

Registration Date:	25-May-2022	Application No:	P/19947/000
Officer:	Daniel Terry	Ward:	Cippenham Green
Applicant:	Mr R Davis	Application Type:	Householder Development
		8 Week Date:	20-Jul-2022
Agent:	Chris Connor, Christopher James Architecture, 27 Chaucer Way, Woosehill, Wokingham, RG41 3BG		
Location:	12, Moreton Way, Slough, SL1 5LT		
Proposal:	Demolition of existing attached single storey garage and replace with a single storey side/rear extension and internal alterations		

**Recommendation:** GRANT planning permission, subject to conditions.



1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, the personal circumstances of the applicant and all other relevant material considerations, it is recommended the application be APPROVED, subject to the following planning conditions:

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

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

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

(a) Drawing No. 226-1205-A, Recd on 25/05/2022.

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. All new external work shall be carried out in materials stated on the approved drawing no. 226-1205-A received by the Local Planning Authority on 25.05.2022.

REASON: To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Saved Policy EN1 of the Slough Local Plan 2004.

4. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting-out area.

REASON: To preserve the amenity and privacy of neighbouring residential occupiers in accordance with Saved Policy H15 of the Slough Local Plan 2004.

5. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or

any order revoking and re-enacting that Order), no window, other than hereby approved, shall be formed in the flank elevation of the development without the prior written approval of the Local Planning Authority.

REASON To protect the amenity and privacy of adjacent occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

## 1.2 INFORMATIVES:

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.

1.3 This is a householder planning application for the demolition of the existing attached single storey garage and its replacement with a single storey side/rear extension and internal alterations, which would normally be determined under powers of officer delegation; however, the applicant is a Ward Councillor, therefore in line with the Council's Constitution and the Scheme of Delegation, the application is required to be determined by the Planning Committee.

## **PART A: BACKGROUND**

### 2.0 **Proposal**

2.1 This is a full planning application for the demolition of the existing single storey attached garage and for the erection of a single storey side and rear wraparound extension. The proposed extension has a height of approximately 3m, although it does include a parapet which adds a further 250mm. At the rear of the dwelling, the extension would go beyond the rear elevation of No.14's garage by 1m and beyond the rear elevation of No.10 Moreton Way by 3m. As set out on the plans, the extension would be constructed with a red/orange brick finish to match the front porch, a lead grey membrane to the flat roof and aluminium doors and windows.

2.2 The proposal is predominantly required to accommodate the applicant's mobility issues and therefore includes a ground floor shower room, laundry room, downstairs bedroom/home office and open plan kitchen and dining area, with a focus on disabled access and turning circles. No changes are proposed at first floor level.

### 3.0 **Application Site**

- 3.1 The application site comprises a two storey, semi-detached house, located on the north side of the road, in a street which comprises an almost identical pairing of dwellings along its length. The key difference is that some houses have hipped roofs and some have gable ends at the side, but the street is otherwise considered to be consistent in character and appearance terms. The houses are all either pebbledash rendered (such as the application dwelling) or otherwise covered in a smooth render and most properties along Moreton Way have converted their front gardens into driveways, to provide parking for at least two vehicles.
- 3.2 The host property is attached to no.10 Moreton Way, its rear garden is approximately 23m deep and consistent with garden depths on this side of Moreton Way. The application site also contains a large, detached outbuilding located at the very end of the garden which appears to be similar in size, or slightly smaller than, outbuildings in neighbouring gardens such as at No.20 and No.34 Moreton Way.
- 3.3 The site is not subject to any planning constraints that would prevent the development in principle.

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

- 4.1 There is no recorded planning history for this property, although the outbuilding in the rear garden has been constructed since the dwelling was originally built.

#### 5.0 **Neighbour Notification**

- 5.1 The application was publicised by site notices displayed on 17 June 2022, in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 and The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020.
- 5.2 At the time of writing, no comments or objections have been received from neighbouring properties.

### 6.0 **PART B: PLANNING APPRAISAL**

#### 6.1 **Policy Background**

The proposed development is considered having regard to the National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, Saved Policies H14, H15, EN1 and EN2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010.

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the

development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- 6.3 The NPPF 2021 makes it clear that good design is essential, stating at paragraph 126:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

- 6.4 Good standard of design is embedded in Core Policy 8 (Sustainability and the Environment) as well as within Policy EN1 (Standard of Design) of Slough Local Plan. Core Policy 8 of the Slough Core Strategy states that all development should be sustainable, of a high quality, and should improve the quality of the environment. To achieve high quality design, development should, amongst other things, respect its location and surroundings and reflect the street scene and the local distinctiveness of the area.

- 6.5 Policies H15, EN1 and EN2 of Slough Local Plan (2004) further indicate that proposals should respect and respond to the proportions of the dwelling, as well as to the appearance and design of the vicinity in order to preserve or enhance the character and appearance of the street scene. The Council’s Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010, provides guidance to interpret and implement Core Policies and Local Plan policies regarding design.

- 6.6 The following saved policies are lifted from the adopted Slough Local Plan 2004:

Policy H14 (Amenity Space) states

*The appropriate level will be determined through consideration of the following criteria:*

- a) 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.*

- 6.7 Policy H15 (Residential Extensions) states:

*Proposals for extensions to existing dwelling houses will only be permitted if all of the following criteria are met;*

- a) there is no significant adverse impact on the amenity of adjoining occupiers;*

- b) *they are of high quality of design and use materials which are in keeping with both the existing property and the identifiable character of the surrounding area.*
- c) *They respect existing building lines and there is no significant adverse impact on the existing street scene or other public vantage points.*
- d) *Appropriate parking arrangements are provided in line with the aims of the integrated transport strategy;*
- e) *an appropriate level of rear garden amenity space is maintained.*

6.8 Policy EN1 (Standard of Design) states:

*Development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of:*

- a) *scale;*
- b) *height;*
- c) *massing/bulk;*
- d) *layout;*
- e) *siting;*
- f) *building form and design;*
- g) *architectural style;*
- h) *materials;*
- i) *access points and servicing;*
- j) *visual impact;*
- k) *relationship to nearby properties;*
- l) *relationship to mature trees; and*
- m) *relationship to water courses.*

*These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused*

6.9 Policy EN2 (Extensions) states: *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.*

6.10 The planning considerations for this proposal are:

- Design and impact upon the character and appearance of the area
- Impact on amenity of neighbouring occupiers
- Amenity space
- Highways and parking

## 7.0 **Design and impact upon the character and appearance of the area**

7.1 The proposed side extension would extend further forward than the existing side element but would still be set back from the principal elevation and would therefore appear subservient to the host dwelling. Although the height, at a maximum of 3.25m, would make this extension higher than the adjoining neighbour's side element, this is not considered to be harmful in the streetscene. There is a similar example at No.20 Moreton Way where this property has a taller side extension than its adjoining neighbour at No.22.

7.2 From the street, the proposed extension would therefore appear small in scale, and the majority of the extension is located to the rear and will not be visible from the highway. With regard to materials, these are considered to be appropriate and would match those used in the existing front porch. The use of aluminium windows and doors is also considered acceptable, and the materials should be secured by condition.

7.3 It is therefore considered that the proposal accords with Saved Policies H14, H15, EN1 and EN2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010 and Core Policy 8 of the Slough Core Strategy (2008).

## 8.0 **Impact upon on amenity of neighbouring occupiers**

8.1 As set out in the proposal section above, the proposed extension would have a maximum height of 3.25m and would extend beyond the rear elevation of No.14's (not attached to the host property)side element by 1m and beyond the rear elevation of No.10 by 3m. Given the limited impact on No.14, it is not considered that this 1m wall beyond their attached single storey part would be harmful, nor would the height of the extension result in any overbearing or overshadowing of their dwelling. The ground floor shower room does extend farther forward than the existing garage but the neighbour at No.14 does not contain any side facing windows that would be affected. It was noted at the time of the site visit that the front facing window and door in this neighbour's single storey side element is obscure glazed in any case, and therefore offers no outlook to the room it serves.

8.2 With regard to the impact on No.10, a 3m extension will have some limited impact upon their dining room, although the plans suggest it would not breach a 60-degree angle measured from the centre of the dining room window. It should also be noted that a 3m deep extension is very typical of householder extensions, including those that can be achieved through exercising permitted development rights and furthermore, accords with EX20 of the Residential Extensions Design Guide. Therefore, the proposal is considered to be of an acceptable scale, height and depth with regard to the impact on this neighbour.

8.3 Notwithstanding that the impact on neighbours is considered to be acceptable, it is considered necessary and appropriate in this instance to impose a planning condition to ensure that the flat roof of the extension is not used as a balcony or sitting out area as this would likely result in significant overlooking of neighbouring properties. It is also recommended a condition be imposed restricting the insertion of side windows in the development.

8.4 It is therefore considered that the proposal complies with Saved Policies H12, H15, EN1 and EN2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010, and Core Policy 8 of the Slough Core Strategy (2008).

## 9.0 **Amenity Space**

9.1 EX48 of the Residential Extensions Guidelines requires a minimum garden depth of 15 m (or 100m<sup>2</sup>) for a four-bedroom house. It should be noted that the

fourth bedroom in this case is also a home office and is intended to future-proof the property for the applicant should the need arise for ground floor living.

- 9.2 Due to the construction of the outbuilding in the rear garden, the depth between the proposed extension and the outbuilding would be approximately 14m and therefore slightly short of this requirement. However, it is not considered that this would be harmful enough to warrant refusal of the application, particularly as the outbuilding could be demolished at any time, thus meeting this criterion. The distance between the proposed extension and the rear boundary is circa 19.5m. As such the proposal is considered acceptable.

10.1 **Highways and Parking**

- 10.2 There is an existing driveway which accommodates one vehicle and on-street parking is available along Moreton Way. If the front garden were to be converted into a driveway, as most neighbouring properties have already done, then it would likely be possible to accommodate a further two parking spaces, however it is not considered reasonable to insist upon this, given how little greenery there is along this part of Moreton Way. As such, the property would need to benefit from three parking spaces and these could be provided at the front of the site. It would not be reasonable to refuse the application in relation to highway safety.

11.0 **Other material considerations**

- 11.1 It is noted that the plans include a red dashed line to indicate the outline of a 6m deep prior approval application, however no such application exists, nor is it clear whether the neighbours would object to an extension of this size. Therefore, no weight can be given to this suggestion and there is no fall-back position in this case. Notwithstanding this, the proposal is considered acceptable on its own merits.
- 11.2 Officers have had due regard to the applicant's personal circumstances in requiring these extensions to accommodate their needs. These are a material consideration and should be given limited positive weight in decision making. As set out in this report, the proposal is considered acceptable on its own merits, when assessed against planning policies, and so a favourable outcome is not dependent on their personal circumstances in this case.

12.0 **PART C: RECOMMENDATION**

- 12.1 The proposal is considered to comply with the Development Plan and permission should therefore be approved, subject to the planning conditions listed in Section 1 of this report.