

- 5.14 Extensions to an existing commercial building are frequently proposed to accommodate further storage or production space, and to residential properties to provide extra living space. Proposed extensions should take account of the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original building to ensure that the proposal is not out of place. Extensions to existing development should also have regard to the Borough Council's Development Control Guidelines, which address issues such as amenity space and parking.

#### **Policy EN2 (Extensions)**

**Proposals for extensions to existing buildings should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. Extensions should not result in the significant loss of sunlight or create significant overshadowing as a result of their construction.**

#### **Landscaping**

- 5.15 A suitable landscaping scheme is required for all development proposals in order to enhance the setting of the proposed new scheme. In an urban area such as Slough it is important that landscaping is included within a new development to soften its appearance and developers should incorporate both hard and soft landscaping within schemes. Landscaping can also be used as a means of enclosing and creating spaces, as opposed to walls and fences, with the beneficial softening effect. The aim of any development should be to result in a benefit in environmental and landscape terms. Landscaping, whether hard or soft, will be of comparable importance to the design of buildings and should likewise be the subject of consideration and attention. Maximisation of the area of water permeable surfaces, subject to pollution considerations, will be sought to help control surface water runoff at source.
- 5.16 Any on-site landscaping features that make a positive contribution to the overall landscaping scheme should be retained, in particular mature trees and watercourses. (See paragraph 5.84 and Policy EN24). This has the benefit of conserving existing wildlife habitats and lessens the environmental impact of new development on site, assisting bio-diversity objectives. To assist these objectives, new planting will be expected to be predominantly indigenous species and wildlife friendly, though ornamental species may be worthy of inclusion within schemes, to create a more varied range of landscaping. Policy EN23 seeks to increase the wildlife habitat of the town. As a result, landscaping schemes for certain new development sites should introduce creative nature conservation by enhancing existing, or providing, new wildlife habitats, through the use of native or wildlife friendly species, appropriate layout and management. Examples of suitable sites which could include nature conservation objectives are mineral extraction restoration sites and landfill sites, large open areas or sites adjacent to semi-natural habitats.
- 5.17 Landscaping schemes are usually carried out in the first planting season following the completion of the proposed development, though in certain cases it may be more appropriate to initiate landscaping on site prior to construction. In some cases off-site landscaping will also be required as part of a landscaping scheme, which often compensates for the loss of landscaping on site. Off-site planting may also be appropriate in locations where there is an established landscaping theme or form which would benefit from additional planting. The best examples of such locations include the planting in the verges either side of the Bath Road, and in town centre locations such as The Grove and Windsor Road. However, there are many other road frontages where supplementary planting may be appropriate.

- 5.18 Future maintenance of landscaping schemes is extremely important and will be required, particularly in the early years when planting schemes are most vulnerable. A maintenance scheme ensures that both an acceptable standard of visual amenity will be achieved and the owners of prominent and strategic areas of planting will continue to maintain them. This can be achieved through a planning condition or by a section 106 legal agreement.

### **Policy EN3 (Landscaping Requirements)**

**Comprehensive landscaping schemes will be required for all new development proposals. Where there are existing mature trees, or other features such as watercourses, which make a significant contribution to the landscape, these should be retained and incorporated into the new scheme. Landscaping should be carried out in the first planting season following the completion of the proposed development and a scheme for the subsequent maintenance and retention of the existing and proposed planting should be established. Off-site planting may be required for development proposals where there is a substantial loss of landscaping on site or where there is the opportunity to enhance existing landscaping in the vicinity of the development.**

**In addition, landscaping schemes must have regard to all of the following:**

- a) impact upon the street scene;**
- b) screening effect of the proposed landscaping;**
- c) use of both hard and soft landscaping to soften the built form;**
- d) variety of plant and tree species and their appropriateness for the location;**
- e) the extent to which landscaping can act as a means of enclosure;**
- f) improvements to visual amenity; and**
- g) opportunities for creating new wildlife habitats.**

**In some cases, it will be more appropriate for landscaping schemes to be initiated prior to construction.**

### **Tree Preservation Orders and Trees in Conservation Areas.**

- 5.19 The retention and protection of trees either within conservation areas or with a Tree Preservation Order (TPO) are important aspects of urban conservation. Prior written consent from the Local Planning Authority (LPA) is required before works affecting a tree with a TPO or within a conservation area can take place.
- 5.20 Planning consent will not be granted if the proposed development would result in damage to or the destruction of trees with the above designations. Consent will only be granted for the removal of such trees in exceptional circumstances, for example, if they are dead, diseased or dangerous, or if the proposed development outweighs the amenity value of the protected trees. If trees are removed to accommodate a development, an equivalent number or more must be planted either on site or as near to the site as possible. The replacement planting must be of similar or appropriate size and species. Planting can be