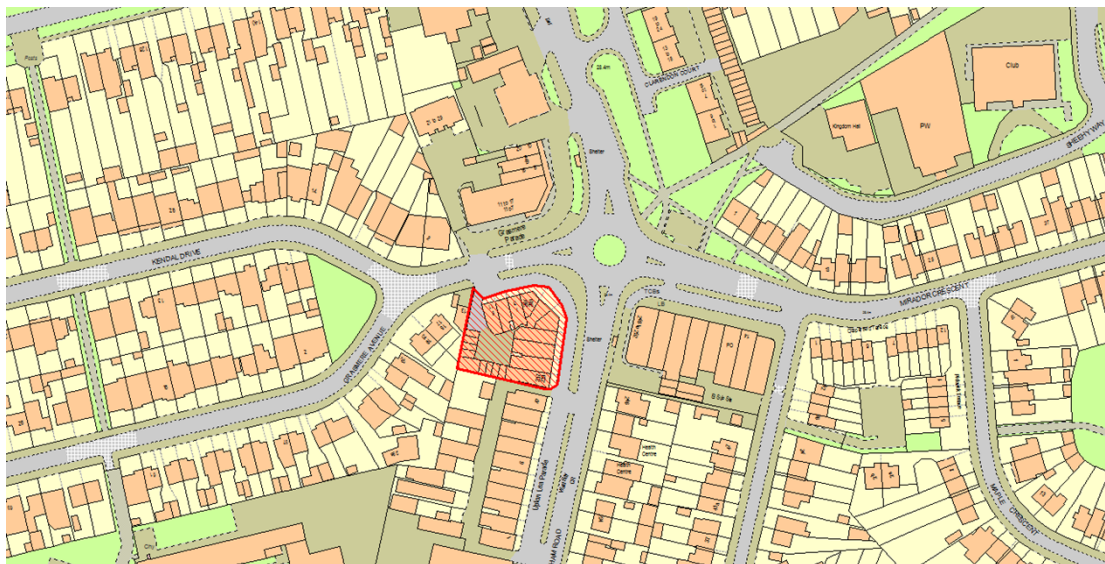


Registration Date:	31-Jul-2019	Application No:	P/17853/000
Officer:	Michael Scott	Ward:	Elliman
Applicant:	Virk	Application Type:	Major
		13 Week Date:	30 October 2019
Agent:	Ms. Jennifer Steel, Danks Badnell Architects Ltd. Kings Stables, 3-4, Osborne Mews, Windsor, SL4 3DE		
Location:	237-261 Wexham Road & 3-9 Grasmere Avenue, Slough, SL2 5JT		
Proposal:	<p>Replace existing roof with new mansard roof with dormer windows. 3 storey rear extensions and convert existing 7no. 3 bed and 3no. 2 bed duplex flats to accommodate 7no. 3 bed, 3no. 2 bed duplex flats and 10 additional units (2no. studio flats & 8no. 1 bed flats). Recladding existing elevations, forming revised window and doors openings, addition of balconies. Addition of 2 storey bay window to North East elevation. Replacing existing stairwells, new bin store.</p>		

Recommendation: Delegate to the Planning Manager



P/05806/007

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.
- 1.2 Under the current constitution, this application is to be determined at Planning Committee, as it is an application for a major development comprising more than 10 dwellings.

PART A: BACKGROUND

2.0 Proposal

2.1 This is a full planning application for:

- Construction at the rear of the property of a three storey extension
- Extend the existing ridged roof by an increase in height to form a mansard roof to accommodate additional residential accommodation.
- Construction of 2no. two-storey extensions to the rear to enclose and provide private accesses for future residents.
- These changes to the existing accommodation would create a further 10no. residential units.
- Provide cycle and bin/recycling facilities.
- External refurbishment of the existing building, to include balconies.

3.0 Application Site

- 3.1 The application site lies in a designated shopping parade on the south-western corner of the Wexham Road and Grasmere Avenue/Mirador Crescent roundabout.
- 3.2 The site currently has a parade of retail units at ground floor and 10no. maisonette flats on the first and second floors. A garage/storage/service court is located to the rear of the site, together with a two-storey detached building used as an office.
- 3.3 Directly opposite, to the north, lies a block of flats over shopping, which was extended with a mansard roof addition by the same developer and set of architects under SBC ref: P/01028/035 granted planning permission on 9th August 2018.
- 3.4 On the site's western boundary lies a two-storey, detached commercial premises, with two-storey, semi-detached dwellinghouses beyond in Grasmere Avenue.
- 3.5 To the south facing Wexham Road, is a two-storey block of commercial premises, with a rear service road leading to various outbuildings used for storage.

- 3.6 Directly opposite, to the east, lies a three-storey block with flats over shopping.
- 3.7 The application premises, together with the mixed retail/flatted blocks to the north, south and east, have service access/parking roadways to the front.
- 3.8 The site lies in Flood Zone 2.
- 3.9 The site lies outside the Town Centre and is not in a conservation area. Nor are there any designated heritage assets in the vicinity.

4.0 **Relevant Site History**

- 4.1 There is no relevant site history relating to this site.
- 4.2 There has been pre-application advice by officers in August 2018 (ref: pre-app/1069) to an earlier version of the current scheme. In short, this involved a scheme comprising (a) Extension at the rear; (b) Additional third floor of accommodation to the top of the existing building to provide up to 10no. flats; and (c) Demolish area of existing garages and construct new 2 storey warehouse.
- 4.3 The advice set out that a flatted scheme would be appropriate in this case, subject to the need to ensure the detailing of the scheme would achieve a high quality finish and avoid what was then a cluttered roof and suggested that the proposed bulky warehouse building in the rear courtyard be omitted.
- 4.4 This submitted set of proposals has addressed the issues through a reduction in the number of dormers and by omitting the warehouse.

5.0 **Neighbour Notification**

- 5.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) two site notices were displayed outside the site on 21/08/2019. The application was advertised as a major application in the 23/08/2018 edition of The Slough Express. Neighbour letters were sent out on 19/08/2019 to the following addresses:

16, Grasmere Parade, Slough, SL2 5HZ, 12, Grasmere Parade, Slough, SL2 5HZ, 13, Grasmere Parade, Slough, SL2 5HZ, 14, Grasmere Parade, Slough, SL2 5HZ, 15, Grasmere Parade, Slough, SL2 5HZ, 17, Grasmere Parade, Slough, SL2 5HZ, 253, Wexham Road, Slough, SL2 5JT, 11, Grasmere Parade, Slough, SL2 5HZ, 23, Grasmere Avenue, Slough, SL2 5JD, 27, Grasmere Avenue, Slough, SL2 5JD, Store Rear Of, 8, Upton Lea Parade, Store Rear Of, 10, Upton Lea Parade, Slough, SL2 5JU, Store Rear Of, 7, Upton Lea Parade, 25, Grasmere Avenue, Slough, SL2 5JD, 21, Grasmere Avenue, Slough, SL2 5JD, 19, Grasmere Avenue, Slough, SL2 5JD, Wexham Road Surgery, 242, Wexham Road, Slough, SL2 5JP, 11, Grasmere Avenue, Slough, SL2 5JD, White Rose Dry Cleaners, 9, Grasmere Avenue, Slough,

SL2 5JD, 5, Grasmere Avenue, Slough, SL2 5JD, 7, Grasmere Avenue, Slough, SL2 5JD, Store Rear Of, 5, Grasmere Avenue, 1, Grasmere Avenue, Slough, SL2 5JD, 3, Grasmere Avenue, Slough, SL2 5JD, 261, Wexham Road, Slough, SL2 5JT, 257, Wexham Road, Slough, SL2 5JT, 259, Wexham Road, Slough, SL2 5JT, 253A, Wexham Road, Slough, SL2 5JT, 255, Wexham Road, Slough, SL2 5JT, Atm, 249, Wexham Road, 249, Wexham Road, Slough, SL2 5JT, 251, Wexham Road, Slough, SL2 5JT, 247, Wexham Road, Slough, SL2 5JT, Virk Superstore, 241, Wexham Road, Slough, SL2 5JT, 243, Wexham Road, Slough, SL2 5JT, 239, Wexham Road, Slough, SL2 5JT, 237, Wexham Road, Slough, SL2 5JT, 10, Upton Lea Parade, Slough, SL2 5JU, 9, Upton Lea Parade, Slough, SL2 5JU, 9A, Upton Lea Parade, Slough, SL2 5JU, 8, Upton Lea Parade, Slough, SL2 5JU, Flat Above, 8, Upton Lea Parade, Slough, SL2 5JU, Meghna Tandoori Restaurant, 7, Upton Lea Parade, Slough, SL2 5JU, 7A, Upton Lea Parade, Slough, SL2 5JU, Ak Auto Electrics, 13, Grasmere Avenue, Slough, SL2 5JD, 13A, Grasmere Avenue, Slough, SL2 5JD, 15, Grasmere Avenue, Slough, SL2 5JD, 17, Grasmere Avenue, Slough, SL2 5JD, 29, Grasmere Avenue, Slough, SL2 5JD, Little Island Bungalow, 29A, Grasmere Avenue, Slough, SL2 5JD, 5, Upton Lea Parade, Slough, SL2 5JU, 5A, Upton Lea Parade, Slough, SL2 5JU, 6B, Upton Lea Parade, Slough, SL2 5JU, 6A, Upton Lea Parade, Slough, SL2 5JU, 6, Upton Lea Parade, Slough, SL2 5JU, 238, Wexham Road, Slough, SL2 5JP, Dr V Sharma, 240, Wexham Road, Slough, SL2 5JP, 244, Wexham Road, Slough, SL2 5JP, 246, Wexham Road, Slough, SL2 5JP, 248A, Wexham Road, Slough, SL2 5JP, 250A, Wexham Road, Slough, SL2 5JP, 2, Mirador Crescent, Slough, SL2 5JP, 248, Wexham Road, Slough, SL2 5JP, 252A, Wexham Road, Slough, SL2 5JP, Tesco, 1, Grasmere Parade, Slough, SL2 5HZ, Atm, 1, Grasmere Parade, 11, Grasmere Avenue, Slough, SL2 5JD, White Rose Dry Cleaners, 9, Grasmere Avenue, Slough, SL2 5JD, 5, Grasmere Avenue, Slough, SL2 5JD, 7, Grasmere Avenue, Slough, SL2 5JD, Store Rear Of, 5, Grasmere Avenue, 1, Grasmere Avenue, Slough, SL2 5JD, 3, Grasmere Avenue, Slough, SL2 5JD, 261, Wexham Road, Slough, SL2 5JT, 257, Wexham Road, Slough, SL2 5JT, 259, Wexham Road, Slough, SL2 5JT, 253A, Wexham Road, Slough, SL2 5JT, 255, Wexham Road, Slough, SL2 5JT, 249, Wexham Road, Slough, SL2 5JT, 251, Wexham Road, Slough, SL2 5JT, 247, Wexham Road, Slough, SL2 5JT, Virk Superstore, 241, Wexham Road, Slough, SL2 5JT, 243, Wexham Road, Slough, SL2 5JT, 239, Wexham Road, Slough, SL2 5JT, 237, Wexham Road, Slough, SL2 5JT, 10, Upton Lea Parade, Slough, SL2 5JU, 9, Upton Lea Parade, Slough, SL2 5JU, 9A, Upton Lea Parade, Slough, SL2 5JU, 8, Upton Lea Parade, Slough, SL2 5JU, Flat Above, 8, Upton Lea Parade, Slough, SL2 5JU, Meghna Tandoori Restaurant, 7, Upton Lea Parade, Slough, SL2 5JU, 7A, Upton Lea Parade, Slough, SL2 5JU, Ak Auto Electrics, 13, Grasmere Avenue, Slough, SL2 5JD, 13A, Grasmere Avenue, Slough, SL2 5JD, 15, Grasmere Avenue, Slough, SL2 5JD, 17, Grasmere Avenue, Slough, SL2 5JD, 29, Grasmere Avenue, Slough, SL2 5JD, Little Island Bungalow, 29A, Grasmere Avenue, Slough, SL2 5JD, 5, Upton Lea Parade, Slough, SL2 5JU, 5A, Upton Lea Parade, Slough, SL2 5JU, 6B, Upton Lea

Parade, Slough, SL2 5JU, 6A, Upton Lea Parade, Slough, SL2 5JU, 6, Upton Lea Parade, Slough, SL2 5JU, 238, Wexham Road, Slough, SL2 5JP, Dr V Sharma, 240, Wexham Road, Slough, SL2 5JP, 244, Wexham Road, Slough, SL2 5JP, 246, Wexham Road, Slough, SL2 5JP, 248A, Wexham Road, Slough, SL2 5JP, 250A, Wexham Road, Slough, SL2 5JP, 2, Mirador Crescent, Slough, SL2 5JP, 248, Wexham Road, Slough, SL2 5JP, 252A, Wexham Road, Slough, SL2 5JP, Tesco, 1, Grasmere Parade, Slough, SL2 5HZ, Atm, 1, Grasmere Parade, 2, Kendal Drive, Slough, SL2 5JB, 4, Kendal Drive, Slough, SL2 5JB

- 5.2 The public consultation period expired on 9th September 2019. One letter of objection has been received, which raises no planning issues, but concerns the objector's leasehold interest.

6.0 **Consultations**

6.1 Local Highway Authority:

Following review of the updated drawings: 18/14/14A and 18/14/15, please find our comments as follows to our previous concerns raised:

1. I note the applicant has provided a waste storage and collection plan on the waste management and delivery plans. However, no specification of the refuse truck has been provided. We will require the applicant to use the specification of the SBC refuse trucks to demonstrate tracking. I've attached the SBC standard refuse vehicle for your easy reference.
 - a. I can now confirm this is acceptable.
2. Similarly, no specification of the delivery vehicle used in the delivery and service plan on the waste management and delivery plans has been provided. We will require the specification of the vehicle used for the tracking drawing before we can fully assess this and accept the details provided in clause 7.01.
 - a. I can now confirm the tracking is acceptable however we will require the vehicle profile for a generic delivery van.
3. In regards to the rising bollards mentioned in clause 6.03, we will require a plan demonstrating the centres/distance between the bollards. The bollards need to be set apart at a distance that will allow large 1100L Eurobins to be wheeled through them on collection day, yet the bollards can stop cars from going through.
 - a. I can now confirm this is acceptable.
4. I note the applicant has mentioned that access may be provided to one off large scale pre-arrange deliveries/removals at the management's discretion. However, no details have been provided on who the management is.
 - a. Will there be a company employed to manage this or will be managed by the individual shop owners?
 - b. I can now confirm this is acceptable.

6.3 Crime Prevention Design Advisor:

No comments received. Any comments received will be reported into the Amendment Sheet

6.4 Thames Water:

Waste Comments

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to

significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PART B: PLANNING APPRAISAL

7.0

Policy Background

7.1

National Planning Policy Framework and National Planning Policy Guidance:

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

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 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

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 7 - Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural, built and historic environment

Core Policy 10 – Infrastructure

Core Policy 11 - Social cohesiveness

Core Policy 12 – Community Safety

The Adopted Local Plan for Slough 2004 (Saved Policies)

EN1 – Standard of Design

EN 2 - Extensions

EN3 – Landscaping Requirements

EN5 – Design and Crime Prevention

H11 – Change of Use to Residential

H14 – Amenity Space

T2 – Parking Restraint

T8 – Cycle Network and Facilities

Other Relevant Documents/Guidance

- Slough Borough Council Developer's Guide Parts 1-4
- Proposals Map
- Technical housing standards – nationally described space standard - 19 May 2016

Slough Local Development Plan and the NPPF

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 on 19th June 2019.

The National Planning Policy Framework 2019 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.

Following the application of the updated Housing Delivery Test set out in the National Planning Policy Framework 2019, the Local Planning Authority

cannot demonstrate a Five Year Land Supply. Therefore, when applying Development Plan Policies in relation to the development of new housing, the presumption in favour of sustainable development will be applied, which comprises a tilted balance in favour of the development as set out in Paragraph 11(d) (ii) of the National Planning Policy Framework 2019 and refined in case law. The 'tilted balance' as set out in the NPPF paragraph 11 requires local planning authorities to apply the presumption in favour of sustainable development (in applications which relate to the supply of housing) unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Planning Officers have considered the revised National Planning Policy Framework 2019 which has been used together with other material planning considerations to assess this planning application.

7.2 The planning considerations for this proposal are:

- Principle of development
- Housing mix
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring occupiers
- Living conditions for future occupiers of the development
- Crime prevention
- Highways and parking
- Drainage & Flood risk issues
- Equalities Considerations

8.0 **Principle of development**

8.1 The application entails the remodelling of the roof to provide further residential accommodation, together with the enclosure of the existing deck-access arrangement into a three-storey rear extension and the provision of communal amenity space.

8.2 The National Planning Policy Framework 2019 encourages the effective and efficient use of land. This is reflected within Core Policies 1 and 4 which seek high density non family type housing to be located in the Town Centre. In the urban areas outside of the town centre, new residential development is expected to be predominantly family housing.

8.3 However, as noted above, the application site comprises flats over shops and there are similar developments opposite to the north and to the east. The character of this area is one of high-density flats with a reduced standard for on-site car parking due to its higher public transport links and accessibility. Therefore, the site is not considered to be in a typical suburban area. As per the Pre-Application Advice, it is accepted that flats would be an appropriate housing type on this application site.

8.4 Having regard to the National Planning Policy Framework 2019 and the Local Development Plan, there are no objections to the principle of residential flatted development on this site.

9.0 **Mix of housing**

- 9.1 The National Planning Policy Framework 2019 seeks to deliver a variety of homes to meet the needs of different groups in the community. This is largely reflected in local planning policy in Core Strategy Strategic Objective C and Core Policy 4.
- 9.2 The existing accommodation comprises 7no. three-bedroom and 3no. two-bedroom flats.
- 9.3 The proposal would provide a further mix of 8no. one-bedroom and 2no. studio units, following the works which would re-provide 7no. three-bedroom and 3no. two-bedroom units, albeit in a revised arrangement given the addition of a rear extension and a new floor.
- 9.4 Given the location of the building in a Neighbourhood Shopping centre, it is considered that the mix is appropriate and thus acceptable.

10.0 **Impact on the character and appearance of the area**

- 10.1 The National Planning Policy Framework 2019 encourages new buildings to be of a high-quality design that should be compatible with their site and surroundings. This is reflected in Core Policy 8 of the Core Strategy, and Local Plan Policies EN1 and EN2.
- 10.2 The proposed design would reflect the works carried out on the block opposite on the northside of Grasmere Avenue at the roundabout junction. This involves a scheme of overcladding the elevations and the introduction of a new roof profile, including dormers. The palette of materials would involve weatherboarding and metal cladding to the external faces of the building, a standing seam metal roof to the mansard, and uPVC windows and doors. Specific details of manufacturer, colour and finish are to be submitted by condition.
- 10.3 The existing building is three-storey; whilst the adjacent premises on Wexham Road and Grasmere Avenue are two-storey. The proposals entail the formation of an additional floor of accommodation; though the proposed mansard roof would see the overall height of the building only increase by approximately one metre, as the existing building has high flank walls; so, the addition would largely be formed by a change in profile of the flank. It is considered that the additional height of the building would not be harmful to the street scene and it would not be overbearing on the neighbouring premises.
- 10.4 In terms of its appearance, the mansard roof would be set back from the main elevations and include appropriately sized dormer windows. The form and scale would respect the proportions of the existing building.
- 10.5 The scheme includes a two-storey bay feature at the apex of the corner, together with a series of balconies, which would alternate between the first and second floor levels. The bay is considered to be an acceptable addition, in terms of providing a focal point on the façade at the corner of the building.

- 10.6 The refurbishment of the appearance of the building would alter its character. However, the scheme would introduce a modern and vibrant style to uplift the character of the building specifically and the area generally. Overall, it is considered that the change is an enhancement.
- 10.7 The proposed rear extension would not impact on the street scene and would be only glimpsed in views from further to the west. The overall change in the bulk and massing of the property would not be harmful to the character and appearance of the area.
- 10.8 Based on the above, the proposals would have an acceptable impact on the character and visual amenity of the area and therefore comply with Policies EN1 and EN2 of the Local Plan for Slough March 2004 (Saved Policies), Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework 2019.

11.0 **Impact on amenity of neighbouring occupiers**

- 11.1 The National Planning Policy Framework 2019 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.
- 11.2 The existing building is separated from its immediate neighbours by service access roads off Wexham Road to the south and off Grasmere Avenue to the west. These create a degree of separation that results in no immediate adjoining structures to the main application premises.
- 11.3 The immediately adjacent premises each have blank flank walls; so, the proposed change in the profile of the flank walls at the application premises would not have any harmful impact on the amenities of the adjacent occupiers.
- 11.4 Given the overall distance – over 30 metres - to the nearest residential properties, the proposed arrangement of window openings would not impact on the degree of privacy enjoyed by adjacent occupiers.
- 11.5 Similarly there are considered to be no issues with overshadowing, daylighting or sunlighting at adjacent properties.
- 11.6 Subject to conditions, no objections are raised in terms of the impacts on neighbouring properties and the proposal is considered to be consistent with Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan, and the requirements of the National Planning Policy Framework 2019.

12.0 **Living conditions for future occupiers of the development**

- 12.1 The National Planning Policy Framework 2019 states that planning should create places with a high standard of amenity for existing and future users.

- 12.2 Core policy 4 of Council's Core Strategy seeks high density residential development to achieve "a high standard of design which creates attractive living conditions."
- 12.3 There would be newly enclosed access cores to ensure adequate circulation and privacy.
- 12.4 The proposed flats would have acceptably sized internal spaces that would comply with the Council's current guidelines, and would be served by windows that provide a suitable degree of daylight, aspect, and outlook.
- 12.5 All but two of the flats would be served by private balconies on the street side. These two exceptions – flats 5 and 15 - would benefit from an enclosed glazed bay providing enhanced views from their respective living rooms. Additionally, there would be a broad communal terrace at first floor level on the courtyard side, which would offer amenity space. Given this would be accessible only by residents, natural surveillance of this area should ensure its safe use. Given the spacing and orientation of the balconies, there would not be a requirement for screening.
- 12.6 Based on the above, the living conditions and amenity space for future occupiers is considered to be in accordance with the requirements of the NPPF, Core policy 4 of Council's Core Strategy, and Policy H14 of the Adopted Local Plan.

13.0 **Crime Prevention**

- 13.1 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.
- 13.2 Currently access to the flats is provided by two open sets of steps that give alternative routes to an open deck at first floor level. Each of the ten maisonettes has their front door at deck level.
- 13.3 The proposals involve the provision of two enclosed stair cores, which would ensure access was private to the future residents. There would be secure external doors with wide approach zones and wide sight lines thus providing a good level of natural surveillance.
- 13.4 Cycle storage would be provided by a secure bike store within the rear courtyard; so, there would be space for 20 cycles serving residents and visitors.
- 13.5 The proposed terrace at first floor level would be communal but private for residents use only.
- 13.6 Based on the above, and subject to the condition set out below, the proposal is considered to satisfactorily reduce the potential for crime and anti-social behaviour in accordance with the requirements of Policy EN5 of the adopted Local Plan.

14.0 **Highways and Parking**

- 14.1 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 transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.
- 14.2 The application site is located within an established district shopping centre. Proposals within these designated areas are not required to provide parking for residential developments. The location is considered to have reasonable access to local bus services providing a service to Slough Town Centre, and the related bus and train stations. The area has a reasonable range of key community facilities within walking or cycling distance, including supermarkets, banks, and restaurants.
- 14.3 No car parking spaces are proposed, and the plans indicate that an enclosed storage area will be available for residents' and visitors' cycles. There is limited on-street parking available for the site and neighbouring shops within a service road separating the site from the main highway of Wexham Road.
- 14.4 There is a rear service yard for the retail and residential units, which accommodates existing refuse/recycling arrangements.
- 14.5 The proposals entail some infilling of the available space in the service yard to form the stair cores and the remodelling of some existing storage space to accommodate a secure cycle store and an enclosed bin store for the retained commercial units.
- 14.6 The provision of services and facilities for shopping and other needs are immediately available within the locality. Therefore, it is considered that the proposals lie in a sustainable location and would not lead to highways concerns.
- 14.7 The Highway's Authority has confirmed that it has no outstanding issues with the details of the service yard and its use for commercial/retail uses, in conjunction with the needs of future residents and their visitors.
- 14.8 Based on the above, and subject to the conditions set out below, the proposal is considered to be in accordance with the requirements of Policies T2 and T8 of the adopted Local Plan, as well as the provisions of the NPPF.

15.0 **Drainage & Flooding**

- 15.1 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document states that development must manage surface water arising from the site in a sustainable manner which will

also reduce the risk of flooding and improve water quality.

- 15.2 Paragraph 165 of the National Planning Policy Framework requires Major developments to incorporate sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. Core Policy 8 of the Core Strategy requires development to manage surface water arising from the site in a sustainable manner. As the application relates to an existing property where the entire site is already hard-surfaced, it is considered inappropriate to require a SuDS scheme.
- 15.3 The site is located in Flood Zone 2, where the probability of flooding is between a 1 in 100 year and 1 in 1000 year chance.
- 15.4 The existing building and the rear parts at ground level already form a hard surface and the proposals add floorspace at the upper floor level. So, there would neither reduce flood capacity nor increase the likelihood of flooding.
- 15.5 As a building in the flood plain, and there would be further occupants, there is a requirement for safe egress from the site. Given its close proximity to the edge of Flood Zone 2 and “safe” ground, the scheme would be covered by the need for a Flood Evacuation Plan”. Accordingly, a condition is included in the recommendation below.

16.0 **s.106 Contributions**

- 16.1 The proposals entail the re-instatement of the ten existing residential units and the introduction of 10 new dwellings. As such, the scheme does not trigger either affordable housing or an educational contribution under the Council’s policies.

17.0 **Conclusion relating to Planning Balance**

- 17.1 In the application of the appropriate balance, it is considered that there are benefits from the formation of ten residential units in a sustainable location; so it is suggested that planning permission should be granted in this case. The benefits of supplying ten extra units in the tilted assessment, adds further weight to the recommendation for approval.

18.0 **Equalities Considerations**

- 18.1 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development. Under the Council’s statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (e.g.: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these

three tests:

- Remove or minimise disadvantages suffered by people due to their protected characteristics;
- Take steps to meet the needs of people with certain protected characteristics; and;
- Encourage people with protected characteristics to participate in public life (et al).

18.2 The proposal would be required to meet with Part M of the Building Regulations in relation to space standards and occupation by those needing wheelchair access.

18.3 It is considered that there will be temporary (but limited) adverse impacts upon all individuals, with protected characteristics, whilst the development is under construction, by virtue of the construction works taking place. People with the following characteristics have the potential to be disadvantaged as a result of the construction works associated with the development e.g.: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors. It is also considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures under other legislation covering environmental health should be exercised as and when required.

18.4 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

19.0 **PART C: RECOMMENDATION**

19.1 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:

20.0 **PART D: LIST 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 permitted shall be carried out in accordance with the following approved plans:

- a) Drawing No. 18/14/01A; Dated JUNE '18; Rec'd 25/07/2019
- b) Drawing No. 18/14/02; Dated JUNE 2019; Rec'd 25/07/2019
- c) Drawing No. 18/14/03; Dated MAY 2019; Rec'd 25/07/2019
- d) Drawing No. 18/14/04; Dated JUNE 2019; Rec'd 31/07/2019
- e) Drawing No. 18/14/10C; Dated APRIL 2019; Rec'd 11/02/2020
- f) Drawing No. 18/14/11B; Dated APRIL 2019; Rec'd 25/07/2019
- g) Drawing No. 18/14/12A; Dated MAY 2019; Rec'd 25/07/2019
- h) Drawing No. 18/14/13A; Dated APRIL 2019; Rec'd 25/07/2019
- i) Drawing No. 18/14/14A; Dated FEB 2020; Rec'd 27/02/2020
- j) Drawing No. 18/14/15; Dated FEB 2020; Rec'd 27/02/2020
- k) Flood Risk Assessment by Danks Badnell Architects Ltd. ref: 18-14; Dated July 2019; Rec'd 25/07/2019
- l) Planning Statement Rev A by Danks Badnell Architects Ltd. ref: 18-14; Dated Feb 2020; Rec'd 11/02/2020

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. New finishes:

Prior to the commencement of development, samples of new external finishes and materials (including, reference to manufacturer, specification details, positioning, and colour) to be used in the construction of the external envelope of 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 amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Piling

No demolition or development shall commence on site until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

5. Designing out crime

No demolition or development shall commence on site shall commence

until a secure access strategy and secure letter/parcel drop strategy in line with the principles of Secured by Design and in consultation with Thames Valley Police 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 (saved polices) and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026, and the requirements of the National Planning Policy Framework 2019.

6. Cycle Parking

The cycle storage facilities shown on the approved plans shall be provided on site prior to occupation of the development and shall be retained at all times in the future for this purpose.

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 (saved polices), and the requirements of the National Planning Policy Framework 2019.

7. External Site Lighting

No part of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties and to ensure safer access and use of the cycle/pedestrian route through the site between Mill Street to Fleetwood Road in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN5 of The Adopted Local Plan for Slough 2004 (saved polices), and the requirements of the National Planning Policy Framework 2019.

8. Refuse/recycling storage details

Prior to first occupation of the development, a management strategy (the strategy) to be used by the management company for the transfer of waste/recycling bins to collection points and the collection of bins shall be submitted to and approved in writing by the Local Planning Authority. The waste/recycling storage facilities shall be provided in accordance with the

approved drawings and shall be retained at all times in the future for this purpose, and the strategy shall be complied with for the duration of the development.

REASON In the interests of visual amenity of the site and in the interests of highway safety and convenience in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

9. Flood warning & Evacuation

The development shall not be occupied until a flood warning and evacuation plan (the 'plan') has been submitted to and approved in writing by the local planning authority. The plan shall provide details of the procedures for flood warning, taking safe refuge and evacuation as a last resort and shall specify the arrangements for making all occupiers of the dwelling aware of its contents in perpetuity.

REASON: In the interests of minimising flood risk to future occupiers of the development to accord with policy 8 of the Core Strategy 2006-2026 adopted 2008.

10. No additional windows

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

REASON To ensure the development does not prejudice the future development of adjoining lands; so, as to protect the privacy of neighbouring properties and to protect the visual amenities of the area 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 (saved polices), and the requirements of the National Planning Policy Framework 2019.

INFORMATIVES:

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
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.