodist Church, and further to the east on this side of Chapel Street are the rear gardens and parking courts of properties on Herschel Street. To the east of the site further surface car parking separates the plot from a two storey commercial building. To the immediate north of Marlborough House lies a former public house (The Coachmaker's Arms), which is a two-storey brick building with tall tiled roof and a flat-roofed single storey extension on its southern flank.
- 3.2 The site is located within the designated Town Centre of Slough, but just outside (to the south of) its shopping centre. The Coachmaker's Arms is a locally listed building. The site lies within Flood Zone 1, and there are no road

widening or improvement schemes in the vicinity of the site on Church Street or Chapel Street, both of which are adopted highways.

- 3.3 Marlborough House and its car park and access land to the east contribute to the mixed form and period of the architecture of the area, where 19th and 20th century developments. The site and the locality is subject to considerable change as new developments now take place and a higher density residential neighbourhood emerges on the southern fringe of the Town Centre.

4.0 Relevant Site History

- 4.1 F/05393/011 Prior Approval Notification for use from offices (Class B1a) to residential (Class C3) for 12 no. flats.
Prior Approval Not Required Date 18/08/16

- 4.2 F/05393/009 Prior Approval Notification for use from offices (Class B1a) to residential (Class C3) for 11 no. flats.
Prior Approval Not Required Date 04/06/15

- 4.3 P/05393/005 External alterations to building and relaxation of condition 1 and 2 pursuant to planning appeal decision ref: T/APP/5129/A/82/992/G9 dated 19.08.82.
Approved with Conditions & Informatives Date 11/11/97

5.0 Press and site publicity, and neighbour notification

- 5.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) a site notice was displayed outside the site on 22/08/18. The application was advertised as a major application in the 29/08/2018 edition of The Slough Express. Neighbour letters were sent out on 18/04/2018 to the following addresses:

Monarch House Hershel Street, Slough, Marlborough House, 159, High Street, 164, High Street, Slough, SL1 1JP, 3, Herschel Street, Slough, 7, Herschel Street, Slough, SL1 1PB, 4, Herschel Street, Slough, SL1 1PB, Reed Employment Ltd, 164, High Street, Slough, SL1 1JP, 1, Herschel Street, Slough, SL1 1PB, 8, Herschel Street, Slough, SL1 1PB, 5, Herschel Street, Slough, SL1 1PB, 2, Herschel Street, Slough, SL1 1PB, Cheltenham & Gloucester Plc, 160, High Street, Slough, SL1 1JP, 5, Church Street, Chalvey, Slough, SL1 2NL, 9, Herschel Street, Slough, SL1 1PB, 6, Herschel Street, Slough, SL1 1PB, T Mobile Ltd, 162, High Street, Slough, SL1 1JP, 10, Herschel Street, Slough, SL1 1PB, Kingsway United Reformed Church, Church Street, Slough, SL1 1SZ, 9-10, Chapel Street, Slough, SL1 1PF, 156-158, High Street, Slough, SL1 1JP, Nova House, Herschel Street, Slough, Berkshire, Apartment 31, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 38, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 44, Nova

Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 59, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 53, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 57, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 66, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 20, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 64, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 1, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 17, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 18, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 58, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 61, Nova House, 1 Buckingham Gardens, Slough, SL1 1AY, Apartment 6, Nova House, 1 Buckingham Gardens, Slough, Berkshire, SL1 1AY, Apartment 65, Nova House, 1 Buckingham Gardens, Slough, Berkshire, SL1 1AY, Apartment 4, Nova House, 1 Buckingham Gardens, Slough, Berkshire, SL1 1AY, Apartment 19, Nova House, 1, Buckingham Gardens, Slough, Berkshire, SL1 1AY, Apartment 33, Nova House, 1, Buckingham Gardens, Slough, Berkshire, SL1 1AY, Apartment 46, Nova House, 1, Buckingham Gardens, Slough, Berkshire, SL1 1AY, Apartment 43, Nova House, 1, Buckingham Gardens, Slough, Berkshire, SL1 1AY, Flat 11, Marlborough House, Slough, Berkshire, SL1 1PQ, Flat 7, Marlborough House, Slough, Berkshire, SL1 1PQ, First Floor Front, Monarch House, 1A, Herschel Street, Slough, SL1 1PB, First Floor Rear, Monarch House, 1A, Herschel Street, Slough, SL1 1PB, Ground Floor Flat, 3, Herschel Street, Slough, SL1 1PB, First Choice, 154, High Street, Slough, SL1 1JP, 2, Marlborough House, 7-9 Church Street, Slough, SL1 1PQ, First Floor Flat, 3, Herschel Street, Slough, SL1 1PB, Jordan Hair & Beauty, 154A, High Street, Slough, SL1 1JP, Second Floor, Monarch House, 1A, Herschel Street, Slough, SL1 1PB, Site Office, Monarch House, 1, Buckingham Gardens, Slough, SL1 1FE, Shisha Lounge, Rear of, 154, High Street, Slough

5.2 No comments on the proposed development have been received [to date] resulting from the publicity and notification processes.

6.0 **Consultations**

6.1 Highways:

No comments received. Should any comments be provided they will be reported on the amendment sheet.

6.2 Lead Local Flood Authority:

The submitted information has been assessed and a suggested condition agreed.

6.3 Thames Water:

No comments received. Should any comments be provided they will be reported on the amendment sheet.

- 6.4 Contaminated Land Officer:
No comments received. Should any comments be provided they will be reported on the amendment sheet.

PART B PLANNING APPRAISAL

7.0 Policy background

7.1 National Planning Policy Framework 2018

7.2 Of relevance to this proposal are paragraphs 7 and 8 (detailing the presumption in favour of sustainable development, incorporating its three aspects: economic, social and environmental). Guidance contained in the following sections is also relevant:

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and enhancing the historic environment

7.3 Slough Local Development Framework Core Strategy 2006 - 2026

7.4 The scheme has been assessed in the light of these and the following relevant policies:

- Core Policy 1 – Spatial Strategy
- Core Policy 3 – Housing Distribution
- Core Policy 4 – Type of Housing
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability and the Environment
- Core Policy 9 – Natural and Built Environment
- Core Policy 11 – Social Cohesiveness
- Core Policy 12 – Community Safety

7.5 Local Plan for Slough 2004 (Saved Policies)

7.6 Policies relevant to the proposed development are:

- H14 Amenity space
- EN1 Standard of design
- EN2 Extensions

- EN3 Landscaping Requirements
- EN5 Design and Crime Prevention
- OSC15 Provision of facilities in new residential developments
- T2 Parking restraint
- T8 Cycling network and facilities

7.7 Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

7.8 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).

7.9 The revised version of the National planning Policy Framework (NPPF) was published upon 24th July 2018.

7.10 Planning Officers have considered the revised NPPF which has been used together with other material planning considerations to assess this planning application

7.11 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.12 The revised version of the National planning Policy Framework (NPPF) was published upon 24th July 2018.

7.13 Planning Officers have considered the revised NPPF which has been used together with other material planning considerations to assess this planning application.

7.14 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.15 Supplementary Planning Documents and Guidance

- Slough Borough Council Developer's Guide Parts 1-4

8.0 Planning considerations

The planning considerations for this proposal are:

- **Principle of Development**
- **Impact on Visual Amenity**
- **Impact on Neighbours' Amenity**
- **Living Conditions and Amenity Space for future residents**
- **Highways and Parking**
- **Sustainable Drainage**
- **Heritage Assets**
- **Crime Prevention**

8.1 Principle of development

8.2 Both the National Planning Policy Framework and the Local Development Plan seek a wide choice of high quality homes which should be considered in the context of the presumption in favour of sustainable development.

8.3 Core Policies 1 and 4 of the Core Strategy seek to guide high density development within the defined town centre. Core Policy 4 requires development in urban areas outside the Town Centre to be of predominately family housing at a density related to the character of the area.

8.4 The application site lies in the defined Town centre and therefore it is appropriate for high density development. The scheme entails the provision of 11 additional residential units. As a corner site which is already redeveloped for residential occupation, following the conversion of the earlier commercial offices, it is most appropriate to enable the site to provide further residential accommodation rather than any other use. Furthermore, given the Council's aim to foster the economic viability of the area through the introduction of high density residential schemes which will ensure a greater population within the heart of the Town centre, it is considered that the proposals meet the thrust and principles of the Core Strategy.

8.5 Impact on the visual amenity of the area

8.6 Paragraph 124 of the NPPF (2018) sets out that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve". This is reflected in Core Policy 8 of the Core Strategy, and Local Plan Policies EN1 and EN2.

8.7 The current proposed form and design of the scheme arise from a process of pre-application advice and guidance to the applicant and their agents. So, it is considered that these current proposals would relate well with the varying scale of the buildings in the surrounding area.

8.8 The proposals entail an additional floor over the existing building. This would match the appearance of the existing top floor which would be altered to match the existing first floor below. As such, the overall effect to be that the proposed building would match the appearance of the existing building with

another floor having been added. This ensures that in terms of style, design, character and appearance the new form would be compatible with the locality. In terms of its increased height, it has to be noted that it would reflect recent approvals and new buildings locally. For example, Nova House opposite in Church Street is 7-storey high and a 6-storey scheme was approved at 15-23 Church Street at the last Planning Committee meeting on 1st August 2018.

- 8.9 The proposed five-storey extension to the rear, alongside Chapel Street, would match the host building in terms of style and materials; though given the difference in floor-to-ceiling heights between the older existing building and modern construction techniques, there would be a difference in the alignment of floor levels internally and thus fenestration externally. The Chapel Street elevation includes a glazed feature running the height of the proposed building at the point where the new structure would meet the original façade. This approach not only handles the issue of floor levels but also helps to moderate the length of the extended facade.
- 8.10 Based on the above factors, the proposals are considered to be in keeping with the character and appearance of the area and therefore they comply with Policy EN1 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the NPPF 2018.
- 8.11 The impact of neighbours' amenity
- 8.12 The National Planning Policy Framework encourages new developments to be of a high quality design that should provide a high quality of amenity for all existing and future occupiers of land and buildings. This is reflected in Core Policy 8 of the Core Strategy and Local Plan Policies EN1 and EN2.
- 8.13 The existing building would remain as such vis-à-vis the neighbouring occupiers; albeit, it would be a further floor higher. The position and orientation of the proposed new structure in relation to the adjacent former "Coachmakers' Arms" would retain a considerable degree of separation; so, it is considered that the additional floor would have a negligible impact on the surrounding occupiers in terms of their outlook, daylighting/sunlighting and privacy.
- 8.14 The proposed five-storey rear extension would front Chapel Street and extend eastwards down that road for some 15 metres. A two-storey red-brick commercial building further along Chapel Street lies beyond the application site; whilst the Kingsway Church lies on the south side of Chapel Street. To the north is the former Bricklayers Arms, now in use for community activities. Given these neighbouring uses and the location of each in relation to the proposed new building, it is considered there is no harm to those occupiers.
- 8.15 Based on the above in terms of the impact upon neighbouring properties and the proposal is considered to be consistent with the NPPF 2018, Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan.

8.16 Living conditions for future residents

8.17 The NPPF states that planning should always seek to secure a quality design and a good standard of amenity for all existing and future occupants of land and buildings.

8.18 Core policy 4 of the Council's Core Strategy seeks high density residential development to achieve "a high standard of design which creates attractive living conditions."

8.19 The rear face of the proposed extension includes a series of angled window openings with the pane facing north-west i.e. towards the existing accommodation being obscured to prevent any loss of privacy.

8.20 Where necessary the windows on the rear facing side of the existing block would be enlarged to mitigate the change in the degree of daylighting arising from the position of the proposed extension. As such, all those windows, together with the new windows of the extension are considered to satisfy the BRE guidance for light to habitable rooms.

8.21 The proposed flats would have acceptably sized internal spaces that would comply with the Council's guidelines, and would be served by windows that provide a suitable degree of daylight, aspect, and outlook.

8.22 It is noted that the plans show a good arrangement of "stacking" bedrooms over bedrooms, bathrooms over bathrooms, living rooms over living rooms, and kitchens over kitchens.

8.23 The existing flats do not have access to specific private amenity space. The proposed scheme does not change this set of circumstances and the proposed additional units would not benefit from any amenity space either. However, it is noted that the site lies some 5 to 10 minutes walk of Herschel Park and a little further afield are Lascelles Park and Salt Hill Park. Moreover, the proposed accommodation is predominately non-family - two-person or three-person – orientated; so, the scheme is considered to be suitable for Town Centre style living.

8.24 Based on the above, the living conditions and amenity space for future occupiers is considered to reflect the requirements of the NPPF, Core policy 4 of Council's Core Strategy, and Policy H14 of the Adopted Local Plan.

8.25 Highways and parking

8.26 The National Planning Policy Framework states that planning should seek to promote development that is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians and where appropriate local parking standards should be applied to secure

appropriate levels of parking. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 109 of the National Planning Policy Framework states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'

- 8.27 The scheme utilises the existing access arrangements from Chapel Street and the formation of five off-street parking spaces together with secure-storage for 11 bicycles. This involves a reduction in car parking which is acceptable in this highly sustainable location.
- 8.28 Given there would be less traffic generation, it is considered that the potential impacts would not be severe and thus the development accords to Slough Borough Council's Core Strategy 2006-2026 Core Policy 7 and Policies T2 and T8 of the Slough Local Plan 2004.
- 8.29 Sustainable drainage
- 8.30 As this is a major planning application, the surface water drainage from the site needs to be drained in accordance with the sustainable drainage system (SuDS) Technical Standards and the SuDS Manual. In accordance with the Ministerial Statement (HCWS161), the Local Planning Authority need to be satisfied the site will be satisfactorily drained in accordance with SuDS requirements and if draining into the main sewer, and agreed discharge rate with Thames Water.
- 8.31 Further to consultation with and agreement of the lead local flood authority, a condition has been suggested to cover the recommended approval of these proposals.
- 8.32 Heritage assets
- 8.33 The National Planning Policy Framework states that planning should seek to ensure that developers set out how their proposals potentially affect heritage assets.
- 8.34 The application is accompanied by a Heritage Statement which concludes that Historic England's "Conservation Principles" and the NPPF define conservation as "managing change". The NPPF recognises that change and adaption must occur if the historic environment is to survive.
- 8.35 The subject site is not statutory listed nor is it within a conservation area. However, it is in the immediate vicinity of a locally listed building – the former "Coachmakers' Arms". Whilst, the Grade II* listed St Mary's Church, is some 190 metres away from the subject site.
- 8.36 The impact of the proposals have been examined and assessed but given the distance from St Mary's Church and the intervening developments, it is considered that there would be no impact on the setting of that Listed

Building. Whilst in relation to the former Coachmakers' Arms, it is considered that the level of impact is not significant, given the degree of change that has already taken place on that side and to the rear of the premises. As such, it is considered that the proposals comply with the thrust of policies and guidance for urban design and the historic built environment. The proposal is considered to accord with S66 of The Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF and Core Strategy Policy 9.

8.37 Crime prevention

8.38 Paragraph 91 of the NPPF (2018) requires planning decisions to promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. These objectives are consistent with Core Policies 8 and 12, and Local Plan Policy EN5.

8.39 The current premises can be approached at street level on all sides and the rear parking area is open and accessible to passers-by. The proposed scheme would ensure that the new facilities for cycle and bin/recycling storage are secure. There are door entry access mechanisms at the existing premises and these would be extended to cover the new extension too.

8.40 It is considered that the proposals have been prepared with the need to ensure a satisfactory response to the thrust and principles of National Guidance and Local Plan Policies.

PART C: RECOMMENDATION

9.0 It is recommended that authority be delegated to the Planning Manager to determine the application provided no new substantive planning issues being raised following the close of the consultation by granting planning permission, subject to the recommended conditions and informatives set out in this report or as later amended.

PART D: CONDITIONS AND INFORMATIVES

1. Commence within three years

The development hereby permitted shall be commenced within three years of 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. Drawing Numbers

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. 10-01 Rev P3, Dated 17.04.18, Recd On 17/04/2018
- (b) Drawing No. 11-01 Rev P4, Dated 17.04.18, Recd On 07/06/2018
- (c) Drawing No. 11-02 Rev P6, Dated 07.06.18, Recd On 07/06/2018
- (d) Drawing No. 11-03 Rev P6, Dated 07.06.18, Recd On 07/06/2018
- (e) Surface Water Strategy report by Innervision Design, Dated February 2018, Recd 26/02/2018
- (f) Daylight Report by mes building solutions, Dated 1st June 2018, Recd 07/06/2018
- (g) Heritage Statement by Fuller Long Ref: FL11064, Dated 15 May 2018, Recd 16/05/2018
- (h) Undated Design, Access and Planning Statement by ArchiGrace Limited, Recd 17/04/2018

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. Car Parking

The parking spaces and turning area shown on the approved plans shall be provided on site prior to occupation of the development and retained at all times in the future for the parking of motor vehicles on a communal basis.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T2 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2018.

4. Refuse and Recycling

The refuse and recycling facilities as shown on the approved plans shall be provided on site prior to occupation of the development and retained at all times in the future.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T8 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2018

5. Cycle Parking

The secured cycle storage areas on the approved plan ref: 11-02 rev P6, shall be provided on site prior to occupation of the development and retained at all times in the future.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T8 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2018.

6. Drainage

No development hereby permitted on the site shall commence until a detailed foul and surface water drainage strategy for the site, based on sustainable principles and an expressed assessment of the hydrological and hydrogeological context of the development, and including detailed drainage layout plans and calculations and piling proposals, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and so retained thereafter.

REASON: To ensure the provision of adequate infrastructure to serve the development, in the interests of the protection of the water environment, in accordance with national and local planning policy and guidance set out in the NPPF 2018 and Core Strategy policies 8, 9 and 10 and Local Plan policies EN1 and EN34 of the Slough Local Development Plan.”

7. No additional windows

No windows (other than those hereby approved) shall be formed in any elevation of the development without the prior written approval of the Local Planning Authority.

REASON To protect the privacy of the neighbouring property and to ensure no overlooking to the car park site to help ensure that these would not prejudice wider redevelopment in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN1 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2018.

8. Obscured glazing

The sixteen windows to be created in the first/second/third/fourth floors of the north “side” elevation of the new extension shall be glazed in obscure glass on the western face and shall be fixed non-openable, as shown and annotated on drawing nos. 11-02 Rev P6 and 11-03 Rev P6. These windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

9. Removal of existing window openings

Each of the existing window openings on the north elevation of the existing building shall be removed and finished as shown as “Proposed Side Elevation” on drawing no. 11-03 Rev P6 before any part of the proposed five-storey extension is occupied, and the finished elevation retained permanently as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004 and ensure the development does not prejudice the future of the area in accordance with Policy H9 of The Adopted Local Plan for Slough 2004.

10. Designing out crime

No part of the development hereby permitted shall be occupied until details of the measures to be incorporated into the development to demonstrate how ‘Secured by Design Gold Award’ accreditation will be achieved has been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall not be occupied or used until written confirmation of Secured by Design accreditation has been submitted to the Local Planning Authority. The approved security measures shall be retained thereafter.

REASON In order to minimise opportunities for crime and anti-social behavior in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026

11. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives, visitors and construction vehicles loading (to a minimum Euro 6/VI Standard), off-loading, parking and turning within the site and wheel cleaning facilities during the construction period and machinery to comply with the emission standards in Table 10 in the Low Emission Strategy guidance. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users and in the interests of air quality and to ensure minimal disruption is caused to existing businesses in the shopping centre area in accordance with policies 7 and 8 of the Core Strategy 2008.

12. Samples of Materials

Prior to the commencement of development samples of external materials (including, reference to manufacturer, specification details, positioning, and colour) to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN1 of The Adopted Local Plan for Slough 2004, and the requirements of NPPF 2018

INFORMATIVES

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. 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.
2. All works and ancillary operations during both demolition and construction phases which are audible at the site boundary shall be carried out only between the hours of 08:00hours and 18:00hours on Mondays to Fridays and between the hours of 08:00hours and 13:00 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. Noisy works outside of these hours only to be carried with the prior written agreement of the Local Authority. Any emergency deviation from these conditions shall be notified to the Local Authority without delay.