

Registration Date:	03 January 2024	Application No:	P/06693/003
Officer:	Megan Saunders	Ward:	Langley Meads
Applicant:	Mr Patel	Application Type:	Householder Development
		8 Week Date:	28 Feb 2024
Agent:	Mr G Choksi, 13 Hoad Crescent, Woking, GU22 9FQ		
Location:	110, Seacourt Road, Slough, SL3 8EW		
Proposal:	Construction of a front porch, conversion of loft in to 2no. bedrooms, WC and storage room and erection of rear dormers, 1no. first floor side facing window and 4no. front rooflights to the front elevation (part retrospective)		

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. 49-2223-04, Rev A; Dated 20/02/24; Rec'd 20/02/2024

(b) Drawing No. 49-2223-05, Rev A; Dated 20/02/24; Rec'd 20/02/2024

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. Prior to first occupation of the development hereby approved, details of hardstanding to the front of the dwelling including either porous material or provision of surface water run off within the site shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved details prior to first occupation and retained for the purpose of car parking thereafter.

REASON To ensure that adequate on-site parking provision is available to serve the development in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy T2 of The Adopted Local Plan for Slough 2004

4. 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.

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(s), other than hereby approved, shall be formed in the flank elevation of the development.

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

6. Prior to first use, the window to be created in the first-floor side elevation of the development hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.8m internal floor height) only and retained thereafter.

REASON To minimise any loss of privacy to neighbouring 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 which would normally be a delegated decision, as we have received over 5 objections, 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 part retrospective householder planning application for:

- the construction of a front porch: 2.45m high; 1.8m deep; 3m wide
- erection of rear dormers: 22 cubic metres - combined volume
- conversion of loft in to 2no. bedrooms, WC and storage room

- 1 no. first floor side facing window and 4no. front rooflights to the front elevation.

3.0 **Application Site**

3.1 The application site comprises a semi - detached bungalow, located on the north side of Seacourt Road, which is a residential cul-de-sac towards the east of the borough, in Langley. This part of Seacourt Road consists largely of bungalows along its length. While its character can be defined by relatively low-key residential bungalows, their scale and appearance vary in the street with some bungalows being significantly extended. Of note is the neighbouring no.112 Seacourt Road which is detached from the application building.

3.2 The site is located within a suburban area and is not subject to any defined land use planning constraints that would prevent the development in principle. The site is not located within a flood zone and does not have any Tree Preservation Order's.

4.0 **Relevant Site History**

4.1 P/06693/000 - Erection of canopy to side of dwelling – Approved with conditions 16 November 1984

P/06693/001 - Erection of front porch with pitched roof – Approved with conditions 13 May 1998

P/06693/002 - Construction of a single storey side extension following the demolition of existing workshop – Approved with conditions 22 November 2023

5.0 **Neighbour Notification**

5.1 The application was publicised by site notices displayed on 10 October 2023 and an amended site notice was displayed on 29 February 2024, due to an amended description and updated plans being received. This is 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, we have received 15 objections from 9 different neighbouring properties which are summarised below:

- Loss of privacy and overlooking to internal and external space.
- Privacy is very important - it is one of the reasons we chose to live in a bungalow that has good privacy and where all the neighbouring. Infringe on wellbeing.
- Overbearing and intrusive.
- Large dormers overlooking neighbouring gardens and property/bungalows.

- Outlook of the neighbourhood will be impacted.
- First floor window infringing on privacy.
- Not in keeping with the character of the area.
- Deep excavations causing fence to collapse and dangerous for neighbouring land.
- Damage to neighbour property, no party wall agreement
- It is also on the other side of my party wall, and I therefore do not agree to the work being done.
- Other properties in the road have attempted to get this kind of work approved before but it has always been rejected because it would be an infringement of the other residents' privacy.
- description implies only one bedroom not two.
- Works have started.
- Could the dormers be re-located to reduce impact on neighbouring amenity in terms of privacy / overlooking.
- No plans showing first floor side window.

Officer response: The objections have been fully considered and addressed within relevant sections of this report.

6.0 **PART B: PLANNING APPRAISAL**

6.1 **Policy Background**

The proposed development is considered having regard to the National Planning Policy Framework (NPPF) 2023, 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 2023 makes it clear that good design is essential, stating at paragraph 131:

“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 H14, 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 upon on amenity of neighbouring occupiers
- Amenity space
- Highways and parking
- Representations

7.0

Design and impact upon the character and appearance of the area

7.1 The proposed porch would be 1.80m in depth, which is 0.05m over the recommended depth of 1.75m for semi-detached dwelling as set out in EX2 of the RESPD 2010. This additional depth is minimal and given the distance the dwelling is set back from the street a minor relaxation is justified. The proposed flat roof is noted; however, this is acceptable given the low eaves height of the bungalow. The porch would comply with the RESPD in all other respects. The proposed porch complements the scale, form, character, materials, and fenestration of the host building and is of an acceptable design.

7.2 Since the original submission the proposal has been revised from a single dormer across the roof to the revised two dormers, and they now meet the specific dormer requirements set out in Section 8.0 of the RESPD 2010. These requirements are:

- a minimum set down of 0.5 metre below the main ridge;
- minimum set in distance of 1 metre at either end of the main roof slope on which it sits;
- the bottom of the dormer should be at least 1 metre above normal eaves level;
- dormer must not occupy more than 50% of the width of the existing roof slope on which it sits.

It is acknowledged that the dormers are not equally proportioned. The applicant has explained that the smaller dormer has been provided to minimise the impacts on the adjoining neighbouring garden. The applicant considers the larger dormer is appropriate as it would be set further away from the adjoining neighbour and closer to the non-attached neighbour which has been extended.

7.4 While the dormers are not equally proportioned, they are located at the rear where views from the street and surrounding area would be minimal and therefore the impact to the character and appearance of the area would not be significant. In addition, they would not detrimentally impact the merits of the principal elevation of the host dwelling, they would not overly dominate the rear roof-slope, and the materials would coordinate with the existing dwelling.

7.3 It is therefore considered that the proposal broadly accords with Saved Policies 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), and the NPPF.

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

8.1 As set out in the proposal section above, the proposed front porch would have a maximum height of 2.4m and would be positioned away from no. 112 Seacourt Road boundary circa 3.5m and no. 108 Seacourt Road by a circa 4m. Although the front porch would be visible, due to the separation distance it would not cause any significant on impact on neighbouring residential amenity.

8.2 The proposed rear dormers would provide some additional bulk within the roof-slope, however due to their scale, positioning, and distance from neighbouring habitable areas and gardens, they would not cause an unacceptable impact in terms of overbearing, overshadowing, natural light, or outlook. The rear dormers would provide some views into neighbouring gardens. With regard to the neighbours at each side (nos. 108 and 112) these views would be oblique, largely directed toward the rear end of the gardens, which is not uncommon in a suburban residential setting. This would not result in an unacceptable loss of privacy. With regard to the neighbours at the rear, the proposed rear dormers would be positioned approximately 12m away from the rear neighbouring garden boundary, and approximately 22m from the dwellings themselves. This is ample distance to prevent a loss of privacy.

8.3 The proposed first floor side facing window would serve a W.C. and therefore can be conditioned to be obscurely glazed and non-opening above 1.8m which would prevent a loss of privacy to the neighbouring dwelling a 112 Seacourt Road.

8.4 The roof lights in the front roof slope would provide some views across the street frontage and towards the neighbouring dwellings on the opposite side of the road. This not an uncommon arrangement in a suburban residential setting and given there would be a separation distance of circa 22m from these neighbouring dwellings, the proposed roof lights would not result in an unacceptable loss of privacy.

8.5 It is therefore considered that the proposal complies with Saved Policies 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 Due to the conversion of loft into habitable space, this would make the property a 4 bed (existing is 2 bed). EX48 of the Residential Extensions Guidelines requires a minimum garden depth of 15 m (or 100m²) for a four-bedroom house.

9.2 The remaining rear garden amenity space is between 14m – 10m deep with an area of 120 sqm. While the depth is below the guidance, the area exceeds the guidance. Having regard to the area it is considered good level and good quality external amenity space and therefore comply with policy H14 and H15 of the Local Plan and the NPPF.

9.3 The site would benefit from a good level and good quality external amenity space and therefore comply with policy H14 and H15 of the Local Plan and the NPPF.

10.1 **Highways and Parking**

10.2 The proposal would result in a four-bedroom dwelling which in accordance with EX40 of the RESPD requires three parking spaces. Three parking spaces be achieved by providing hardstanding at the front of the dwelling and using the existing vehicular access. Details of this can be secured by condition.

10.3 Based on the above the proposal would comply with policy T2 and H15 of the Local Plan, Core Policy 7 of the Core Strategy, and the NPPF.

11.0 **Representations**

11.1 Officers have carefully read the third-party representations put forward by the residents of the neighbouring properties. Most of the material planning considerations raised have been addressed within the relevant sections of this report within the Officer's assessment. The remaining objections are addressed below:

- Other properties in the road have attempted to get this kind of work approved before but it has always been rejected because it would be an infringement of the other residents' privacy.

Case officer response: each application is assessed on its own merits.

- Deep excavations causing fence to collapse and dangerous for neighbouring land:

Case officer response: Excavations by way of a householder application and in particular dormer windows and a porch are not considered to result in land stability issues that warrant special consideration in the planning process.

- Description implies only one bedroom not two:

Case officer response: The description states two bedrooms.

- Works have started:

Case officer response: this is noted, and the application is described as a part retrospective application and neighbours were consulted on this basis.

- No plans showing first floor side window:

Case officer response: the plans show the first floor side facing window, this has also been condition to ensure it does not result in any privacy issues.

- Could the dormers be re-located to reduce impact on neighbouring amenity in terms of privacy / overlooking

Case officer response: the assessment is to be based on the application before us.

- Damage to neighbour property and party wall issues:

Case officer response: this is not a material planning consideration, and any damage would be a civil matter which falls outside the remit of planning legislation.

12.0 **PART C: RECOMMENDATION**

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