

Registration Date:	02-Feb-2021	Application No:	P/06350/002
Officer:	Christian Morrone	Ward:	Upton
Applicant:	Mr. Brent Arthur	Application Type:	Major
Agent:		13 Week Date:	4 May 2021
Location:	Gurney House, Upton Road, Slough, SL1 2AE		
Proposal:	Construction of a residential development containing 16 terrace houses including the following elements: New build, park facing 16 terraced house scheme 3 bedrooms plus 1 study per house electric car charging points for each house Secure gated development landscaped works minor modifications to boundary walls		

Recommendation: Delegate to the Planning manager for Approval



1.0 **SUMMARY OF RECOMMENDATION**

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

A) For Approval, subject to

1. Securing an up to date ecological assessment which satisfactorily minimise impacts on biodiversity
2. Securing a satisfactory drainage strategy in consultation with the lead local flood authority
3. the satisfactory completion of a Section 106 to secure the following:
 - a) £218,578 Affordable Housing contributions
 - b) £386,992 Education Contributions
 - c) Financial contributions or works by the developer to provide of at least two new lighting columns by footway between Upton Road and Lascelles Park.
 - d) Revoking parking permits for future occupiers
4. agreement of the pre-commencement conditions with the applicant/agent; finalising conditions; and any other minor changes.

B) Refuse the application if the completion of the above has not been satisfactorily completed by 23rd December 2021 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee

1.2 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:

- Clearance of remaining hardstanding
- Construction of a residential development containing 16 terrace houses (each 3 bed plus 1 study)
- 32 Car parking spaces
- Landscaping
- New access

3.0 **Application Site**

- 3.1 The application site is located on the south-eastern side of the Upton Road which is a residential street and to the north-eastern side of Lascelles Park which is a park allocated as Public Open Space. The site previously comprised a part single storey part two storey building used as a residential care home (Gurney House). The building has since been demolished and the site largely cleared other than concrete hardstanding, debris, and shrubbery along with trees, bushes fencing and brick walls along the boundaries.
- 3.2 The site is located approximately 45 metres from the southwest edge of the Sussex Place / Clifton Road Conservation Area and approximately 50 metres from the Grade II Listed dwelling at no .74 Upton Road . The site is also located approximately 250 metres from the southeast edge of the defined Town Centre boundary. The site is not located within any specific allocation as defined by the local development.
- 3.3 The surrounding area largely comprises good sized traditional two storey semi detached and detached houses. There are however, three storey flats to the southwest on the opposite side of Upton Road and two storey flats neighbouring the site to the northeast (with access to Lascelles Park between to the two sites). Further northeast are Elvian House and Chiltern House which are both three storey traditional buildings located on the edge of the Sussex Place / Clifton Road Conservation Area.

4.0 **Relevant Site History**

- 4.1 The most relevant planning history for the site is presented below:

P/06350/001 Erection of 6no. 5 bedroom semi-detached houses with garages and garden rooms, 2no. 3 bedroom semi-detached houses with garden rooms and 2no. 3 bedroom semi detached houses. Associated new hard and soft landscape works and modifications to existing boundary walls. Formation of 7no. new vehicular cross-overs to the footpath along Upton Road.
Approved with Conditions; Informatives; 21-Jun-2018
[Not implemented and expires 21-Jun-2021]

S/00698/001 Construction of 10 new build houses with associated access road, parking areas, gardens and other external landscaped areas.
Approved with Conditions; Informatives; 13-Jan-2015
[Not implemented and expired]

S/00698/000 Prior notification for the demolition of existing care home.
Prior Approval; Permission Granted/Inf; 10-Jun-2013

5.0 **Neighbour Notification**

5.1 Due to the development being a major application , in accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), site notices were displayed outside the site on 09/02/2021. The application was advertised in the 26/02/2021 edition of The Slough Express.

One letter of objection has been received by a neighbouring resident objecting to the proposal with comments relating to:

- The design does not fit in with either similar traditional houses on Upton Road or the surrounding houses around Lascelles Park
- The flat roof will be visible both from Upton Road and from Lascelles Park and it will just look like an eye sore
- The loss of any on-street permit parking should be replaced
- The residents of the proposed Gurney House should not be eligible to use on-street permit parking

Five letters of support have been received by neighbouring residents supporting the proposal with comments relating to:

- The occupier of 91 Upton Road has reviewed the plans detailing the distance from the property, and has no objections to the proposed development and is happy for the application to be granted and for building to proceed.
- We support the application but would like the following carefully considered:
 - adjacent pathway entering into Lascelles's park is dark and the previous lighting that is now within the site should be replaced. This access should be made wider
 - Security
 - Trees and shrubs
 - Access
 - Transport
 - Section 106 as applicable and to be applied to local footway, highways improvement and should also cover the alleyway – entrance to the park.
 - CCTV installed in the area to deter criminal activity have no
 - No drinking alcohol in the entrance to the park signage.
 - Transport – Upton Road has very limited parking permit spaces; the development should have restricted parking availability on the road.
 - Materials and general look of the development be in keeping with neighbouring homes

The consultation period has expired.

The above comments are taken into consideration within the relevant parts of the Planning Assessment below.

6.0 **Consultations**

6.1 Local Highway Authority:

The planning application is for the erection of a new residential development containing 16 three-bedroom terraced houses including a new access. The site is currently unoccupied.

Planning permission was previously granted during 2015 for the construction of 10 new build houses (S/00698.001) on site and permission was granted for the construction of 6 five-bedroom semi-detached houses and 7 new vehicular crossovers (P/06350/001) during 2018.

Vehicular Access:

SBC Highways and Transport require the applicant to provide a General Arrangement drawing of the access which provides the width, corner radii and the visibility splays from the proposed site access. Visibility splays of 2.4m x 43m should be demonstrated in accordance with the visibility requirements set out by the Manual for Streets. These can be secured by condition.

Access by Sustainable Travel Modes:

SBC request that the applicant confirm lighting arrangements for the site to ensure pedestrians can safely access the site at night. The applicant should also demonstrate pedestrian visibility splays of 2m x 2m.

The site can be considered accessible by sustainable travel modes. The site is situated 500 metres (6 minutes' walk) from Slough High Street and 1400m from Slough Railway Station (18 minutes) walk. During the Morning Peak, Slough Railway Station offers 4 services per hour to Burnham Station, 6 services per hour to London Paddington, 7 services to Maidenhead and 8 services per hour to Reading.

Trip Generation and Traffic Impact:

The site would not generate a significant number of vehicle movements which could be deemed as detrimental to the highway network or require further analysis.

Layout:

The parking spaces appear to work for a 5.1m large vehicle, even the tighter

ones with a multi-point manoeuvre, it would be reasonable for these to be demonstrated prior to commencement and secured via condition.

Parking:

32 parking spaces are displayed on the Proposed Block Plan (Drawing No P54168-A(BP)XX-001-Rev-P5 dated 13/02/2020).

The proposed number of parking spaces is considered compliant with the Slough Developers Guide – Part 3: Highways and Transport which provides Slough's adopted parking standards. For 3-bedroom dwellings located in Rest of Town Centre/Predominantly Residential Areas, the standards require the provision of 2 parking spaces per dwelling with all spaces assigned. Therefore 32 parking spaces are required by the Slough Parking Standards. It is noted that a study could be used as a bedroom, but given the good accessibility of the site to services, amenities and public transport facilities. As such we would not be looking to refuse it on parking grounds or request any further parking spaces.

To the north of the site, a single yellow parking restriction is already implemented on Upton Road which restricts parking between 8am – 7pm. To the south-west of the site, some unrestricted parking is available. The development is not expected to cause an overspill of parked vehicles onto Upton Road, given on-street parking is restricted and the provision of 2 spaces per dwelling which should accommodate all demand for car ownership amongst residents.

SBC Highways and Transport have no objection based on the proposed number of parking spaces.

Please could you condition the application to prevent any of the dwellings being converted into/sub-divided to be used as multiple flats or as HMO's.

Also not sure if you would be looking to restrict PD rights for these but may be a good idea, they're already good sized houses and increasing number of rooms (loft conversions, outbuildings, extensions, etc) could increase demand on parking/attract HMO uses.

Electric Vehicle Charging:

1 charging point per property is being provided which is deemed acceptable. This should be a minimum 7kw(approx.) wallbox for each property as opposed to an external 3 pin plug. I believe this may be detailed in the low emissions strategy. In any case, I believe the details of the EV chargers can be secured by means of a pre-commencement condition.

The specification provided should be agreed with Slough's Environmental Quality Team.

Cycle Parking:

Secure cycle parking is displayed to the rear of each property on the proposed site plan. Further details of the type of cycle parking should be provided, but it is recommended that these are secured by condition.

Servicing and Refuse Collection:

The applicant is required to provide details of the servicing and refuse collection arrangements on the site. If a refuse vehicle is required to enter the site then swept path analysis should be provided which demonstrates that a refuse vehicle can safely ingress/egress the proposed development.

Bins should be presented for collection within 15m of the nearest point where a refuse vehicle can stop in accordance with the drag distances presented in the SBC Guidance for Refuse and Recycling Storage for New Dwellings.

A servicing and refuse management plan should be secured by condition to ensure bins are located in appropriate location and collected safely.

6.2 Thames Water:

Waste Comments

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 trade.effluent@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.

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>

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

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend 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.

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are 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

6.3 Neighbourhood Protection:

No comments received. Should any comments be provided they will be reported on the Update Sheet to Committee.

6.4 Contaminated Land Officer:

I have reviewed the documents submitted, and even if it was not update, a previously submitted report provides further insights into the situation on site. The previously submitted report was "Phase I Contaminated Land Desk Study Report" (Ref. 60861R1, dated September 2014) prepared by Envirep.co.uk. This report was submitted with a previous application ref. S/00698/001, which was approved without the comments of the Contaminated Land Officer (CLO) at the time. However, there was conversation between the CLO and consultant before the report was submitted and all the issues raised were addressed.

Given the nature of the proposed development, I agree with the conclusion of the report stating that risk to the identified receptors is low, and no Phase II Intrusive Site Investigation is required at this stage of the development.

Based on the above I recommend that the watching brief condition is placed on the decision notice.

6.5 Lead Local Flood Authority:

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

- Design and Access Statement
- Block Plan and Location Plan

In order for us to provide a substantive response, the following information is required:

- Background information on the proposed design. Including proposal; site; plans of surface water drainage and any SuDS featured in the scheme
- Evidence that the applicant understands the sensitivity of discharge points relating to the receiving water body. Where this is main river or discharging through contaminated land the LPA may have to consult the Environment Agency (EA)
- Evidence of and information on the existing surface water flow paths of undeveloped (greenfield) sites
- Evidence of and information on the existing drainage network for previously developed (brownfield) sites
- Evidence that the proposed drainage will follow the same pattern as the existing. This avoids directing flow to other locations.
- Identification of and information on areas that may have been affected by failures in the existing drainage regime
- Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753

- Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the wholesite; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015
- If not using infiltration for drainage - Existing and proposed run-off rate calculations completed according to a suitable method such as IH124 or FEH. Information is available from UK Sustainable Drainage: Guidance and Tools. Calculations must show that the proposed run off rates do not exceed the existing run-off rates. This must be shown for a one in one year event plus climate change and a one in one hundred year event plus climate change.
- If not using infiltration for drainage - Existing and proposed run-off volume calculations completed according to a suitable method such as IH124 or FEH. Calculations must show that, where reasonably practical, runoff volume should not exceed the greenfield runoff volume for the same event. This must be shown for a 1 in 100 year, 6 hour rainfall event.
- Maintenance regimes of the entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.
- Evidence that enough storage/attenuation has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100 year plus climate change event.
- Exceedance flows are considered in the event of the pipe being non-operational.
- Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this.

6.6 Housing:

We confirm the trees within link way to the Lascelles Park are on SBC Land and their removal is acceptable subject to good quality replacements within the site.

6.7 Parks, Open Spaces:

No comments received

6.8 Environmental Quality; Air Quality:

Overall, AQ is unlikely to be an issue here. It is far from any major roads where poor air quality is usually concentrated, and the development in itself is unlikely to produce enough trips to cause a worsening of air quality elsewhere.

6.9 Environmental Quality: Noise

It hasn't been mentioned in any of the documents uploaded on the portal, despite being requested in the pre-application advice letter: "Any plant equipment location should be identified and the noise levels must be at an acceptable standard on the adjoining and future occupiers. The Developer Guide Part 2, 2017, sets out the Council's expectations for sustainable design and construction". As there is potential to have a sub-station on site, this may introduce a new intrusive noise source that would need to be considered. If this has been addressed but was considered insignificant, I would like to see the evidence. Noise from other sources such as road traffic are unlikely to be audible as the development is on a quiet street, and you could consider noise from Lascelles Park which has a nearby basketball court, however noise impact is likely to be very low.

6.10 Education Authority

We would like to nominate the education contributions to the expansion of Haybrook College a special school that provides places for secondary and post-16 pupils and serves the whole town.

6.11 Landscape Advisor:

Existing site:

Recommended for TPO's:

- Evergreen oaks adjacent to Lascelles Park/ spring field and the link footpath/electrical sub station.

Trees to be retained and protection during construction :

- Yew tree by entrance gate situated on link way (Upton road Lascelles Park)

Notable trees to be removed:

- Two Ash trees outside the site adjacent to boundary and link way – appears to be outside the site and on SBC Housing stock land an extension from Springfield the adjacent site.
- Tree by 91 Upton road SBC Highways verge.

No objection to removing these trees subject to securing appropriate tree

planting and landscaping as explained below and obtaining the relevant permissions from SBC Housing

Proposed landscaping:

It is visualised that the scrub and small trees adjacent to the boundary wall and Upton road will be removed during the development of this site. Their replacement and the environmental management of this boundary area will require sensible management. This should include maintain the area as a car free zone with a suitable barrier. Planting replacement Trees and shrubs which will foster the local environmental and reflect the proximity to the local Park.

Recommendation:

Tree planting pits to be constructed to incorporate an element of SuDs management. With the suggestion of a produce incorporation honeycomb plastic modals (example GreenBlue Urban Ltd).

This should be supported by refreshing the Tree pits by excavated and back filled with reconstructed top soil on the lines of 2x2 metres with a depth of 1 metre.

The adjoining surface area around the tree base should be permeable to allow water penetration to the tree's root zone. The permeable surfacing could well be liner rather than square in construction.

Tree size as they are to be a feature to the entrance of each house selection from Nursey stock at stem size 12 to 14 cm is recommended

6.12 Heritage Advisor

The application site comprises a vacant plot as Gurney House (a mid 20th century building) was demolished in 2014.

The site lies on the south side of Upton Road. The Sussex Place / Clifton Road Conservation Area lies to the north, separated from the application site by the Lascelles Nursery / Springfield House. Any impact upon the setting of the Conservation Area needs careful consideration. A Heritage Statement has been submitted as part of the application in accordance with NPPF, para. 189.

The red brick front boundary wall to the site looks to be 19th century, so pre-dates Gurney House; It makes a strong positive contribution to the street scene. Its proposed retention as part of the redevelopment of the site is welcomed - it may be advisable to condition its retention and repair (if necessary) and to ensure that any new openings / alterations within the wall are sensitively created and any new sections of wall match existing in terms

of size / appearance and brick bond etc.

The proposed development will comprise 3 blocks of 3 storey brick-built townhouse style dwellings with flat roofs. They are of a contemporary design and whilst they do differ in style to the rather more traditional rendered / brick built detached and semi-detached 2-storey pitched roof properties to this part of Upton Road the set back of the new dwellings behind the wall and their reasonably modest scale is considered to sit comfortably enough in this position and to preserve the setting of the Conservation Area.

The grade II listed 74, no 74 Upton Road lies over 50 metres to the west of the Gurney House site and BEAMS would agree with the Heritage Statement which considers there would be no adverse impact upon the setting of this designated heritage asset due to the distance between the two and the lack of sightline.

The use of high-quality materials and design detailing will be essential in ensuring the development sits comfortably in this location and the appearance of the flank elevations, particularly to Springfield may need to be addressed further - the elevation plan seems to show this as a wall of solid brickwork.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 National Planning Policy Framework 2019:

Chapter 2. Achieving sustainable development

Chapter 4. Decision-making

Chapter 5. Delivering a sufficient supply of homes

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

Chapter 11. Making effective use of land

Chapter 12. Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 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 and Built Environment

Core Policy 10 – Infrastructure

Core Policy 12 – Community Safety

The Adopted Local Plan for Slough 2004 (Saved Policies)

- EN1 – Standard of Design
- EN3 – Landscaping Requirements
- EN5 – Design and Crime Prevention
- H13 – Backland/Infill Development
- H14 – Amenity Space
- T2 – Parking Restraint
- T8 – Cycle Network and Facilities

Other Relevant Documents/Guidance

- Local Development Framework Site Allocations Development Plan Document 2010
- Slough Borough Council Developer's Guide Parts 1-4
- Proposals Map (2010)
- Nationally Described Space Standards
- ProPG: Planning & Noise: Professional Practice Guidance on Planning & Noise. New Residential Development. May 2017

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 February 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 can not demonstrate a Five Year Land Supply. Therefore, when applying Development Plan Policies in relation to the distribution of housing, regard will be given to the presumption in favour of sustainable development tilted in favour of the supply of housing as set out in Paragraph 11 of the National Planning Policy Framework 2019 and refined in case law.

The weight of the harm and benefits are scaled as follows:

- Limited

- Moderate
- Considerable
- Substantial

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 Emerging Preferred Spatial Strategy for the Local Plan for Slough

The emerging Preferred Spatial Strategy has been developed using guiding principles which include locating development in the most accessible location, regenerating previously developed land, minimising the impact upon the environment and ensuring that development is both sustainable and deliverable.

Protecting the built and natural environment of Slough's suburban areas is one of the key elements in the emerging Spatial Strategy.

7.3 The planning considerations for this proposal are:

- Land Use
- Supply of housing
- Impact on the character and appearance of the area
- Impact on Heritage Assets
- Impact on amenity of neighbouring occupiers
- Living conditions for future occupiers of the development
- Crime Prevention
- Highways and Parking
- Surface water drainage
- Contaminated Land
- Affordable Housing
- Infrastructure
- Section 106 Requirements
- Impact on biodiversity and ecology
- Equalities Considerations
- Neighbour representations
- Presumption in favour of sustainable development

8.0 **Planning history**

8.1 The planning history is a material consideration. The previous planning application (ref. P/06350/001) for the following was approved on 21st June 2018:

Erection of 6no. 5 bedroom semi-detached houses with garages and garden rooms, 2no. 3 bedroom semi-detached

houses with garden rooms and 2no. 3 bedroom semi detached houses. Associated new hard and soft landscape works and modifications to existing boundary walls. Formation of 7no. new vehicular cross-overs to the footpath along Upton Road.

The above development has not been implemented and its planning permission expires in June 2021. The pre commencement conditions have not been discharged.

8.2 The main differences between the current proposals and the previously approved extant scheme (ref. P/06350/001) are set out below:

- Change in the housing type and numbers from 10 x three storey semi detached houses comprising (6 x 5 bed and 4 x 3 bed) to 16 x three storey terrace houses (in three blocks) comprising (16 x 3 bed plus 1 study)
- Proposed building line fronting Upton Road set further back into the site
- Boundary wall fronting Upton Road largely retained with single point of vehicular access compared to opening onto Upton Road and creating 7no. new vehicular cross-overs
- Proposed 32 car parking spaces compared 35 car parking spaces
- Alternative dwelling design from pitched roofed traditional type dwelling to a flat roofed more contemporary type dwellings
- Alternative parking layout
- No rear garden room proposed

8.3 In addition, prior to application (Ref: P/06350/001) being approved, the following planning application (ref. S/00698/001) was approved on 13th January 2015:

Construction of 10 new build houses with associated access road, parking areas, gardens and other external landscaped areas.

The above development has not been implemented and its planning permission has now expired.

8.4 The current proposals are different from the 2015 consent (ref. S/00698/001) in respect of the following elements:

- Change in the housing type and numbers from 10 x two - three storey semi detached houses comprising (10 x 4 bed) to 16 x three storey terrace houses (in three blocks) comprising (16 x 3 bed plus 1 study)
- Proposed 32 car parking spaces compared 30 car parking spaces
- Alternative dwelling design from pitched roofed traditional type dwelling to a flat roofed more contemporary type dwellings
- Alternative parking layout

- 8.4 Since the previous approvals the National Planning Policy Framework has been updated on 19 February 2019 and the Local Planning Authority can not demonstrate a Five Year Land Supply. In addition The Emerging Preferred Local Plan for Slough 2016 – 2036 for Slough has been published.
- 8.5 This report considers the effects of the proposed changes to the previous permission but it is acknowledged that the principle of the development of the site for housing is acceptable..
- 8.6 The surrounding area has not substantially changed since the previous applications were determined.

9.0 **Land Use**

- 9.1 The site is not located within any specific designation by the local development plan. The principle of residential development of the site, in particular family homes, is acceptable and complies with Core Policy 3 and 4 for the type and distribution of housing. The proposed density of the site would marginally exceed the Core Policy 4 minimum of 37 dwellings per hectare (43 dwellings per hectare).
- 9.2 The Emerging Preferred Spatial Strategy seeks to protect the built and natural environment of Slough's suburban areas. The provision of family houses at an appropriate density could achieve this in principle.
- 9.3 Based on the above, the proposals comprise a residential-led redevelopment of previously developed land which would be policy compliant in land use terms. Neutral weight is attributed to the planning balance.

10.0 **Supply of housing**

- 10.1 The extant Core Strategy covers the 20 year plan period between 2006 and 2026. Core Policy 3 sets out that a minimum of 6,250 new dwellings will be provided in Slough over the plan period, which equates to an average of 313 dwellings per annum. Core Policy 3 states that proposals for new development should not result in the net loss of any existing housing.
- 10.2 Slough Borough Council is in the process of preparing a new Local Plan for Slough which covers the 20 year plan period between 2016 and 2036. The Council's Housing Delivery Action Plan (July 2019) confirms that the objectively assessed housing need for the plan period is 893 dwellings per annum (dated April 2019). The emerging targets are for the delivery of near 20,000 new homes over the plan period in order to ensure this strategic target is achieved and exceeded to allow for additional population increases over the lifetime of the Local Plan
- 10.3 Following the application of the updated Housing Delivery Test set out in the

National Planning Policy Framework 2019, the Local Planning Authority can not demonstrate a Five Year Land Supply. The proposal for 16 residential units would make a contribution to the supply of housing, and given that that the tilted balance is engaged, this contribution would in principle be afforded considerable positive weight in the planning balance.

10.4 *Housing mix*

One of the aims of National Planning Policy is to deliver a wide choice of high quality homes and to create sustainable, inclusive and mixed communities. This is reflected in Core Strategy Policy 4. The Local Housing Needs Assessment for RBWM, Slough & South Bucks (October 2019) suggests in table 39 the following percentage mixes are needed within Slough:

	1 bed	2 bed	3 bed	4 bed
Market	5	19	57	20

10.5 The proposal would include 16 x 3 bed units (with an additional study a first floor which could be used as a bedroom). The proposal provides units where the need is most, and considering the relatively small scale of the site, the proposal is considered to comply with the housing mix requirements of Core Policy 4, and the requirements of the National Planning Policy framework.

10.6 The provision of 16 x 3 / 4 bed units provides much needed family housing. A financial contribution of £218,578 towards offsite affordable housing is also included. As such, considerable positive weight would be tilted in favour of the supply of housing.

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

11.1 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 EN3.

11.2 The application site is located on the south-eastern side of the Upton Road which is a residential street and to the north-eastern side of Lascelles Park which is a park designated as Public Open Space. The site previously comprised a part single storey part two storey building used as a residential care home. The building has since been demolished and the site largely cleared other than concrete hardstanding, debris, and shrubbery along with trees, bushes fencing and brick walls along the boundaries.

11.3 The surrounding area largely comprises good sized traditional two storey semi detached and detached house with relatively generous separation distances between them. However, the row of semi detached houses adjoin the site to the southwest have notably smaller spaces between them. To the northeast there are larger scale buildings comprising the two storey flats

neighbouring the site to the east (Springfield). Further northeast are Elvian House and Chiltern House lies to the north which are both three storey traditional buildings.

- 11.4 The site was formally occupied by an elderly persons care home which comprised a large part single part two storey flat roof building set back within site, finished in a buff brick.
- 11.5 The proposal would comprise 16 x three storey terrace houses in three blocks, fronting Upton Road but set back beyond the front building line of the existing houses in the street. The proposed houses would incorporate a flat roof form, and a large rear terrace at first floor, which provides a simple building shape. The pattern of fenestration which is set-in via brick surrounds from ground to the top floor results in a vertical emphasis in the scheme's appearance, and also provides visual depth in the façade. The use of a buff brick (lighter brick for the set-in parts) draws from the previous building on the site. Windows and doors would comprise dark grey aluminium frames. This would result in a contemporary appearance, but due to the depth in the front façade and the use of a buff brick, there is an acknowledgment to the previous building on the site and the more traditional houses in the immediate and wider locality. It is important to secure a good quality stock brick as part of the planning permission. Following negotiations with the Applicant, the following bricks are proposed. It is considered they would be of a good quality and appropriate appearance for the proposed buildings and the character of the surrounding area. The bricks are secured by condition:
- Main elevations: Traditional Brick & Stone Facing Brick Mystique. Colour – Buff Multi.
 - Set-in elements: Imperial Marque Buff Handmade Facing Brick. Colour – Buff.
- 11.6 The existing building-line in Upton Road would not be continued on this scheme, however, the previous care home in the site was also set back well beyond this building line and also behind the traditional brick wall which appears to date from the 19th century. Therefore, the setting of the building back from the frontage would not be an unusual feature in the street and the retained parts of the original brick wall at the frontage will preserve a key built feature within the streetscene which contributes to the character of the area.
- 11.7 The proposed westernmost dwelling would be sited within one metre from the neighbouring boundary at 91 Upton Road and approximately 3.7 metres from this neighbouring dwelling. Normally one metre from the common boundary is required to prevent a visual terracing affect, however, given the proposed dwelling would be set well back from the front of 91 Upton Road, the proposal would not result in a visual terracing effect.
- 11.8 The front part of the proposed easternmost dwelling would be sited within one metre from the eastern boundary where it abuts a soft landscape verge and

footway which connects Upton Road to Lascelles Park. Officers have some concern about this physical relationship. However, given the splayed nature of the eastern boundary, the majority of the easternmost dwelling would be set away from the boundary by more than 3 metres, which on balance is an appropriate distance to prevent a visually overbearing feature in this location.

- 11.9 The plans refer to solar panels on the roof; however none are drawn on the plans or elevations. The applicant asserts these will not be seen from the public realm as they will be contained behind the proposed elevations which extend above the flat roof to create a parapet. A condition can be included to secure details of the solar panels to ensure they would be largely screened for the surrounding area.
- 11.10 The existing boundary wall is an established feature in the street which is proposed to be substantially retained as part of the development. The retained wall would help preserve an original feature within the streetscene which encloses the more contemporary buildings on the site which are set back from the frontage. A condition should be included to ensure the wall is retained (in accordance with the proposed plans/elevations) during the construction works and thereafter.
- 11.11 The proposal would result in the loss of a number of trees along the boundaries within the site. The Council's Landscape Advisor has raised no objection to this subject to an appropriate tree replacement tree planting. There are two Ash trees within the site adjacent to boundary and link way to the Lascelles Park which are outside the site and appear to be on SBC Housing land. These trees which are identified as T13 and T14 on the submitted topographical site survey would need to be removed to enable the easternmost dwelling to be built out. SBC Housing has agreed to the removal of these trees subject to good quality replacements within the site. The plans propose indicative landscaping and tree planting which the Council's Landscape Advisor has raised no objection to subject to securing a good quality a detailed landscape scheme. This should include 12 to 14 cm replacement trees to the front of the dwellings and tree pit design for the roots. This is secured by condition.
- 11.12 The Council's Tree Officer has also commented that the Yew tree by entrance gate situated on link way and the street tree located to the left of 91 Upton Road this should be protected during the construction phase and should be secured by condition. In addition the Council's Tree Officer has recommend the Evergreen Oaks to the rear adjacent to Lascelles Park and the link footpath/electrical sub station should be retained and further assessment be carried to consider protection by a preservation order.
- 11.13 Based on the above, although some elements of the scheme remain of concern to officers, on balance the proposal constitutes a good standard of design overall which complements the character of the area and broadly complies with Core Policy 8 of the Core Strategy, Local Plan Policies EN1

and EN3, and the requirements of the National Planning Policy Framework. The design of development and impact on the appearance of the area can be afforded positive weight being applied in the planning balance given the current site is under-used and comprises of hardstanding which contributes little to the appearance of the area.

12.0 **Impact on Heritage Assets**

12.1 Sections 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 seeks special regard to the desirability of preserving a listed building or its setting and to preserve or enhancing the character or appearance of a conservation area.

12.2 Paragraph 189 of the National Planning Policy Framework requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

12.3 Chapter 16 of the NPPF intends to preserve and enhance the historic environment; paragraph 193 requires local planning authorities to afford great weight to the asset's conservation, irrespective of whether the potential harm is substantial harm, total loss or less than substantial harm.

12.4 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

12.5 Core Policy 9 of the Core Strategy, (2006 – 2026) Development Plan Document December 2008 states that development will not be permitted unless it:

- Enhances and protects the historic environment;
- Respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations;

12.6 The following heritage assets are located within relative close proximity to the east of the site:

- Sussex Place / Clifton Road Conservation Area
- 74 Upton Road (Grade II Listed)

A Heritage Statement has been submitted with the application. The impacts have been assessed by the Council's Heritage Advisor who has commented that due to the relatively low level of the proposal development, its positioning within the site, and separation distances from these heritage assets, the proposal would preserve their setting.

12.7 Based on the above, the proposal would protect the surrounding heritage assets and would not lead to any level of harm as defined by the National Planning Policy Framework and would comply with Core Policy 9 of the Core Strategy, (2006 – 2026) Development Plan Document December 2008. Neutral weight should be applied to the planning balance.

13.0 **Impact on amenity of neighbouring occupiers**

13.1 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 Policy EN1.

13.2 As per the previous buildings on the site, the proposal would not reflect the existing building-line in Upton Road and the proposed dwellings would be set back into the site and extend beyond the rear elevations to the west in Upton Road. The proposed westernmost dwelling would be positioned within close proximity of the neighbouring residential boundary at 91 Upton Road. There are side facing windows at ground and first floor serving 91 Upton Road positioned approximately 2.8 metres from the common boundary. When considering the impacts on these windows, regard will be given to the fact that they are positioned very close to the common boundary with the application site and therefore do not benefit from space normally provided with a site to contribute to their amenity value. It is noted the property benefits from open aspect at the frontage and rear of the building.

13.3 The ground floor side facing windows at 91 Upton Road serve a dining room (single aspect) which is centrally positioned in the side elevation, and further to the rear are two kitchen windows in the side. The kitchen is also served by a rear facing window which is positioned within a glazed rear projection.

13.4 The first floor side facing windows at 91 Upton Road serve a bedroom (single aspect) which is centrally positioned in the side elevation above the dining room. To the rear end of the side elevation is a side facing window serving a W.C, and further rear is a side facing window serving a bedroom.

13.5 The proposed westernmost dwelling would be set back within the site and beyond the plane of the centrally positioned ground floor dining room first floor bedroom windows. Given the proposal would still be within relatively close proximity of these flank windows there would be a degree of overbearing impact and loss of daylight and sunlight. However when considering the windows would be free of encroachment, and given the already close positioning of the windows to the common boundary, the proposal would not result in unacceptable impacts to the living conditions in the adjacent building overall in terms of overbearing impact, loss of daylight and sunlight. In addition, given the oblique relationship with the proposed windows in the front elevation of westernmost house, the proposal would not result in an unacceptable loss of privacy within the dwelling.

13.6 The ground floor side facing kitchen windows and first floor W.C window at 91 Upton Road would be encroached upon by the development which results in a separation distance of approximately 3.5 metres – 3.7 metres. Due to the scale, siting and height of the development and its proximity to the neighbouring property it is anticipated that the proposals would result in an overbearing impact, loss of daylight and sunlight and the conditions within these rooms would be subject to some noticeable change. However regard needs to be given to the following:

- The kitchen and WC are not habitable rooms (there is a separate dining room). However, given the kitchen is served by existing windows and is not a transient area, there would be some degree of harm to the living conditions experienced by occupiers within this room.
- The side facing windows are already positioned close to the common boundary and therefore do not benefit from space normally provided with a site to contribute to their amenity value
- The kitchen is served by rear facing windows that would only be encroached upon by 45 degrees (from the centre of the window) at ground floor and terrace screening.
- The existing occupier of 91 Upton Road is supportive of the application

It is accepted that the proposal will impact the light and outlook within the kitchen and W.C and the change is likely to be noticeable within these rooms.

13.7 The rearmost first floor side facing bedroom window at 91 Upton Road would have a separation distance of approximately 3.8 metres from the development. This bedroom does not benefit from an additional rear facing window. It is considered that The proposal would result in an overbearing impact, loss of daylight and sunlight on the bedroom and the occupiers would experience a discernible change in light levels and increased sense of enclosure within this room. In considering the harm, regard needs to be given to the following:

- The side facing windows are already positioned close to the common boundary and therefore do not benefit from space normally provided with a site to contribute to their amenity value
- The existing occupier of 91 Upton Road is supportive of the application
- The bedroom is not the master bedroom within the property.

The proposal is anticipated to noticeably impact the light and outlook within this bedroom. When considering the above combined impacts on the bedroom, kitchen and WC, the proposal is considered to result in a moderate degree of harm to living conditions within this dwelling which otherwise would benefit from good aspect on the frontage and rear facades with the majority of

windows benefitting from good levels of sunlight, daylight and aspect. Although, officers have found a degree of harm would occur which would affect living conditions of the occupiers within the specified rooms, officers conclude that the living standards within the overall dwellinghouse will not be demonstrably compromised as a result of the proposals.

- 13.8 There are no side facing windows proposed, and therefore, there would not be a privacy issues in relation to the side facing windows. A condition can be included to ensure no windows are installed in the side elevation of the westernmost dwelling.
- 13.9 The proposal would not encroach within 45 degrees of the centre of the first floor front or rear facing windows at 91 Upton Road, which is in line with the development plan requirements.
- 13.10 Externally, the eastern side of 91 Upton Road is used as access to the rear garage and the overbearing impact and loss of daylight and sunlight in this location would be received on transient basis and would not result in a significant impact on the living conditions.
- 13.11 Externally to the rear of 91 Upton Road, the proposed westernmost dwelling would extend beyond the main rear elevation of 91 Upton Road by approximately 10.4 metres at ground floor and the upper floors by 3.8 metres. When considering the rear glazed extension is used for storage and is not habitable, and there is an existing garage by the common boundary, the proposal would not result in unacceptable impacts on the amenity to the rear of the property. A condition should be included extend the brick western side elevation adjacent to the terrace to 1.8 metre above the floor level of the terrace to prevent overlooking into the sensitive parts of the rear garden at 91 Upton Road.
- 13.12 The separation between the proposed dwellings and the neighbouring properties on the opposite side of Upton Road would prevent any unacceptable amenity issues.
- 13.13 The proposal would result in an increase in comings and goings, however, for a scheme of 16 dwellings and 32 parking spaces it would not be to a degree that would raise concerns in terms of unacceptable noise and disturbance. A condition should be included to require a noise assessment for any plant / substation required as part of the proposal.
- 13.14 Based on the above, the proposal would comply with elements of Core Policy 8 of the Core Strategy, the majority of the criteria set out in Local Plan Policy EN1, and the requirements of the National Planning Policy Framework. However, there is a conflict with policy criterion (j) and (k) of EN1 in relation to the overbearing impact and loss of daylight and sunlight to the side facing windows serving the kitchen at 91 Upton Road. This is harm is afforded moderate negative weight being applied in the planning balance. The harm is

tempered in this instance given the impacts are to rooms with windows on the flank façade of the adjoining property which would typically be adjacent to a facing dwelling given the pattern of development in the area and are themselves unneighbourly given the aspect..

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

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

14.2 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."

14.3 Local Plan Policy H14 seeks an appropriate level while having regard to:

- a) the type and size of dwelling and type of household likely to occupy dwelling;
- b) quality of proposed amenity space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility;
- c) character of surrounding area in terms of size and type of amenity space for existing dwellings;
- d) proximity to existing public open space and play facilities; and
- e) provision and size of balconies..

14.4 *Access:*

Access would be gained directly from Upton Road via a dedicated pedestrian access to the west of the site, and a vehicular access centrally. Considering the number of residential units proposed, the access point would appropriately distribute residents and visitors past an acceptable number of residential units and therefore minimise likely disturbance for future occupiers.

14.5 *Internal living conditions:*

The gross internal areas and bedrooms would exceed the Nationally Described Space Standards. The layout of the houses are such that all principle habitable rooms serving would be served by windows that provide good outlook, and appropriate levels of daylight and sunlight.

14.6 *External amenity space:*

The proposed garden depths range between 10.8 metres – 13.4 metres. Given the rear gardens would be of a good quality and given the location adjacent to Lascelles Park, they would be acceptable. The Residential Extensions Guidelines require that 3 bedroom houses to retain 9 metre back garden, and 4 bedroom houses a 15 metres back garden. As such, a

condition should be included to limit what can be constructed under permitted development.

14.7 *Noise:*

A condition should be included to require a noise assessment for any plant / substation required as part of the proposal.

14.8 Conclusion:

Based on the above, the proposal would largely comply with Core Policy 8 of the Core Strategy, Local Plan Policy H14, and the requirements of the National Planning Policy Framework. Neutral weight should be applied to planning balance.

15.0 **Crime Prevention**

15.1 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. Core Policy 12 of the Core Strategy requires development to be laid out and designed to create safe and attractive environments in accordance with the recognised best practice for designing out crime.

15.2 The National Planning Policy Framework requires developments to be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

15.3 Access from the street would be gained directly from the footway in Upton Road where there is already a good level of natural surveillance. There is also a service entrance by the footway link to Lascelles Park.

15.4 The design and access statement proposes these access points to be gated and fob controlled. Given the site comprises a communal parking area, and alley type access to the rear gardens, subject to securing appropriate details by condition, no objections are raised on this regard.

15.5 The construction of the easternmost dwelling would result in degree of enclosure when using the footway. The footway an area of concern in relation to safety and potential for criminal activity and anti social behaviour. Developing the site for residential houses would reduce the anti social activity the empty site currently attracts. In addition, due to the front and rear facing windows and increased movements around the site there would be an increase in natural surveillance around the site.

15.6 Previously, the footway was lit by column lighting one of which is located within the application. It appears the footway is no longer lit, and the lighting within the application site would be removed to make way for the easternmost dwelling. Following discussions with the Applicant, it has been verbally

agreed the development would contribute towards new lighting which can be sited within the grass verge by the footway. SBC housing who own this land has agreed to this. Either a financial contribution will be sought to secure at least two column lighting units to illuminate the footway between Upton Road and Gurney House, or the developer will undertake such works themselves. The Local Highway Authority and SBC Housing will advise of the most appropriate of the two when finalising the Section 106.

- 15.7 Neighbour representations have requested CCTV is installed the footway, and the footway be improved and widened. Given the financial contribution being secured towards the lighting, it is not considered reasonable to place further cost in the development to remedy an existing problem.
- 15.8 It is clear that the existing site and link way into the park are causing anti social issues and the proposed development would likely result in a reduction of such issues. This weighs in favour of the proposal, and limited positive weight should be applied in the planning balance.
- 15.9 Based on the above, and subject to securing the final constructions towards the lighting, and the side facing windows, the proposal would be in accordance with Local Plan Policy EN5; Core Policy 12 of the Core Strategy; and the requirements of the National Planning Policy Framework. Limited positive weight should be applied in the planning balance.
- 16.0 **Highways and Parking**
- 16.1 The National Planning Policy Framework 2019 requires development to give priority first to pedestrian and cycle movements, and second - so far as possible – to facilitating access to high quality public transport. Development should be designed to create safe and suitable access and layouts which minimise conflicts between traffic and pedestrians. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 109 of the National Planning Policy Framework 2019 states that ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.
- 16.2 *Access and Trip Generation*
- 16.3 The main vehicular access to the site would be created centrally along the northwest boundary via Upton Road. This would result in the loss of some on-street parking spaces; however, the loss would be considerably less than the previous application (ref. P/06350/001) which proposed seven vehicular crossovers in Upton Road. Therefore the proposal would have betterment in this regard. In addition the Council’s Parking Team have confirmed their loss should not affect permit allocation capacity given the existing spaces and number of dwellings in the street.

- 16.4 The existing access via the Springfield House access would be adapted as a secondary service and delivery access, and a further pedestrian access is proposed via Upton Road to the western end of the site. The Local Highway Authority has requested the plans incorporate Manual for Streets compliant pedestrian and vehicular visibility splays, corner radii, and swept analysis for the car parking spaces and bin collection. The Local Highway Authority confirmed these can be secured by condition.
- 16.5 *Car parking:*
- 16.6 The application proposes 32no.parking spaces which is in accordance with the quantum set out in the Developers Guide for 3 bed houses. Should the proposed study in each house be used as a bedroom, then the quantum would rise to 48 spaces. The Developer's Guide is clear that these standards should be applied flexibly for residential development in very accessible locations. The Local Highway Authority has not objected to the proposed parking provision. Given the site's close proximity to the services, facilities, and transport links in town centre, the proposed parking provision is considered acceptable for this this development in this location. Representations from neighbouring residents have requested the occupiers of the development should be prevented from obtaining on street parking permits. The Local Highway Authority has commented that there would be a loss of permit spaces on the street to create the access, and in combination with the additional residents as a result of the development, there would not be capacity on the street to provide permits for the residents of the proposed dwelling, As such permits should not be allocated to occupiers of the proposed development. As such this can be secured as an obligation in the Section 106.
- 16.7 The Local Highway Authority has requested a condition to ensure the houses could not be used as Houses in Multiple Occupation (HMOs); as such a use could cause parking stress. Planning permission would be required to change the use to larger HMO (more than six residents living together). Smaller HMOs (up to six people living together) would normally require 0.5 spaces per room, and therefore three spaces per dwelling. This is the same quantum as required if the studies were to be used as bedrooms to create four bed houses, and the Local Highway Authority have not objected on that basis. As such, a condition restricting the use of the houses to small HMOs is not justified on parking grounds.
- 16.8 In accordance with The Low Emissions Strategy 1 x charging point per dwelling (where parking is allocated) or 1 charging point per 10 spaces (where parking is unallocated) is required. Based on the plans, the 16 car parking spaces on the driveway fronting each house would clearly be allocated to each dwelling, the remaining would be communal. The Design and Access statement confirms each of the spaces to the front of the houses will have a 10-14KW wall mounted charging point. These are acceptable and can be secured by condition.

16.9 *Cycle parking:*

16.10 Cycle storage would comprise an external store in the rear garden of each dwelling, which is in accordance with the developers guide. The plans illustrated a square box where this store would be sited but no other details are provided. As such, appropriate details of these stores can be secured by condition. Given the size of the rear gardens, there is ample provision for short term visitor cycle parking.

16.11 *Servicing and Refuse Collection:*

Refuse storage would comprise an external store in the rear garden of each dwelling, with access via alleyways along the side and rear. It is not noted on the plans where the bins would be collected from and it is not clear how collection could take place without the bins being placed in areas that would obstruct the access road or cause neighbour amenity issues. The Developers Guide requires appropriate collection points to be drawn on the plans. In addition the Local Highways Authority has requested details of the servicing and refuse collection arrangements on the site swept path analysis for a refuse vehicle should it need to enter to collect within the required 15 metre drag distance. The Local Highways Authority has confirmed these can be secured by condition as part of a servicing and refuse management plan.

16.12 Summary:

Based on the above, subject to conditions, the proposal would have acceptable impact on the highway network and comply with Core Policy 7 of the Core Strategy, Local Plan Policies T2 and T8, and the requirements National Planning Policy Framework 2019. Neutral weight should be applied to the planning balance.

17.0 **Surface water drainage**

17.1 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.

17.2 The Government has set out minimum standards for the operation of SuDS and expects there to be controls in place for ongoing maintenance over the lifetime of the development.

17.3 The application did not include a drainage strategy. However, this has recently been submitted and the lead local flood authority have been consulted. An update will be provided to the planning committee on this matter.

18.0 **Contaminated Land**

18.1 Paragraphs 170 and 178 of the National Planning Policy Framework require a site to be decontaminated so that it is suitable for its proposed use. This is reflected in Core Policy 8 of the Core Strategy

18.2 The site is identified as being as a medium risk of being potentially contaminated and falls within a Source Protection Zone for groundwater abstraction.

18.3 No contamination reports have been submitted. It is noted that the previous application (ref. S/00698/001) required a contaminated land watching brief to take place during the construction works. The Council's Contaminated Land Officer and has confirmed a watching brief should be applied to this proposal.

18.4 Based on the above, and subject to the watching brief condition, the proposal would comply with Core Policy 8 of the Core Strategy and the requirements National Planning Policy Framework 2019. Neutral weight should be applied to the planning balance.

19.0 **Affordable Housing**

19.1 Core Policy 4 of the Slough Local Development Framework Core Strategy states that for all sites of 15 or more dwellings (gross) will be required to provide between 30% and 40% of the dwellings as social rented along with other forms of affordable housing

19.2 Table 3 in the Council's updated Developer Guide Part 2, (September 2017) sets out those developments of 15 to 24 units, a financial contribution for off-site affordable housing will be sought starting from the 15th unit. For a 16 unit development comprising 16x 3 bed units the amount to be equates to £132,513. However, each of the proposed dwellings include a study which is served by windows and a terrace area and is large enough to be used a bedroom should any future occupier wish to do so. Therefore, for the purposes of affordable housing contribution, the calculation should be based upon 16 x 4 bed units, which amounts to £218,578. This shall be secured through the Section 106.

19.3 Based on the above, the proposal would comply with Core Policy 4 of the Core Strategy and the requirements National Planning Policy Framework 2019. Due weight should be applied to the planning balance.

20.0 **Infrastructure:**

Core Policy 10 states that where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.

20.1 *Education:*

As the proposal would be between 15 and 100 units, in accordance with Core Policy 10 and Part 2 of the Developer's Guide, the Education Authority would seek education contributions in accordance the tariffs set out in on page 6 of the Developer's Guide. As described above, the use of the large study could easily be accommodated as a bedroom and therefore for the purposes of education requirements this sets a payment for a 4 bedroom house at £24,187. As such, a payment of £386,992 will be required for 16x 4 bed units. This shall be secured through the Section 106.

20.2 *Open Space / Recreation*

As the proposal is for less than 70 units, and includes sufficient onsite amenity space, the proposal does not attract any requirements for Open Space / Recreation.

20.3 Based on the above, the proposal would comply with Core Policy 10 of the Core Strategy and the requirements National Planning Policy Framework 2019. Neutral weight should be applied to the planning balance.

21.0 Section 106 Requirements

21.1 A section 106 is required to secure the following:

Financial:

Affordable Housing: £218,578

Education: £386,992

New Lighting by footway £6,000
between Upton Road and
Lascelles Park.

Non Financial:

Revoking parking permits for future occupiers.

21.2 The Applicant is yet to formally agree Heads of Terms.

21.3 Based on the information assessed, such obligations are required to ensure the proposal would provide policy compliant Affordable Housing and Education contributions; to provide appropriate replacement lighting for the footway between Upton Road and Lascelles Park; and to ensure sufficient parking permit availability remains on the public highway for existing residents, in order to comply with Core Policies 4, 7, 10, and 12 of the Local

Development Framework Core Strategy and Policies EN5 and T2 of the Adopted Local Plan, and the requirements of the National Planning Policy Framework. The obligations would comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 in that the obligations are considered to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

22.0 **Impact on biodiversity and ecology**

22.1 Paragraph 170 of the NPPF requires new development to minimise impacts on biodiversity and provide net gains in biodiversity. Core Policy 9 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough, including corridors between biodiversity rich features.

22.2 The application site does not fall within a designated Special Protection Areas, Special Areas of Conservation or Site of Special Scientific Interest and is not an agricultural building or barn. However the site has been vacant for an extended period of time and contains areas of shrubs and mature trees which could contain habitats, and therefore an ecological assessment would be required.

22.3 The application did not include an ecological assessment. However, such an assessment is being carried out at the time of writing. An update will be provided to the planning committee on this matter.

23.0 **Neighbour Representations**

23.1 Officers have considered the third party representations put forward by the residents of the neighbouring properties. The material planning considerations raised have been addressed within the relevant sections of this report within the Officer's assessment.

24.0 **Equalities Considerations**

24.1 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).

24.2 The proposal would provide new family residential accommodation. Appropriate car parking in the way of one private driveway per dwelling and 16 communal spaces within the site are provided. Access into the building is via doorways at ground level and Internal wheelchair accessibility is controlled by Building Regulations. Given the number of dwellings is less than 25, in accordance with the Developers Guide, there is no requirement to ensure any of the dwellings are Building Regulation complaint wheelchair user dwellings.

24.3 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 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 can be incorporated into the construction management plan to mitigate the impact and minimise the extent of the effects. This is secured by condition.

24.4 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.

25.0 **Presumption in favour of sustainable development:**

25.1 The application has been evaluated against the Development Plan, the NPPF and other relevant material planning considerations. The Authority has assessed the application against the planning principles of the NPPF and whether the proposals deliver “sustainable development.” The Local Planning Authority can not demonstrate a Five Year Land Supply and therefore the presumption in favour of sustainable development tilted in favour of the supply of housing as set out in Paragraph 11 of the National Planning Policy Framework 2019 and refined in case law should be applied.

The proposal for 16 residential units would make a contribution to the supply of housing, and given that that the tilted balance is engaged, this contribution would in principle attracts considerable positive weight in the planning

balance.

The provision of 16 x 3 / 4 bed units provides much needed family housing. As such, when considering the proposed benefits which include a financial contribution of £218,578 towards offsite affordable housing, considerable positive weight would be tilted in favour of the supply of housing.

In addition, the proposed development would likely result in a reduction of anti social issues in the site and the adjoining link way into the park. This attracts limited positive weight in the planning balance.

Overall, the weight allocated to the benefits from proposal is considered to amount to **considerable positive weight**.

The report identifies that the proposal broadly complies with the relevant saved policies in the Local Plan and Core Strategy, but identifies where there are conflicts with criterion set out in Policy EN1. This includes the overbearing impact and loss of daylight, sunlight, and outlook to the side facing windows serving the kitchen, WC and first floor bedroom at 91 Upton Road (Moderate negative weight).

Overall, the weight allocated to the adverse impacts from proposal is considered to amount to **some moderate negative weight (in respect of the impact on residential amenity)**.

Subject to addressing the issues set out in the recommendation, when considering the proposal which in all other respects comply with the local and national policies towards the defined housing need at a time where there is not a Five Year Land Supply within the Borough, the Local Planning Authority consider that the adverse impacts of the development would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Local Development Plan and the National Planning Policy Framework 2019 taken as a whole and tilted in favour of the supply of housing. On balance, it is recommended the application be delegated to the Planning Manager as set in the recommendation below.

26.0 **PART C: RECOMMENDATION**

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

A) For approval subject to:-

1. Securing an up to date ecological assessment which satisfactorily minimise impacts on biodiversity
2. Securing a satisfactory drainage strategy in consultation with the lead

local flood authority

3. the satisfactory completion of a Section 106 to secure the following:
 - a) £218,578 Affordable Housing contributions
 - b) £386,992 Education Contributions
 - c) Financial contributions or works by the developer to provide of at least two new lighting columns by footway between Upton Road and Lascelles Park.
 - d) Revoking parking permits for future occupiers
4. agreement of the pre-commencement conditions with the applicant/agent; finalising conditions; and any other minor changes.

B) Refuse the application if the completion of the above has not been satisfactorily completed by 23rd December 2021 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee

27.0 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. P54168 - A(02)00-001; Dated 23/12/2020; Rec'd 18/03/2021
- b) Drawing Titled 'Site Survey As Existing' Dated June 2014; Rec'd 30/04/2021
- c) Drawing No. P54168 - A(BP)XX-001 Rev P5 (showing block plan and floor plans); Dated 23/12/2020; Rec'd 18/03/2021
- d) Drawing No. P54168 - A(04)XX-002; Dated 23/12/2020; Rec'd 18/03/2021
- e) Drawing No. P54168 - A(04)XX-003; Dated 23/12/2020; Rec'd 18/03/2021
- f) Drawing No. P54168 - A(04)XX-004; Dated 23/12/2020; Rec'd 18/03/2021
- g) Drawing No. P54168 - A(04)XX-005; Dated 23/12/2020; Rec'd 18/03/2021
- h) Drawing No. 5264-BAL-ZZ-01-DR-A-03-0001 Rev P1; Dated May 2021; Rec'd 14/05/2021
- i) Drawing No. 5264-BAL-ZZ-ZZ-DR-A-04-0001 Rev P1; Dated May 2021; Rec'd 14/05/2021

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. Construction Traffic Management Plan

No demolition or development shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives, visitors and construction vehicles loading (to a minimum Euro 6/VI Standard), off-

loading, parking and turning within the site and wheel cleaning facilities during the construction period and machinery to comply with the emission standards in Table 10 in the Low Emission Strategy Guidance. Details should also be provided of contractor parking delivery timings, traffic management for deliveries, working hours, wheel washing facilities, and turning and maneuvering spaces for large vehicles/construction plant. The plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON: In the interest of minimising danger and inconvenience to highway users and in the interests of Air Quality and to ensure minimal disruption is caused to existing businesses in the shopping centre in accordance with Policies 7 and 8 of the Core Strategy 2008, and the requirements of the National Planning Policy Framework .

4. Working Method Statement

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of 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) control of surface water run off
- (vi) construction working hours

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 in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, with Policy 8 of the Core Strategy 2008, and the requirements of the National Planning Policy Framework .

5. Details of materials

Prior to the commencement of the development hereby approved, specification and appearance details the roof material, edging/ copings, windows, balconies, access gates, and all hard standing areas (in accordance with the approved drainage strategy) shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details approved. The external elevations to the dwellings hereby approved shall be finished in the brick as required by condition 16 of this planning permission.

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, with Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008, and the requirements of the National Planning Policy Framework.

6. Detailing

Prior to the commencement of the development hereby approved, details of the appropriate depth and reveals of the inset elevational panels on the front elevation as shown within the design and access statement imagery shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter 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, with Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008, and the requirements of the National Planning Policy Framework.

7. Submission of landscaping scheme

Prior to the commencement of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning This shall include details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. Scaled plan showing the existing trees, vegetation and landscape features to be retained and the trees and plants to be planted pursuant to the approved plans. Trees T13 and T14 as shown on the approved site survey will need to be removed to make way for the new housing. The remaining trees to be removed shall be in accordance with the approved drawing number P54168 - A(BP)XX-001. All other trees shall be retained.
- ii. The proposed tree planning pursuant to the approved plans shall be an appropriate selection from Nursey stock at stem size 12 to 14 cm.
- iii. Location, type and materials to be used for hard landscaping including specifications in coordination with the approved drainage strategy
- iv. Root protection details:
 - a) tree pit design
 - b) underground modular systems
 - c) use within tree Root Protection Areas (RPAs)

- v. A schedule detailing sizes and numbers/densities of all proposed plants and to include species which attract Bumble Bees;
- vi. Specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and
- vii. A plan and / or schedule demonstrating coordination and compliance with the ecological enhancements.

The approved details shall be carried out no later than the first planting season following completion 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.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning

REASON In the interests of the visual amenity of the area and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

8. Tree Protection

Prior to the commencement of the development hereby approved, tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

- i. Specific issues to be dealt with in the TPP and AMS:
- ii. Location and installation of services/ utilities/ drainage.
- iii. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- iv. Details of any development within the RPA or that may impact on the retained trees, including details of the no-dig specification where necessary and other root mitigation. Details shall include relevant sections through them.
- v. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- vi. A specification for scaffolding and ground protection within tree protection zones.

- vii. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- viii. Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- ix. Methodology and detailed assessment of root pruning
- x. Arboricultural supervision and inspection by a suitably qualified tree specialist
- xi. Methods to improve the rooting environment for retained and proposed trees and landscaping.

The approved measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policies EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the requirements of the National Planning Policy Framework (2019).

9. Access and parking layout

Prior to the laying of any finishing materials for the hardstanding at the front of the site, a General Arrangement drawing of the access, gates, and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The General Arrangement drawing shall include appropriate width, corner radii and the visibility splays from the proposed site access, visibility splays of 2.4m x 43m in accordance with Manual for Streets, operation and swing of the access gate, the marking out of 32 parking spaces and appropriate tracking for a 5.1 metre vehicle to access the parking spaces.

The access and parking layout as shown on the approved General Arrangement drawing shall be fully completed and made available for residents upon first occupation of the development, and retained for this purpose at all times in the future.

REASON: In order to ensure that safe and usable access into the site and parking spaces in accordance with Core Policy 7 of the Local Development Framework Core Strategy, Policy T2 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

10. Substation

Prior to the installation of the substation, the following details shall be

shall be submitted and approved in writing by the Local Planning Authority:

- j) the appearance of the substation being largely contained behind the existing boundary wall which shall be retained, and;
- k) a noise assessment for the substation with any mitigation both in accordance with ProPG: Planning and Noise Guidance and British Standard 8233:2014.

The development shall thereafter be carried out in accordance with the details and any mitigation approved. The substation used and maintained in accordance with the manufactures requirements for the lifetime of the development.

REASON To ensure the substation does not form part of the boundary treatment and thereby have satisfactory appearance of the development and to ensure adequate mitigation against external noise levels from the substation to protect the existing neighboring residents and future occupier of the development from noise disturbance in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008, and the requirements of the National Planning Policy Framework.

11. Photovoltaic panels / solar panels

Prior to the installation of any photovoltaic panels / solar panels, plans and elevations of the panels on the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The plans and elevation shall confirm that the panels will not be visible from the surrounding area (pursuant to the email confirming this dated 03/03/2021).

The development shall be carried out in accordance with the details approved.

REASON To ensure the development of the substation would have acceptable impacts on the character and appearance of the area, and to ensure any reflective glare does not have an adverse impact on the amenity of Lascelles Park, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN1 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework 2019.

12. Refuse and recycling management plan

Prior to the first occupation of the development hereby approved a Refuse

and Recycling Collection Management Plan for the development including refuse vehicle tracking and location of bin collection in accordance with the Part 4 of the Slough Developers Guide, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented on first use of the development and thereafter retained for the lifetime of the development.

REASON: In order to ensure that safe provision is made for refuse and recycling storage and collection, to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by displaced bins and to ensure the free flow and safety of the highway network, in accordance with Core Policy 7 and 8 of the Local Development Framework Core Strategy, and the requirements of the National Planning Policy Framework.

13. Landscape management plan

No part development hereby approved shall be occupied until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the landscape areas other than the privately owned domestic gardens, shown on the approved plans, and should include time scale for the implementation and be carried out in accordance with the approved details.

REASON To ensure the long term retention of landscaping within the development to meet the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

14. Boundary treatment

Prior to the first occupation of the development hereby approved, details of the proposed boundary treatment including position, external appearance, height and materials shall be submitted to and approved by the Local Planning Authority.

The approved boundary treatment shall be fully installed in accordance with the approved details prior to the first occupation of the development and retained at all time on the future.

REASON To prevent the loss of privacy for the neighbouring occupiers at 91 Upton Road and the future occupiers of the approved development would have acceptable impacts on the character and appearance 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, and the requirements of the National Planning Policy Framework 2019.

15. Privacy screening

Prior to the first occupation of the development hereby approved, details of the privacy screening to each side of the external terrace areas measuring 1.8 metres in height from the floor level of the terraces shall be submitted and approved in writing by the Local Planning Authority.

The privacy screening to the to the west side terrace area of the westernmost dwelling shall comprise a continuation of the ground floor brick elevation to a height of 1.8 metres above the floor level of the terrace.

The privacy screening shall be installed to each side of the external terrace areas in accordance with the approved details prior to the first occupation of the development hereby approved and retained as such at all times in the future.

REASON To prevent the loss of privacy for the neighbouring occupiers at 91 Upton Road and the future occupiers of the approved development would have acceptable impacts on the character and appearance 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, and the requirements of the National Planning Policy Framework 2019.

16. Brick to elevations

The external elevations to the dwellings hereby approved shall be finished in the following brick:

- a) Main elevations: Traditional Brick & Stone Facing Brick Mystique.
Colour – Buff Multi.
- b) Set-in elements: Imperial Marque Buff Handmade Facing Brick.
Colour – Buff.

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, with Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008, and the requirements of the National Planning Policy Framework.

17. Retention of boundary wall

Other than the alterations to create the approved vehicle and pedestrian access into the site, the existing boundary wall shall be retained at all times in the future.

REASON to the soften the change to a more contemporary building in the site 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, with Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008, and the requirements of the National Planning Policy Framework.

18. No access to park

No access shall be created across the site boundary shared with Lascelles Park.

REASON to retain the existing boundary wall adjoining landscaping within Lascelles Park 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, with Core Policy 8 of the Slough Local Development Framework Core Strategy (2006 - 2026) Development plan Document December 2008, and the requirements of the National Planning Policy Framework.

19. Removal of householder permitted development

Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 2015 (as amended) (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, D, and E , no extensions to the dwelling or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON The rear garden(s) are considered to be only just adequate for the amenity area appropriate for houses of the size proposed and to prevent porches to conflicting with the driveway parking and the style and appearance of the front elevation, in accordance with Policy H14 and EN1 of The Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2019

20. Removal of permitted development to create upward extensions

Notwithstanding the terms and provisions of the Town & Country Planning

General Permitted Development Order 2015 (as amended) (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classe AA and Schedule 2, Part 20, Class AC, no extensions to the dwelling(s) to create extensions or new dwellinghouses shall take place without the express permission from Local Planning Authority through a full planning application.

REASON The height of the development is already higher than the neighbouring properties and an increase in height would need to be carefully considered to ensure it would be acceptable in terms of the character and appearance of the area, the impact on the rear garden and side facing windows at the neighbouring property at 91 Upton Road, in accordance with Policy EN1 of The Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2019

21. No further windows.

No windows (other than those hereby approved) shall be formed in the south-west side elevation of the south-westernmost dwelling hereby approved without the express permission from Local Planning Authority through a full or householder planning application.

REASON To minimise any loss of privacy to occupiers of adjoining residential property at 91 Upton Road in accordance with Policy EN1 of The Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2019.

22. Electric Vehicle Charging

Each of the parking spaces within the driveway to the front of each dwelling shall be served by an Electric Vehicle Charging Point which must have a 'Type 2' socket and be rated to at least 3.6kW 16amp 0 7kW 30amp single phase. The Electric Vehicle Charging Point shall be fully installed to each driveway and be fully operational prior to the first occupation of each dwelling, and be retained in good working order at all times in the future.

REASON: to provide mitigation towards the impacts on air quality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, the Slough Low Emission Strategy 2018 – 2025 Technical Report, and the requirements of the National Planning Policy Framework 2019.

23. Access

The vehicular and pedestrian accesses as shown on the approved plans shall be fully completed prior to first occupation of the development hereby approved and retained at all times in the future.

REASON: In order to ensure that safe and usable access into the site in accordance with Core Policy 7 of the Local Development Framework Core Strategy, Policy T2 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

24. Surface water drainage - TBC

25. Ecology – TBC

Informatives

1. Planning Obligations

An Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.

2. Thames Water

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 trade.effluent@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.

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>

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.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are 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

3. Highways:

A highways agreement with the Local Highway authority will need to be entered completed before the accesses into the site can be constructed. .

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.

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.

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 licence must be sought from the Highway Authority.

4. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. The Local Planning Authority has worked with the applicant in a positive and proactive manner through requesting amendments. 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.
5. 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.

6. 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.
7. During the demolition phase, suitable dust suppression measures must be taken in order to minimise the formation & spread of dust.
8. All waste to be removed from site and disposed of lawfully at a licensed waste disposal facility.

