



**P/16337/007**

**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 is delegated to the Planning Manager for approval.
- 1.2 This planning application is for 'minor' development for 2 new dwellings, which would normally be determined under powers of officer delegation; however, the application has been "called in" by a Ward Councillor to be determined by the Planning Committee.

**PART A: BACKGROUND**

**2.0 Proposal**

- 2.1 This is a full planning application for demolition of an existing building (bungalow) and construction of a pair of semi-detached, two storey houses with off street parking.
- 2.2 The pair of houses will be 15m deep, 5.4m wide with a front facing gable end roof with a height of up to 8.9m (5.3m at the eaves to the side wall). Each house will have a lounge, study room, kitchen and cloak room at ground floor, with three bedrooms at first floor (one ensuite), plus additional bathroom and a study room. The garden depth for each house will be over 45m deep, and two parking spaces per dwelling will be provided at the front. Cycle and bin storage are proposed within the rear garden
- 2.3 The pair of dwellings will represent a mirror image of each other, with symmetrical fenestration and entrance porches. The submitted plans indicate that the houses will be constructed with exposed brick at ground floor level, and render at first floor level, however exact details and specifications have not been submitted at this stage.

**3.0 Application Site**

- 3.1 The site is located on the western side of Mina Avenue, to the south of the junction with Downs Road. The site is currently a detached bungalow, within an area characterised as residential; the immediate vicinity has a mixture building styles, including single storey and two storey dwellings, some examples of bay windows, front canopies, render and exposed brickwork and a variety of roof styles (some gable roofs, some hipped pitched roofs). There does not appear to be a predominant design feature within the area, likely due to alterations to individual properties over time.
- 3.2 The property to the south, no.7 Mina Avenue is single storey, albeit with a higher roof than the existing site, and the property to the north, no.11 Mina Avenue has two storeys. There is a window within the side wall of no.7 Mina

Avenue, approximately 1m from the side boundary which currently overlooks the roof of the site; the property at no.11 Mina Avenue has several windows facing the site at ground and first floor level. The rear garden of the site adjoins properties on Downs Road (nos.14 to 20) and no.3 Sophie Gardens.

3.3 The site does not fall within an area liable to flooding according to Environment Agency records, and is not within a Conservation Area. The area to the south of the site on Langley Road is within the Residential Area of Exceptional Character, as defined by the Local Plan for Slough (2004) which affords special protection to retain some original design features prevalent in the area; however the site is some 100m from this designated area.

3.4 The site is in close proximity to Langley Road, which is served by bus routes to Slough town centre (and train and bus stations); the A4 London Road is approximately 800m to the south, which has a bus route to Central London.

#### 4.0 **Relevant Site History**

4.1 P/16337/000 Demolition of an existing bungalow and construction of two storey detached dwelling house at no. 9 Mina Avenue and parking provision.

Approved with Conditions; Informatives 26-Feb-2016

P/16337/001 Demolition of an existing bungalow and construction of two storey 3 bedroom detached dwelling house and construction of a 2 bedroom detached bungalow at the bottom of the rear garden at no. 9 Mina Avenue and parking provision.

Refused; Informatives 09-Sep-2016

P/16337/002 Demolition of an existing bungalow and erection of 3bedroom house at the front and a 2 bedroom bungalow in the rear garden with appropriate parking provision

Refused; Informatives 20-Feb-2017

Appeal Dismissed 18-Sep-2017

P/16337/003 Demolition of existing bungalow and construction of a two storey detached dwelling.

Approved with Conditions; Informatives 12-Jan-2018

P/16337/004 Construction of a single storey outbuilding

Approved with Conditions; Informatives 06-Apr-2018

P/16337/005 Submission of details pursuant to conditions 3 (materials) 6 (access and visibility) 7 (landscaping) 8 (boundary treatment) 11 (removal of access) 13 (cycle parking) 14 (wall) 15 (contamination) 16 (contamination) 17 (contamination) 18 (contamination) 19 (drainage) of planning permission P/16337/000 dated 26/02/2016

Conditions Complied With; Informatives 08-Feb-2019

P/16337/006 Demolition of existing bungalow and construction of a 4no. bedroom dwelling

Approved with Conditions; Informatives 08-Jan-2019

This planning permission is extant, and subject to the approval of construction materials, the applicant may commence development by 8 January 2022, for a two storey, 4 bedroom house in the approximate position of the current proposal (the current proposal is at least 4m shallower).

## 5.0 **Neighbour Notification**

5.1 The application was publicised by site notices displayed on 20 January 2021, in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 and The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020.

Following amended plans submitted by the applicant, the application was subsequently publicised by site notices on 24 February 2021.

5.2 Several comments were received following the display of site notices, including a petition in support (35 signatories) and a petition opposing the proposal (16 signatories). The following addresses form the respective petitions:

<b>Petition in support</b>	<b>Petition opposing</b>
7 Chestnut Avenue x3	12 Downs Road
17 Chestnut Avenue	14 Downs Road
	16 Down Road
1 Downs Road	
3 Down Road x2	3 Mina Avenue
6 Downs Road	6 Mina Avenue
15 Downs Road x2	7 Mina Avenue
21 Downs Road x2	8A Mina Avenue
24 Downs Road	8b Mina Avenue
29 Downs Road	8 Mina Avenue
31 Downs Road	10 Mina Avenue x2
35 Downs Road x2	11 Mina Avenue
37 Downs Road	12 Mina Avenue
Flat 4, 45 Downs Road	14 Mina Avenue
51B Downs Road	
	61 Plough Lane

135 High Street, Langley x2	
	8a Shackleton Road
113 Langley Road x4	
24 Marlborough Road	
4 Mina Avenue	
4A Mina Avenue	
62 Spencer Road	
62 Spencer Road	
45 The Drive x2	

- 5.3 The following comments were received (some of which were individual representations, others within a collective petition):
- Inadequate parking provision
  - Impact upon traffic in the area
  - Loss of hedge to the front (impact upon habitat for wildlife)
  - Housing should be zero carbon
  - Application site could extend into the roof in the future
  - Design would be out of character with the area
  - Loss light of light or overshadowing to neighbouring properties created by an increase in roof height; this includes legal right to light
  - Overlooking towards neighbouring properties and gardens
  - Increase litter in the area
  - Overdevelopment of the area by an increase in dwellings
  - Impact upon the street scene
  - Plans do not accurately reflect relationship with neighbouring properties.

5.4 Comments received in support of the application focussed on the design of the dwellings, contribution to family housing, compatibility with the area, reduction in size and level of overshadowing and overlooking compared to an extant planning permission at the site.

## 6.0 **Consultations**

6.1 Arboricultural / Landscape Consultant  
Slough Borough Council

““The proposed building will have a similar impact on wildlife habitat and trees as the scheme previously approved. No trees will be removed to accommodate the development.

There is considerable scope for ensuring that there is an opportunity to increase biodiversity within the site by including bat/bird bricks within the fabric of the building or on the roofs, see Designing for biodiversity: A technical guide for new and existing buildings.

Hedgehog holes should be provided within the boundary fencing to allow wildlife to traverse the garden.

New trees in the front garden and rear garden would further add to biodiversity. In the front garden a small flowering cherry or similar would be appropriate. In the rear garden apple, pear or plum trees would greatly enhance opportunity for biodiversity.

No objection

Reasons

Subject to the correct level of biodiversity enhancements and additions the landscape scheme the can be considered compliant with local planning policy.”

**Officer response:** The applicant has provided an amended landscaping scheme, including flowering cherry, pear and apple trees within the rear gardens, the inclusion of hedgehog holes in the fence and the use of bat bricks will support biodiversity, and addressed the points raised by the landscaping officer. The removal of the hedge to the front was a cause for concerns from some local residents, and the impact this may have on habitats; whilst there has not been a habitat survey, it is likely the hedge would support some wildlife, and it is appropriate that some replacement planting is provided. The recommendation for a tree to the front (to replace the existing hedge) would impact upon parking provision, and it is considered appropriate that planting to the rear will supplement any habitat that the hedge may currently offer.

6.2 Transport and Highways Development, Slough Borough Council

No comments received. Any comments received will be reported in the Amendments Sheet.

## **PART B: PLANNING APPRAISAL**

7.0 **Policy Background**

7.1 **National Planning Policy Framework and National Planning Policy Guidance:**

Core Policies: Achieving Sustainable Development

Chapter 4: Promoting sustainable transport

Chapter 6: Delivering a wide choice of high quality homes

Chapter 7: Requiring good design

Chapter 8: Promoting healthy communities

Chapter 10: Meeting the challenge of climate change, flooding and coastal change

Chapter 11: Conserving and enhancing the natural environment

Chapter 12: 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 4 – Type of Housing

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment  
Core Policy 9 – Natural and Built Environment

The Adopted Local Plan for Slough 2004

EN1 – Standard of Design  
EN3 – Landscaping Requirements  
H14 – Amenity Space  
H15 – Residential Extensions  
T2 – Parking Restraint  
T8 – Cycle Network and Facilities

Other Relevant Documents/Guidance

- Local Development Framework Site Allocations Development Plan Document
- Slough Borough Council Developer's Guide Parts 1-4
- Proposals Map
- Technical Housing Standards – Nationally described space standard - 19 May 2016
- Protecting the Suburbs Strategy Document Adopted June 2020.

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

7.3 The planning considerations for this proposal are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring occupiers
- Living conditions for future occupiers of the development
- Highways and parking
- Housing supply
- Neighbour representations

8.0 **Principle of development**

8.1 The existing site is a single detached dwelling, the proposal includes demolition of the existing dwelling, to be replaced by two new dwellings within an area characterised by residential dwellings, predominantly two storeys although some single storey buildings exist within the vicinity.

8.2 Core Policy 1 of the Slough Core Strategy 2008 relates to the spatial strategy for Slough, stating that development should take place within the built up area and predominantly on previously developed land. Family housing should be located

within urban areas outside of the town centre, as confirmed by Policy 4 of the Core Strategy 2008, and be at a density related to the character of the surrounding area, the accessibility of the location, and the availability of existing and proposed local services, facilities and infrastructure.

- 8.3 On 31 October 2018, the Planning Committee resolved to adopt the Government’s “Technical housing standards – nationally described space standard” (which require minimum space standards for bedrooms, and overall internal floor area) when considering planning applications for new dwellings, and to incorporate these standards in the Slough Borough Council Developers Guide part 4. The following minimum internal floor area standards:

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
1b	1p	39 (37) *		
	2p	50	58	
2b	3p	61	70	
	4p	70	79	
3b	4p	74	84	90
	5p	86	93	99
	6p	95	102	108

According to the above standards, a single bedroom should have an area of at least 7.5m<sup>2</sup> and 2.15m wide; double or twin bedroom should be 11.5m<sup>2</sup> and 2.75m wide. The proposed dwellings would have 2 bedrooms which meet the double room size requirements and 1 bedroom which are adequate as a single bedroom in terms of floor area; therefore the houses would be considered to be 3 bedroom, 5 person houses. It should be noted that “bedroom 2” as indicated on the floorplans is not adequate as a bedroom, however the study room at first floor achieves the minimum floor area requirement for a bedroom, and therefore swapping the indicated use of these two rooms would overcome an otherwise unacceptable internal layout, and the rear facing window would provide adequate light and outlook. It should be noted that internal alterations do not require planning permission (with specific exceptions such as Listed Buildings), and the LPA cannot control which room an individual chooses to use as bedroom; the internal layout indicates that three bedrooms can be accommodated, and it would be for the applicant to use the rooms how they wish. Table 1 above indicates that a 3 bed 5 person two storey dwelling should have an internal area of at least 93m<sup>2</sup>; the houses are approximately 74m<sup>2</sup> at ground floor and 64m<sup>2</sup> at first floor with an overall internal area of 138m<sup>2</sup>, meeting the minimum standards.

- 8.4 Core Policy 4 Slough of the Core Strategy 2008 also states that there should be no net loss of family accommodation, defined within the Slough Core Strategy 2008 as “A fully self-contained dwelling with a minimum gross internal floor area of 79 square metres, that has direct access to a private garden. Comprises a minimum of two bedrooms and may include detached, semi-detached, terraced and town house dwellings but not flats and maisonettes.” The proposal results in a net gain of a family dwelling as defined above.

8.5 There is an extant planning permission, granted on 8 January 2019, reference P/16337/006 for a two storey dwellinghouse, with a marginally larger footprint than currently proposed, between 4 to 5m shallower adjacent to no.7 Mina Avenue. The extant planning permission includes a condition requiring construction materials to be agreed prior to commencement of development, however in the event that satisfactory construction materials are proposed, the applicant may implement the proposal; which represents a fall-back position and is a material planning consideration for the current application.

8.6 The character of the residential area will be preserved, and the proposed dwellings meet the definition of family housing, with the appropriate level of internal space; the proposal would result in the provision of an additional dwelling beyond the existing situation, and the extant planning permission. The principle of the construction of a pair of semi-detached dwellings is acceptable.

#### 9.0 **Impact on the character and appearance of the area**

9.1 The National Planning Policy Framework 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 Policy EN1.

9.2 On 24 June 2020, the Planning Committee resolved to adopt the “Protecting the Suburbs” strategy, which seeks ensure that the suburbs continue to provide family housing within established suburban area, designed to enhance the distinct local character, at a density appropriate to the area.

9.3 The original character of Mina Avenue consisted of detached bungalows, which has been altered over time due to planning permission granted to demolish these and construct 2 storey dwellings; for example nos. 4, 8 and 11 Mina Avenue were originally detached bungalows, now detached two storey houses. Policy H12 of the Local Plan for Slough (2004) designates certain Residential Areas of Exceptional Character (parts of Langley Road comprise such an area), which seeks to retain a particular style, design or character; the site does not fall within such an area, and a departure from a predominant design feature is not inappropriate. The existing site is a detached building, and the predominant feature in the area is detached dwellings, albeit with a variety of heights and designs. The proposed building forms 2 separate houses, however due to the shared front facing gable end roof, and the symmetry within the front elevations it contributes towards an appearance of a single building.

9.4 The proposed dwellings will be set back from the main highway by at least 10 from the main highway (due to the splayed front boundary with Mina Avenue this increases by approximately 4-6m from the existing dwelling), and the front wall would generally be level with the front wall of no.7 Mina Avenue. The area surrounding the site is a mixture of single storey and two storey dwellings, with a variety of roof designs, and external wall treatment; the design of the proposed dwellings in terms of roof, fenestration, scale and mass are appropriate for the residential area, and is compatible with the existing 2 storey buildings in the vicinity.

- 9.5 There would be a separation distance of at least 1m to the side boundaries, with a 2m between the respective side walls of the neighbouring property, no.7 Mina Avenue and at least 6.8m from the side wall of no.11 Mina Avenue. The separation distance between the site and adjacent neighbours, and the set back from the highway would ensure the development would not appear dominant to the street scene when viewed from Mina Avenue Road. A condition is recommended to restrict roof alterations which may impact upon the character of the area, in particular dormers to the side pitched roof which may have a dominating effect caused by additional bulk.
- 9.6 Details of construction materials have not been provided at this stage, however this can be secured by planning condition; external materials, including brickwork, render and roof tiles, can be submitted for approval prior to the commencement of development to ensure an acceptable external appearance.
- 9.7 This proposal maintains the character of the area because it keeps spacing either side of the two dwellings to the shared boundaries with existing neighbours of at least 2m to the south and 7m to the north, set back from the frontage by 10m and particularly generous rear gardens. The proposed conditions regarding landscaping and trees, and controlling hardstanding and outbuildings will ensure the rear garden is compatible with the residential setting. The height, scale, mass, form, and design of the dwellings, although semi-detached, is in keeping with the scale, form, massing of other buildings in the vicinity.
- 9.8 The residential character of the area will be preserved by the proposed development, and is acceptable in this regard and is consistent with Policy EN1 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the NPPF 2019.
- 10.0 **Impact on amenity of neighbouring occupiers**
- 10.1 The National Planning Policy Framework encourages new developments to be of a high quality design that should provide a high standard 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 Policy EN1.
- 10.2 The extant planning permission for a two storey is a material consideration, and the applicant may implement this planning permission subject to satisfactory external construction materials; the current proposal offers some improvements for the amenity of residential neighbours. An error within the plans submitted for the recent planning permission (and initially replicated for the current application) indicated that the front wall of no.7 Mina Avenue was set further from the highway than maps available to the Council suggest; this error has been rectified, and the plans now indicate that the proposed dwellings will generally be level with the front wall of no.7 Mina Avenue, therefore there will be minimal impact upon the front facing windows at this neighbour. The depth of the

proposed building is some 5m shallower at ground floor and 4m shallower at first floor adjacent to the boundary with no.7 Mina Avenue, thereby reducing impact upon rear facing windows. The eaves height adjacent to the side boundary as proposed reflects that approved on 8 January 2019, reference P/16337/006. The adjoining neighbour has a bedroom window within the side elevations, currently overlooking the roof at the site; whilst an increase in height caused by a two storey building will impact upon the outlook and light enjoyed by this window, the situation will be no worse than the extant planning permission.

- 10.3 Comments have been received from neighbours regarding loss of light, overshadowing and overlooking, however these factors are either no different, or improved from the extant planning permission; the reduction in depth from that approved will minimise the impact upon outlook and light enjoyed by no.11 Mina Avenue (to the north of the site, and therefore the new dwellings have the potential to cast a shadow to the rear garden). There are several windows at no.11 Mina Avenue facing the side boundary of the site, serving bedrooms and a living room (which are considered to be habitable rooms); the additional height and bulk created by the proposed development would impact upon the outlook from these windows, however would be no worse than the extant planning permission. The rear wall of the proposed dwellings will be at least 25m from the first floor rear windows of no.20 Downs Road, at an angle of 45 degrees, which is considered adequate to protect outlook from this property.
- 10.4 There are flank windows proposed at first floor, however these serve bathrooms which will have obscure glass; a condition is recommended to secure this, and require the windows are high level opening, and also a condition restricting additional windows without planning permission to prevent overlooking towards neighbours, therefore there will be no impact upon privacy enjoyed by neighbouring occupiers.
- 10.5 The proposal is considered to be generally consistent with the objectives of Core Policy 8 of the Local Development Framework Core Strategy and Policy EN1 of the Adopted Local Plan and the NPPF in terms of impact upon neighbouring occupiers. The fall-back position of extant planning permission must be considered, and the reduction in bulk of the proposed dwellings represents an improvement to what could be constructed (subject to satisfactory construction materials).
- 11.0 **Living conditions for future occupiers of the development**
- 11.1 The NPPF states that planning should always seek to secure a quality design and a high standard of amenity for all existing and future users.
- 11.2 Core Policy 8 states that all development will *“be of a high quality design that is practical, attractive, safe, accessible and adaptable.”*

- 11.3 The proposed internal floor area for each new dwelling exceeds that required by the Slough Borough Council Developers Guide part 4, both in terms of minimum bedroom space, and overall internal floor area, to avoid cramped living conditions. The houses will have adequate private rear amenity space of over 25m depth, which is consistent with the Council's guidelines for the provision of amenity space around residential properties and subsequently consistent with Policy H14. The habitable rooms (living room, bedrooms) have either front or rear facing windows, which not only provide high quality outlook and light but also protect the privacy of occupiers which may be caused by side facing windows, which would allow overlooking from neighbours.
- 11.4 Core Policy 4 of the Core Strategy (2006 – 2026) Development Plan Document (2008) states that in urban areas outside the town centre, new residential development will predominately consist of family housing and be at a density related to the character of the surrounding area; "family housing" is defined within the Core Strategy (2006 – 2026) as a dwelling which provides at least 79m<sup>2</sup> of floor space and has direct access to private amenity space. The proposed new dwellings meets the definition of family housing, as it provides a combined floor area of approximately 138m<sup>2</sup>, which exceeds the minimum level, and provides adequate amenity space.
- 11.5 The Council's Contaminated Land Officer has been consulted in relation to previous planning applications at the site, as the land in the vicinity is potentially contaminated (low risk). The extant planning permission includes a condition requiring a watching brief during the construction phase to report any suspected contamination to the Council, and provide a programme of further investigation/mitigation as necessary; this condition is recommended to be replicated in order to safeguard the environment and to ensure that the development is suitable for the proposed use.
- 11.6 Based on the above, it is considered that the proposed dwellings will provide acceptable living conditions for future occupiers and so is consistent with the requirements of the NPPF, Core policy 8 of Council's Core Strategy 2008, and Policy H14 of the Adopted Local Plan 2004.

## 12.0 **Highways and Parking**

The Council's Transport and Highways Development team have been consulted, and it is anticipated that comments will be provided within the amendments sheet prior to the Committee meeting. In the absence of objections on Highways grounds, the proposal provides 2 off-street parking spaces per dwelling, which is adequate provision for the type of proposed dwellings according to local requirements.

The site is in close proximity to Langley Road, which is served by bus routes to Slough town centre (and train and bus stations); the A4 London Road is approximately 800m to the south, which has a bus route to Central London. The site is considered to be within a sustainable location with good public transport links.

13.0 **Housing supply**

- 13.1 In its overarching Core Principles the National Planning Policy Framework states that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units infrastructure and thriving local places that the country needs and requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupiers.
- 13.2 The NPPF further states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core principles is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 13.3 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.
- 13.4 In determining planning applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Proposals should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- 13.5 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.
- 13.6 The proposal involves the net increase of 1 residential unit, replacing an existing dwelling. The impact of the proposed dwellings, particularly in terms of the increased height and proximity to neighbouring occupiers, character of the area and amenity for future occupiers must be considered in the balance with the benefits of new dwellings, of a high design standard. The Local Planning Authority cannot demonstrate a Five Year Land Supply, which engages a titled balance in favour of the development, unless the benefit of doing so is outweighed by adverse impacts. As discussed in greater detail above, there is not considered to be a significant impact upon the character of the area, and the amenity of future occupiers is acceptable. It has been identified that there will be an impact upon neighbouring occupiers at Mina Avenue, however this not substantial to outweigh the other positive aspects of the proposal, which would tilt the balance towards approval.

#### 14.0 **Neighbour representations**

14.1 As detailed above, there have been several comments received from local residents, both in support and objecting to the proposed development. Concerns regarding the impact upon the character of the area, inadequate parking provision, loss of the hedge to the front (and the potential impact to habitats) have been addressed within the relevant sections of this report. The design of the pair of semi-detached houses is considered acceptable, and whilst there is not predominant design feature within the area, the gable roof, fenestration and indicative construction materials (exposed brickwork and render) would be appropriate within the area. The parking provision of 2 cars per dwelling is acceptable, and whilst there may be current concerns regarding the parking situation within Mina Avenue, the proposal meets the minimum required by local parking standards. The loss of the hedge to the front, and any potential habitat it provides, will be supplemented by planting to the rear; in any case, the applicant could remove the existing hedge without planning permission.

14.2 The concerns raised regarding loss of light and outlook for adjoining neighbours are material considerations, however the proposed development would have no greater impact of than the extant planning permission, and in some cases an improvement will be achieved due to a reduction in depth (particularly at first floor level).

14.3 The comments received from neighbours have been considered, and balanced with the positive aspects of the proposal, in particular the provision of additional housing, adequate parking and amenity space, and the material consideration of the fall-back position of extant planning permission for a larger building (single dwellinghouse) which could be constructed. As detailed above, the proposal is acceptable in accordance with national and local planning policies and guidelines.

#### 15.0 **Equalities Considerations**

15.1 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 (eg: 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).

15.2 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 eg: 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.

15.3 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.

## 16.0 **Planning Conclusion**

16.1 The site is currently a dwelling, within an area characterised as residential; the proposal seeks to increase the number of dwellings on the site, and provides a good level of private amenity space, internal floor area and bedroom size. The impact of the development on some neighbouring occupiers has been assessed as minimal (or at least no more substantial than resulting from extant planning permission) and not considered sufficiently harmful to warrant refusal.

16.2 The proposal will provide much needed new family homes, with a net increase is 1. In the application of the appropriate balance, it is considered that there are benefits from the formation of new residential units in a sustainable location, which tilts the balance in favour of the proposal. Provided satisfactory external materials can be agreed, the proposal is considered acceptable.

## 17.0 **PART C: RECOMMENDATION**

17.1 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 approved, with the following conditions:

### CONDITIONS:

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

(a) Drawing No: DR-001 Rev 004; Dated: Feb. 2021; Recd On: 22/02/2021

(b) Drawing No: DR-002 Rev 003; Dated: Mar. 2021; Recd On: 19/03/2021

(c) Drawing No: DR-004 (drainage drawings) Rev 002; Dated: Feb. 2021; Recd On: 22/02/2021

(d) Drawing No: DR-004 (landscaping details) Rev 004; Dated: Mar. 2021; Recd On: 19/03/2021

(e) Drawing No: DR-005 Rev 002; Dated: Feb. 2021; Recd On: 22/02/2021

(f) Drawing No: DR-006 Rev 001; Dated: Feb. 2021; Recd On: 22/02/2021

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. No development shall commence on site until details (and samples if required) of external materials, including bricks, render and roof tiles to be used on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority 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. The external materials to be used for the driveway and block paving for the development hereby approved shall be as detailed in drawing No: DR-004 (landscaping details) Rev 004; Dated: Mar. 2021; Recd On: 19/03/2021. The development shall be carried out in accordance with the details approved prior to first occupation of the development.

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.

5. The soft and hard landscaping shall be provided at the application site shall be carried out no later than the first planting season following completion of the development, in accordance with drawing No: DR-004 (landscaping details) Rev 004; Dated: Mar. 2021; Recd On: 19/03/2021.

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.

6. 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

suspected 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.

7. The cycle parking provision for the development hereby approved shall be carried out prior to the occupation of the development in accordance with drawing No: DR-004 (landscaping details) Rev 004; Dated: Mar. 2021; Recd On: 19/03/2021 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 Policy T8 of The Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

8. Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order), the windows in the side elevations at first floor of the development hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.7m internal floor height) only. The windows shall not be altered without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Policy H 15 of The Local Plan for Slough 2004.

9. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, E and F, no extension or alteration to the house hereby permitted, or buildings, enclosures or hard surfaces shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON To safeguard that character and appearance of the area and to safeguard neighbouring amenity.

10. Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order), no window(s), shall be formed in the side elevations of the development without the prior written approval of the Local Planning Authority.

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

11. Prior to first occupation of the proposed development bin storage shall be provided in accordance with the Refuse and recycling for new dwellings guidance contained within Slough Borough Councils Developers Guide and shall be retained at all times for future for this purpose

REASON: To ensure that there is adequate refuse and recycling storage to serve the development in accordance with the National Planning Policy Framework

#### INFORMATIVE(S):

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. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to [0350SN&N@slough.gov.uk](mailto:0350SN&N@slough.gov.uk) for street naming and/or numbering of the unit/s.
3. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
4. 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. In order to comply with this informative, the developer is required to submit a longitudinal detailed drawing indicating the location of the highway boundary.
5. 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.
6. 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 licence must be sought from the Highway Authority.
7. The applicant must apply to the Highway Authority for the implementation of any works in the existing highway. The council at the expense of the applicant will carry out the required works.