

Registration Date:	03-Jul-2018	Application No:	P/00669/016
Officer:	Hannah Weston	Ward:	Chalvey
Applicant:	Leicester Central Property Co Ltd	Application Type:	Major
		13 Week Date:	2 October 2018
Agent:	Prashanna Vivekananda, JLL 30 Warwick Street, London, W1B 5NH		
Location:	Forward Building, 44-46, Windsor Road, Slough, SL1 2EJ		
Proposal:	The addition of a fourth floor, side infill extension at ground floor level, façade improvements, new window openings, balconies and terraces to facilitate the change of use to Class C3 residential use to provide 9 no. 1 bedroom units and 5 no. 2 bedroom units, and the retention and use of three ground floor units for flexible commercial use (Use Classes A1, A2, B1(a)).		

Recommendation: Delegate to Planning Manager for approval



P/00669/016

1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager:

A) For **APPROVAL** subject to:-

- 1) the satisfactory completion of a Section 106 to secure for the provision of contributions towards amenity space, highway and public right of way improvements;
- 2) finalising conditions; and any other minor changes.

B) Refuse the application if the satisfactory completion of a Section 106 to secure the above planning obligations is not finalised by 4th April 2019.

1.2 Under the current constitution this application is being brought to Committee for decision because this is a 'Major' application.

2.0 **PART A: BACKGROUND**

Proposal

2.1 The application is a full planning permission for 'The addition of a fourth floor, side infill extension at ground floor level, façade improvements, new window openings, balconies and terraces to facilitate the change of use to Class C3 residential use to provide 9 no. 1 bedroom units and 5 no. 2 bedroom units, and the retention and use of three ground floor units for flexible commercial use (Use Classes A1, A2, B1(a)).'

2.2 The footprint of the existing building will remain unchanged, with the extensions forming an additional fourth storey and the infill of an existing undercroft in the ground floor, alongside the addition of balconies and terraces, and fenestration changes. The total height increase of the building would be 2.9 metres, with the existing height being 8.6 metres and the proposed height 11.5 metres.

3.0 **Application Site**

3.1 The application site is located to the west of Windsor Road and comprises a three storey building which is now largely vacant but which previously had a mixture of business uses within. To the south of the site is a public footpath which extends between Windsor Road and Beechwood Gardens. The application site is bordered by Slough Baptist Church to the north, Charter

Court (an office block) to the south, and residential properties and gardens to the west. To the east of the application site, across Windsor Road, are further office blocks.

4.0 **Relevant Site History**

- 4.1 F/00669/014 Prior approval for a change of use from office to residential (29no. studio units & 4no. 1 bedroom units).
Withdrawn (Treated As) 28-Sep-2017
- 4.2 P/00669/013 INSTALLATION OF ILLUMINATED SIGN (AMENDED PLANS RECEIVED 26.09.97)
Approved with Conditions 08-Oct-1997
- 4.3 P/00669/012 ERECTION OF FASCIA SIGN
Withdrawn (Treated As) 27-Sep-1994
- 4.4 P/00669/011 INSTALLATION OF AN ILLUMINATED FASCIA SIGN
Approved with Conditions 05-Sep-1983
- 4.5 P/00669/010 INSTALLATION OF NEW SHOP FRONT
Approved with Conditions 05-Sep-1983

5.0 **Neighbour Notification**

- 5.1 Bus Shelter Opposite Observato, Windsor Road, Bus Shelter Opposite Observato, Advertising Right, Windsor Road, Charter Court, 50, Windsor Road, Slough, SL1 2EE, Charter Court, Part Ground Floor, 50, Windsor Road, Slough, SL1 2EE, Charter Court, Fourth Floor, 50, Windsor Road, Slough, SL1 2EE, Charter Court, Second And Third Floor, 50, Windsor Road, Slough, SL1 2EE, Charter Court, Ground Floor Rear, 50, Windsor Road, Slough, SL1 2EE, 25, Windsor Road, Slough, SL1 2EL, Slough Baptist Church, Windsor Road, Slough, SL1 2EJ, Slough Baptist Church, Telecommunnications Mast, Windsor Road, 24, Beechwood Gardens, Slough, SL1 2HR, 22, Beechwood Gardens, Slough, SL1 2HR, 18, Beechwood Gardens, Slough, SL1 2HR, 20, Beechwood Gardens, Slough, SL1 2HR, 14, Beechwood Gardens, Slough, SL1 2HR, 16, Beechwood Gardens, Slough, SL1 2HR, Second Floor, 44, Windsor Road, Slough, SL1 2EJ, Second Floor, Room 4, Windsor Road, Slough, SL1 2EJ, Second Floor, Rooms, 2, Windsor Road, Slough, SL1 2EJ, 44, Windsor Road, Slough, SL1 2EJ, Second Floor Front, 44, Windsor Road, Slough, SL1 2EJ, 46, Windsor Road, Slough, SL1 2EJ, Rooms 6 To 8 - First Floor, 46, Windsor Road, Slough, SL1 2EJ, Rooms 1 To 5 - First Floor, 46, Windsor Road, Slough, SL1 2EJ, Ground Floor, 46, Windsor Road, Slough, SL1 2EJ, Rooms 12 To 15 First Floor, 46, Windsor Road, Slough, SL1 2EJ, Ground Floor Rear, 44, Windsor Road, Slough, SL1 2EJ, First Floor Rear, 44,

Windsor Road, Slough, SL1 2EJ

- 5.2 Three letters of objection have been received from two addresses. The concerns raised within these letters can be summarised as follows:
- Overshadowing of 22 and 24 Beechwood Gardens dwellings and gardens from fourth floor.
 - Overshadowing of 24 Beechwood Gardens from infill of stepped rear (*Officer Note: The submitted plans do not include alterations to the existing footprint on the western elevation – no alterations are proposed to the stepped rear*).
 - Overbearing to neighbouring properties.
 - Overlooking of 24 Beechwood Gardens – whilst existing windows, these are used by offices and not 'after hours'.
 - Noise resultant from residential use.
 - Conversion would increase congestion on Beechwood Gardens – more vehicles parking on street.

[Case Officer Response: the above issues are taken into consideration further below within the relevant parts of this report].

6.0 **Consultations**

6.1 **Transport and Highways Development, Resources, Housing and Regeneration**

Verbal comments received that waste and bike storage are acceptable. All waste should be collected via Beechwood Gardens, and a waste management strategy is required.

6.2 **Public Rights of Way Officer**

We would require the developer to enter into a Section 25 creation agreement to enable the footpath to be upgraded to a bridleway which would allow the cycling use to be legalised. The initial fee for this would be payable by the developer and is £1500 and requires the landowner to sign. The new surfacing needs to be agreed as the HA (Highway Authority) normally takes on future maintenance of the part which is PRoW (Public Right of Way) unless it is written into the agreement that the entire width of block paved surface is privately maintained. Two new TSRGD (Traffic Signs Regulations and General Directions) cycling route signs and posts need to be erected at either end of the route (diag.956) and /or sign at Item 8, Part2 (pg240 TSRGD 2016). We would also require a contribution to the Slough Cycle Hire scheme in the form of 10 new cycle hire bikes @£1200 each.

If the footpath will need to be closed during construction the developer will need to apply for a Temporary TRO under S14 RTRA at a fee of £1250 if over 5 days closure period.

6.3 **Police Crime Prevention Design Advisor**

In principle I support the application however, there are some aspects of the

design that cause concern. Therefore opportunities to design out crime and/or the fear of crime and to promote community safety are present within the proposed layout (see my observations below).

I make the following observations:

The residential lobby provides access to the private dwellings above and refuse /bin storage room. Aside from the unpleasant smell that could permeate into the residential core as the door is open/closed – or indeed left open. I also have significant concerns as to how the area described by the lobby and shared refuse facilities function and how this will negatively impact on the safety and security of residents.

Residential access lobby / Bin Store, From the plans provided it appears that the refuse facilities have two access points and can be accessed from either the residential core or by staff of the commercial units. Therefore staff of the commercial premises could easily gain unauthorised access the private residential corridors, (where they have no right to be).. The site constraints are appreciated however this is a significant concern. This access opportunity via the bin store effectively overrides any security offered by the external communal entrance door; creating an unacceptable level of permeability and provides multiple escape routes. In addition: in this location , given the crime risk all Bin stores doors must be robust and secure!, Double leaf door can be problematic in terms of reliability, sustainable operation and security. Secure operation of double doors is achieved when the active leaf is secure against the passive, this locking configuration can easily be overcome and it is not unusual to find insecure bin stores being used for other activities by the homeless seeking temporary shelter. Given proposed direct access from the bin store into the residential units I (again) have significant concerns regarding this proposal

This is a significant concern and I ask that the residential lobby/ bin/ refuse area be redesigned to separate their use and activities'. This could be achieved via the following ; a) creating a secure residential lobby (achieved via the inclusion of a secondary internal secure line) within with inner access controlled communal entrance b). Re-locate the residential bin store access door from the bottom of the stairs into the secure lobby. c). Careful consideration must be given type and style of external bins store door, single leaf doors capable of allowing the passage of large wheelie bins, which meet the minimum physical security standards required are available. d). Given the proposed mixed use of the bin store , the interconnection door between bin store and residential area must also be regarded as a communal entrance and in compliance with building regulation Approved Document Q must meet the minimum physical security standards of PAS24.

I ask that detailed plans be submitted and approved prior to planning permission being granted

Apartment Mail delivery/residential security – From the submitted documentation, I am concerned that the layout plans do not identify the location of the residential letterboxes. I therefore cannot identify how the postal deliveries will be managed or how the safety and security of private residential areas will be maintained. Letterboxes for apartments are a contentious issue and can lead to the security of the apartments being undermined. Unrestricted postal delivery access also provides a legitimate excuse for unauthorised individuals to be in private areas where they have no

right to be, this in turn raises the fear of crime and provides opportunity for ASB and criminal activity). This issue can be resolved via the inclusion of one of the following solutions; (1) creating an airlock system with secure boxes within the airlock area as detailed above ; (2) external secure letterboxes. I ask that a details relating to postal deliveries be submitted, and approved prior to planning approval being considered.

Bollards: I note that vehicle mitigation barrier in the form of bollards has been included, is it the applicants intention that these will be demountable bollards? How will these function with regards to refuse collections? I ask that additional details be provided prior to planning approval is granted.

Physical Security: I ask that a condition is imposed on this application to ensure that, any subsequent approved development is required to achieve robust access control throughout the whole development. Such a condition will help to ensure that the development achieves the highest standards of design in terms of safety and security, safe guarding future residents. This would not only ensure that crime prevention design is incorporated within the development but also assist the authority in satisfying the requirements of NPPF - creating 'Safe and accessible environments where crime and disorder, and the fear of crime will not undermine quality of life or community cohesion'.

Condition:

To ensure that the development achieves the highest standards of design in terms of safety and security, safe guarding future residents. I would ask the authority attach the following (or a similarly worded) condition upon any approval for this application; No development shall commence until details of the measures to be incorporated into the development to demonstrate how Full and robust access control strategy (best practice guidance Secured by Design Homes 2016) will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy details, and shall not be occupied or used until the Council acknowledged in writing that it has received written confirmation of compliance. .

To aid the applicant I have provided the following as an aid to achieving this condition.

External Communal entrance: All external and internal Communal entrance doors meet the requirements of the minimum physical security requirements of PAS24:2012 tested to BS EN 1627 resistance class 3 access controlled via the include of electronic remote release locking systems with audio intercom link to each apartment.. This will allow residents to communicate with their visitors without having to open their front door and speak to them face-to-face as this allows them to filter who is allowed into the building and up into their flat.

Include secure communal lobbies ; the secondary internal secure doorset shall include an access controlled

Bin store doors must be robust and secure, double leaf door can be problematic sustainable operation and security, as the active leaf is required to secure against the passive. Additional details as to the type, style and minimum physical security standards of the doors will be required -

alternatively a large single leaf door may well be more appropriate and cost effective.

Residential door Sets: Individual flat entrance doors must also comply with ADP-Q, and meet the minimum physical security requirements of PAS24:2012.

I feel that attachment of this condition would help the development to meet the requirements of:

- The National Planning Policy Framework 2012 (Part 7, Sect 58; Requiring good Design and Part 8, Sect 69; Promoting Healthy Communities) where it is stated that development should create 'Safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion'.
- DCLG's Planning Practice Guidance in relation to design, where it states 'Although design is only part of the planning process it can affect a range of economic, social and environmental objectives... Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered: ...safe, connected and efficient streets, ... crime prevention, ...security measures, ...access and inclusion, ...cohesive & vibrant neighbourhoods.' It also states that 'Planning should promote appropriate security measures. Taking proportionate security measures should be a central consideration to the planning and delivery of new developments...'
- Slough Core Policy 12 section, 7.204 and 7.206)

The comments above are made on behalf of Thames Valley Police and relate to CPTED only. You may receive additional comments from TVP with regard to the impact of the development upon policing and a request for the provision of infrastructure to mitigate against this impact.

I hope that you find my comments of assistance in determining the application and if you or the applicants have any queries relating to CPTED in the meantime, please do not hesitate to contact me.

Officer Note – Following the receipt of these comments the scheme has been amended to take into account the concerns raised.

6.4

Lead Local Flood Authority

We have reviewed the following information in relation to the planning application:

- Weetwood Drainage Assessment Final Report V1.4 July 2018

The submitted information addresses our requirements and we have no further comments.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

6.5

Tree Officer

As the application provides insufficient amenity space for future occupiers a

contribution of £4200 is required. This money would be put towards the improvement of the closed churchyard at St Mary's and/or at Herschel Park to enhance the sites' functionality for informal passive recreation through provision of new horticultural features that will benefit residents of the development.

6.6 **Contaminated Land Officer**

I have reviewed the "Phase 1 Contaminated Land Report" (Ref. 4026R1), dated July 2017, and prepared by Ground First Ltd.

Given the proposal is for the existing offices to be converted into residential, without any groundwork, the report is considered acceptable. However, should the development propose further groundworks, additional ground investigation and risk assessment will be required.

For the purpose of these two applications it is recommended that a Watching Brief is maintained for the duration of the works. Once the works are completed, a confirmation letter should be submitted explaining whether any issues were encountered, and how they were dealt with.

Based on the above, I recommend that the following Watching Brief is placed on the Decision Notice:

Watching Brief

The developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination (to soil or/and water, determined by either visual or olfactory indicators) encountered during the development.

In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local Planning Authority.

None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

Reason: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use.

6.7

Environmental Protection

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

6.8

Environmental Quality

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

7.0

PART B: PLANNING APPRAISAL

7.1

Policy Background

Revised National Planning Policy Framework and National Planning Policy Guidance:

Chapter 2: Achieving Sustainable Development
Chapter 5: Building a sufficient supply of homes
Chapter 6: Building a strong, competitive economy
Chapter 7: Ensuring the vitality of town centre
Chapter 9: Promoting sustainable transport
Chapter 12: Achieving well-designed places

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008

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
Core Policy 10 – Infrastructure
Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004 (Saved policies)

H9 – Comprehensive Planning
H11 – Change of use to residential
H14 – Amenity Space
EMP2 – Criteria for business development
S15 – Diversification of use
EN1 – Standard of Design
EN3 – Landscaping
EN5 – Design and Crime Prevention
T2 – Parking
T8 – Cycle Network and Facilities

Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist, February 2013

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).

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

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

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.

7.2 The planning considerations for this proposal are:

- Principle of development
- Impact on the character of the area
- Impact on residential amenity
- Living Conditions and Amenity Space for residents
- Crime Prevention
- Highways, Parking and Public Right of Way

8.0 **Principle of development**

8.1 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 68 of the NPPF identifies that 'small and medium sized sites can make an important contribution to meeting the housing requirements of an area.'

8.2 Core Policy 1 sets out the overall spatial strategy for Slough requiring all developments to take place within the built up area, predominately on previously developed land. The policy seeks to ensure high density housing is located in the appropriate parts of Slough Town Centre with the scale and density of development elsewhere being related to the site's current or proposed accessibility, character and surroundings.

8.3 Core Policy 4 again emphasises that high density housing should be located in the Town Centre area and that outside the Town Centre the development will be predominately family housing at a density related to the character of the area. In particular, in suburban residential areas, there will only be limited infilling consisting of family houses which are designed to enhance the distinctive suburban character and identity of the area.

8.4 The application proposes to extend and convert the majority of the building

into 14 residential units. Three commercial units would be retained at ground floor with a flexible use of A1, A2, B1(a).

- 8.5 The application site falls within Slough town centre, and as such the provision of residential flats is welcomed in terms of land use and the principle of this is supported.
- 8.6 The application also proposes to retain three commercial units at ground floor. These would be for a flexible use falling within A1, A2 or B1(a) uses, allowing some flexibility in the use of the units to try and ensure their future occupation. With the existing building having a mixture of commercial units, it is considered acceptable to retain three units for a flexible use.

9.0 **Impact on Visual Amenity**

- 9.1 The National Planning Policy Framework outlines that ‘the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’

- 9.2 Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document states:

All development in the borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change. With respect to achieving high quality design all development will be:

1. be of a high quality design that is practical, attractive, safe, accessible and adaptable
2. respect its location and surroundings
3. be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style

- 9.3 Policy EN1 of the adopted Local Plan requires development proposals to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of: scale, height, massing, bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees.

- 9.4 The existing building at 44-46 Windsor Road comprises a three storey building which gives the appearance of a two storey building with a third floor within a mansard roof. This third floor is set back from the eastern (front) elevation and western (rear) elevation. The existing building footprint almost completely fills the application site, being approximately 44 metres deep and 10 metres wide. At ground floor there is an existing undercroft which allows vehicles to park under the first floor overhang on the southern elevation.

- 9.5 The application proposes the erection of an additional floor to the existing property, increasing the building from three stories to four. This is facilitated in design terms through altering the existing mansard roof to brick walls, and building a new mansard roof above. The appearance is of the existing mansard roof being moved up to allow the insertion of an additional floor under this. The additional fourth floor would have the same footprint as the existing mansard roof, and as such would be set in from the eastern and western boundaries. The total increase in height would be 2.9 metres.
- 9.6 The application site is positioned between Slough Baptist Church and Charter Court on Windsor Road. Both of these buildings have ridge heights greater than the existing building at 44-46 Windsor Road, and the application building appears squat in comparison. The proposed additional floor assists in elevating the property to provide a ridge height between that of Slough Baptist Church and Charter Court. Through increasing the ridge height to be positioned between the two neighbouring properties, it is considered that the resultant mass would compliment that street scene of Windsor Road and would appear acceptable in design terms.
- 9.7 It is also proposed to infill the existing under croft on the southern elevation of the existing building to remove the parking spaces and add additional residential accommodation. The infilling of this section of the building would not greatly alter the appearance of the property and is considered acceptable in design terms.
- 9.8 Alongside the above, a large level of fenestration changes are proposed through alterations to the existing window openings, the insertion of balconies on the western elevation, and the creation of a terrace to the front (east) at second floor. It is considered that these fenestration changes would assist in improving the existing appearance of the building which is run-down, through refreshing the appearance of the building. It is considered that the fenestration changes proposed are acceptable in design terms.
- 9.9 It is noted that the existing building is not of a design that contributes to the appearance of Windsor Road. The proposed alterations would not significantly alter the appearance of the existing building other than adding an additional floor and through improvements to the fenestration through the insertion of replacement and new windows. Whilst the resultant building would not appear greatly different from that existing, the building is existing and it would not be reasonable to refuse an application due to the existing poor appearance.
- 10.0 **Impact to neighbouring residential properties**
- 10.1 The impact on adjacent residential properties is assessed against Core Policy 8 and Local Plan Policy EN1.

- 10.2 Core Policy 8 of the Local Development Framework, Core Strategy, states that *“The design of all development within existing residential areas should respect the amenities of adjoining occupiers.”*
- 10.3 Policy EN1 of the Adopted Local Plan states that *“all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”*, in accordance with the criteria set out in that policy.
- 10.4 Concern was raised within neighbour letters that the proposal would result in overshadowing, loss of light and overlooking of neighbouring properties, and would appear overbearing to neighbouring properties. The application site as existing comprises a three storey building with window openings on all elevations. The application proposes the addition and alteration of existing windows, and the insertion of an additional floor.
- 10.5 The eastern elevation of the property faces Windsor Road and across towards business units, and the southern elevation faces business units within Charter Court, across the public right of way, and as such the additional bulk, windows, and terrace on the eastern and southern elevations would not result in overshadowing or overlooking concerns in regards to neighbouring residential properties.
- 10.6 The majority of the northern elevation is bordered by Slough Baptist Church, and as such the additional bulk and windows on the northern elevation would not result in overshadowing or overlooking concerns in regards to neighbouring residential properties to the north in the section covered by this Church. Whilst Slough Baptist Church covers most of the northern elevation, the western most part of the northern elevation is bordered by a residential garden for Beechwood Gardens. The western elevation of the building is also bordered by residential properties and gardens of properties on Beechwood Gardens. As such an assessment of the additional floor, and alterations to the fenestration, on these elevations will be considered in full below.
- 10.7 The existing building is positioned on the garden boundary with 18 and 20 Beechwood Gardens to the west, and borders the garden for one of the maisonettes within 22 and 24 Beechwood Gardens to the north. The application proposes the addition of a fourth floor to the existing building, through removing the existing mansard roof and inserting an additional floor with mansard roof above (creating two floors). These two floors would be positioned to match the existing mansard roof footprint, being set in from the eastern and western boundaries of the existing building at ground and first floor.
- 10.8 It is considered that there would be an impact upon the outlook from neighbouring windows on Beechwood Gardens with the additional floor appearing more prominent and with the extension likely resulting in a reduction in light such as early morning winter sun, being positioned to the east. However, the application site is located nestled between larger buildings within the town centre of Slough, and the additional built form would be relatively narrow at 8.6 metres wide reducing to 7.8 metres wide. As such whilst there would likely be an impact upon the bottom floor of the residential property to the west, this is not to a level that is considered unacceptable due to the surrounding characteristic of large properties within the town centre of

Slough. There would only be a negligible impact upon the top floor windows.

- 10.9 In line with the above, it is also not considered that the proposed additional floor would appear overbearing to neighbouring properties, being set back from the main bulk of the building, and being set down from neighbouring buildings on Windsor Road.
- 10.10 In regards to privacy, the western elevation as existing has one window at ground floor, two windows at first floor, and three rooflights within the mansard roof. All of these windows offer a clear view into the rear gardens of residential properties on Beechwood Gardens and towards the rear windows of these properties. The application proposes to remove the existing windows on this elevation and insert one high level window at ground floor, one high level window at first floor, and two windows at second floor. The ground and first floor window are shown to be obscure glazed and a condition would be attached requiring these to be obscure glazed and non-opening in perpetuity. The second floor windows are shown to be clear glazed. To overcome any potential overlooking, a 1.8 metre high screen is proposed along the western and northern elevation of the existing flat roof. This allows unobscured light to enter the residential unit at second floor through clear glazed windows, whilst still ensuring that there is no overlooking concern as without this obscure screen on the flat roof any occupiers could look directly into neighbouring residential gardens and rear windows. The flat roof to the west is not to form a terrace, with no access possible from the proposed flats. The use of this flat roof as a terrace is not deemed acceptable due to the potential impact upon existing neighbouring residential amenity immediately to the north and west of this terrace, through the intensified use of this roof and the associated noise from this.
- 10.11 Part of the northern elevation immediately backs onto the garden of residential properties on Beechwood Gardens. As existing two large windows at ground floor and three large windows at first floor look directly into this garden. It is proposed to remove these windows and insert one small high level window at ground floor which would be obscure glazed and fixed shut, and two windows at first floor. The windows at first floor would be obscure glazed and fixed shut up to 1.7 metres above floor level, and clear glazed and inward opening above this. Subject to a condition requiring this, it is considered that there would be an improvement to neighbouring amenity as a result of these changes.
- 10.12 Concern was also raised within a neighbour letter that the proposed residential use would result in additional noise. The use of the existing building as residential units would provide a level of noise and disturbance which would be compatible with the residential character of Beechwood Gardens. It is not considered that there would be an unacceptable impact upon neighbouring amenity in terms of noise, disturbance and air quality.
- 10.13 In line with the above, it is not considered that there would be an unacceptable impact upon neighbouring amenity as a result of this proposal.
- 11.0 **Living Conditions and Amenity Space for residents**
- 11.1 The NPPF states that planning should ensure that developments provide a high standard of amenity for existing and future users (para 127).

- 11.2 Policy H14 of the Adopted Local Plan states that development will only be allowed with the provision of the appropriate amount of private amenity space with due consideration given for type and size of the dwelling, quality of the proposed amenity space, character of the surrounding area in terms of type and size of amenity space and the proximity to existing public open space and play facilities. This policy is further backed up with the Councils Guidelines for the Provision of Amenity Space around Residential Dwellings.
- 11.3 The application building is located on a constrained site, and windows are existing and proposed on the northern elevation, which is positioned close to Slough Baptist Church, or overlook a neighbouring garden and as such are proposed to be obscure glazed windows up to 1.7 metres above floor level. Whilst the outlook from the windows on the northern elevation (serving bedrooms, bathrooms, halls and kitchens) is reduced, this outlook is not considered unacceptable, particularly as each flat is provided with good outlook from the southern elevation (serving living rooms and bedrooms). The proposed flats are also each provided with good room sizes. As such it is considered that good living conditions are provided for future occupiers.
- 11.4 In regards to amenity space, five flats are provided with balconies and one flat is provided with a terrace. This provides insufficient amenity space for the future occupiers of the development. The Developers Contributions and Affordable Housing (Section 106) Developer's Guide Part 2, updated 2017, outlines that residential schemes in the town centre that have inadequate private amenity space must provide a financial contribution of £300 per dwelling for the enhancement of existing nearby public open space, to be paid prior to the commencement of development. With 14 flats proposed, this equates to a total of £4200. The Council must advise what project this money would be put towards and this is advised by the Council's Tree Officer to be towards improvements of the closed churchyard at St Mary's and/or at Herschel Park to enhance the sites' functionality for informal passive recreation through provision of new horticultural features that will benefit residents of the development.
- 11.5 A S106 agreement will be required with the developer for the provision of this contribution towards the enhancement of nearby amenity space. The applicant has confirmed agreement to the above contributions.

12.0 **Crime Prevention**

- 12.1 Policy EN5 of the adopted Local Plan states all development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. The Police Crime Prevention Design Advisor was consulted on this application and advised that the principle of the application is supported but some changes could be made to improve the scheme.
- 12.2 Concern was raised with the proposed residential lobby, and the bin door linking from the outside into the main core. To overcome this the development has been re-designed to introduce a secure entrance lobby, with a second internal secure door to both cores. With this any person would need to enter through the secure front entrance and a secondary internal secure door prior to being able to enter the main staircase core. The internal access to the bin

store would be located within this secure space, alongside the letterboxes, ensuring that if a person accesses the secure space through the bin store or through delivery of letters, they cannot gain access through the second internal secure door into the main core.

12.3

Concern was also raised that the bin store appears to be a shared space for the commercial and residential units. The submitted plans have been clarified to outline that the commercial units will each have an internal bin store within each commercial unit. The refuse store identified on the plan is for residential waste only.

12.4

A condition was requested requiring the development to achieve robust access control, to ensure that the development achieves the highest standards of design in terms of safety and security, and safe guarding future residents. It is considered appropriate to attach such a condition.

13.0

Highways and Parking

13.1

The NPPF outlines that transport issues should be considered from the earliest stages of plan-making and development proposals so that the potential impacts and opportunities of development on transport networks can be addressed, opportunities to promote walking, cycling and public transport are identified, the environmental impacts of traffic can be identified, and movement patterns can be incorporated into designs (para 102). When assessing development it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access is achieved, and any significant impacts from the development on the transport network or highway safety can be cost effective (para 108).

13.2

Paragraph 109 of the NPPF states that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

13.3

Core Policy 7 requires that development proposals will have to make appropriate provisions for reducing the need to travel, widening travel choices and making travel by sustainable means of transport more attractive than the private car, improving road safety, improving air quality and reducing the impact of travel upon the environment.

13.4

Local Plan Policy T2 requires residential development to provide a level of parking appropriate to its location and overcome road safety problems while protecting the amenities of adjoining residents and the visual amenities of the area.

13.5

The Transport and Highway Guidance Developer's Guide Part 3 outlines that residential development of under 4 bedrooms have a nil parking requirement, but should be provided with 1 cycle space per unit. The guide also outlines that there is a nil parking requirement for A1 and A2 uses, and a maximum of 1 to 40m² parking requirement for B1(a) uses.

13.6 The application proposes a nil parking provision, with the existing vehicle access being removed through the installation of bollards at Beechwood Gardens and Windsor Road. Cycle parking racks for 14 bicycles would be provided within the residential core for the proposed flats. 5 Sheffield bike stands, providing parking for 10 bicycles, would be provided externally for use by visitors to the commercial units and residential units.

13.7 The Council's Highways Department have been consulted on the application and have advised that the provision of no on-site parking is appropriate for the town centre location. It is also advised that there is sufficient cycle parking provision for the proposed uses. Financial contributions towards cycle hire facilities and the upgrading of the public footpath to a bridleway have been requested. These are discussed further later within the report.

14.0 **Refuse**

14.1 The application provides a communal refuse store for the residential units, and individual internal refuse stores for each commercial unit. A refuse collection point is shown by Beechwood Gardens.

14.2 The Highways Authority have advised that the bin storage on site is acceptable, and that any bin collections must be from Beechwood Gardens. A bin management strategy is requested. The submitted Design and Access Statement dated 28/09/2018 advised at page 25 a bin management strategy. This outlines that the management company will be responsible for moving waste containers to the refuse holding point on bin collection day. A condition is proposed requiring compliance with this strategy.

15.0 **Public Right of Way**

15.1 The application site includes a public right of way footpath that joins Windsor Road to Beechwood Gardens. The Public Rights of Way officer has been consulted and has advised that the proposed development is acceptable and welcomes the removal of the vehicle access across this right of way which allows the upgrading of the footpath to a bridleway, which would allow the cycling use of this right of way to be legalised.

15.2 In line with this, it is considered that a condition should be attached to any approval requiring the implementation of the bollards to be inserted to remove vehicle access from both Windsor Road and Beechwood Gardens.

15.3 The Public Right of Way officer advises that the developer will be required to enter into a Section 25 creation agreement to enable the footpath to be upgraded to a bridleway, and a contribution to the Slough Cycle Hire scheme in the form of 10 new cycle hire bikes is required, which would form part of a legal agreement. Details of the materials to be used to re-surface the public right of way and two new TSRGD cycling route signs and posts need to be erected at either end of the route, which will be required through condition. It was also advised that consent will be required to close the right of way during construction works, which will be reminded through an informative.

16.0 **Affordable Housing**

16.1 The application adds 14 residential units and as such is not liable for the

provision of affordable housing.

17.0 **Financial Contributions**

17.1 As discussed within the report above, the developer is requested to provide the following:

- £4200 towards the enhancement of existing public open space;
- £12000 towards the provision of 10 new cycle hire bikes for the Slough Cycle Hire Scheme;
- £1500 for a Section 25 creation agreement to enable the footpath to be upgraded to a bridleway.

17.2 A contribution towards the enhancement of existing public open space is required to overcome the shortfall of amenity space provided on site, the contribution towards cycle hire provision is to overcome the loss of existing parking on site and to facilitate sustainable transport, and the contribution towards the footpath enhancement is due to the impact of the proposal upon the existing right of way.

17.3 The applicant has confirmed agreement to the above contributions.

18.0 **PART C: RECOMMENDATION**
Planning Conclusion

18.1 Having considered the relevant policies set out below, and comments from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be approved subject to conditions and the entering into of a legal agreement.

19.0 **PART D: LIST CONDITIONS AND INFORMATIVES**

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) Site Location Plan PL_001, dated 28/09/2018;
- (b) Drawing No. PL_107, dated 28/09/2018, received 28/09/2018;
- (c) Drawing No. PL_108, dated 28/09/2018, received 28/09/2018;
- (d) Drawing No. PL_109, dated 28/09/2018, received 28/09/2018;

- (e) Drawing No. PL_110, dated 28/09/2018, received 28/09/2018;
- (f) Drawing No. PL_111, dated 28/09/2018, received 28/09/2018;
- (g) Drawing No. PL_112, dated 28/09/2018, received 28/09/2018;
- (h) Drawing No. PL_113, dated 28/09/2018, received 28/09/2018;

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. Details of external materials to be used on 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 Policy EN1 of The Adopted Local Plan for Slough 2004.

- 4. Details of external materials to be used in the construction of the pathways, public right of way and communal areas within 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 Policy EN1 of The Local Adopted Plan for Slough 2004.

- 5. No part of the development shall be occupied until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights, along with staking/guying, mulching, feeding, watering and soil quality, of new trees and shrubs.

The approved scheme of soft landscaping shall be carried out no later than the first planting season following first occupation of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

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

2004 and to ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policy 8 of the adopted Core Strategy 2006 - 2026.

6. No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall include details of:
 - (i) Construction access;
 - (ii) Vehicle parking for site operatives and visitors;
 - (iii) Loading/off-loading and turning areas;
 - (iv) Site compound;
 - (v) Storage of materials;
 - (vi) Precautions to prevent the deposit of mud and debris on the adjacent highway;
 - (vii) Details of any impact upon the public right of way.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

REASON To minimise danger and inconvenience to highway users.

7. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) site security arrangements including hoardings

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order) and The Town & Country Planning Act 1990 (as amended), no window(s), other than those hereby approved, shall be formed in the northern or western elevations of the building without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December

2008.

9. The following windows as shown on existing plans PL_002, PL_003, and PL_006 shall be permanently removed prior to first occupation of the development:
 - a) 2x first floor windows on western elevation (rear facing Beechwood Gardens);
 - b) 2x ground floor windows on northern elevation within section to the west of existing western most internal staircase, as shown in plan PL_002;
 - c) 1x central first floor window on northern elevation within section to the west of existing western most internal staircase, as shown in plan PL_003.

REASON To minimise any loss of privacy to adjoining occupiers.

10. The following windows hereby approved shall be glazed with obscure glass and any opening shall be inward and at a high level (above 1.7m) only, and shall be so maintained unless prior written approval has been obtained from the Local Planning Authority:
 - a) High level ground floor window on western elevation serving living/dining/kitchen of B.0.3 plan PL_107;
 - b) High level first floor window on western elevation serving hall of B.0.3 plan PL_108;
 - c) High level ground floor window on northern elevation serving kitchen of B.0.2, plan PL_107;
 - d) First floor window on northern elevation serving bathroom of B.0.3, plan PL_108.

REASON To minimise any loss of privacy to adjoining occupiers.

11. The following window hereby approved shall be glazed with obscure glass up to 1.7 metres above floor level, and shall be glazed with clear glass above 1.7 metres. Any openings shall be inward opening and shall be at a high level (above 1.7m) only, and shall be so maintained unless prior written approval has been obtained from the Local Planning Authority:
 - a) First floor window on northern elevation serving bedroom of B.0.2, plan PL_108.

REASON To minimise any loss of privacy to adjoining occupiers and provide acceptable living conditions for the occupiers of this unit.

12. Prior to the first occupation of the development, details of the boundary screens to be erected along the northern and western elevations of the green roof at second floor (western end of the development), and around the northern, eastern and southern elevations of the terrace at second floor (eastern end of the development) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary screening shall be

erected on site prior to first occupation of the development in full accordance with the details as approved and shall be retained as such thereafter, unless otherwise approved in writing by the Local Planning Authority..

REASON To minimise any loss of privacy to adjoining occupiers.

13. There shall be no access to the second floor green roof on the western end of the development other than for maintenance purposes. No access to this roof shall be provided from unit B.2.3.

REASON To minimise any loss of privacy to adjoining occupiers.

14. Prior to first occupation of the development the internal and external cycle parking, as shown in plan PL_107, shall be provided on site and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking at the site, in accordance with Policy T8 of the Local Plan for Slough 2004 and to meet the objectives of the Slough Integrated Transport Strategy.

15. Prior to first occupation of the development the residential refuse store, commercial refuse stores, and refuse collection point shall be provided on site in accordance with plan PL_107 and retained at all times in the future for this purpose.

REASON To ensure that there is adequate refuse storage at the site.

16. The waste management strategy outlined at page 25 of the Design and Access Statement, dated 28/09/2018, by RnH Architects shall be fully implemented on site and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

17. Prior to first occupation, the Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Security measures in line with the principles of Secured by Design are to be implemented following consultation with the Thames Valley Police, including a full and robust access control strategy. The measures incorporated shall be retained and maintained on site in perpetuity.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2

of the Local Government Act 2000; in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to reflect the guidance contained in The National Planning Policy Framework.

18. Prior to first occupation of the development two new TSRGD cycling route signs and posts shall be erected at either end of the public right of way on site (one to the western end by Beechwood Gardens and one to the eastern end by Windsor Road) in consultation with the Council's Public Rights of Way Officer, unless otherwise agreed in writing by the Local Planning Authority.

REASON To ensure adequate notification of the public right of way.

19. No part of the development shall be occupied until the redundant means of access on Beechwood Gardens has been removed and the footway re-instated and laid out in accordance with plans that shall first have been submitted to and approved in writing by the local planning authority and the works shall be constructed in accordance with Slough Borough Council's Design Guide.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

20. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), the commercial units hereby permitted shall be used for Class A1, A2, or B1(a) purposes only and for no other purpose unless otherwise agreed in writing by the local planning authority.

REASON In order protect the amenities of the area.

21. Prior to first occupation of development details of the bollards to be installed at the Windsor Road and Beechwood Garden ends of the site, as shown on plan PL_107 shall be submitted to and approved in writing by the Local Planning Authority. The approved bollards shall be provided in full accordance with the approved details prior to first occupation of the development hereby approved, and retained thereafter.

REASON: To ensure that necessary works to minimise highway danger, obstruction and inconvenience as a result of this development are undertaken, in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

22. The development shall be undertaken in accordance with the findings

of the Weetwood Drainage Assessment Final Report V1.4 June 2018, received 27/06/2018, unless otherwise agreed in writing by the Local Planning Authority.

REASON To ensure adequate drainage is provided for the development.

23. The developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination (to soil or/and water, determined by either visual or olfactory indicators) encountered during the development.

In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local Planning Authority.

None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

Reason: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use.

INFORMATIVES:

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through discussing amendments to the scheme. 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. Highways:

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.

The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a license must be sought from the Highway Authority.

The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.

3. If the footpath will need to be closed during construction the developer will need to apply for a Temporary TRO under S14 RTRA at a fee of £1250 if over 5 days closure period.
4. This planning permission is granted following the receipt of a completed S106 agreement.
5. Thames Water:

The applicant is reminded that there are public sewers crossing or close to your development. If planning significant work near sewers it's important that you minimise the risk of damage. Thames Water will need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhabit the services provided in any other way. The applicant is advised to read the guide for working near or diverting pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minutes at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.