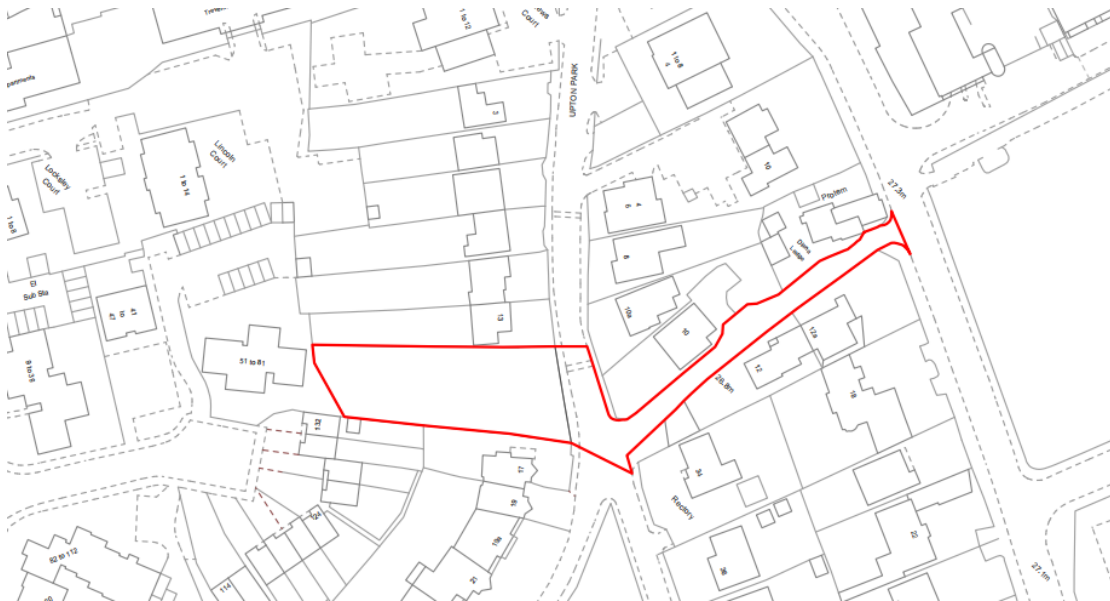


Registration Date:	15-Nov-2022	Application No:	P/09806/002
Officer:	Michael Scott	Ward:	Central
Applicant:	Mr M Kang	Application Type:	Major
		13 Week Date:	24 Feb 2023
Agent:	Baustudio Architecture Limited, 23 Kidderminster Road, Old Forge, Bewdley, West Midlands, DY12 1AQ		
Location:	15, Upton Park, Slough, SL1 2DA		
Proposal:	Construction of 10no. houses in outline with landscape reserved.		

**Recommendation:** Delegate to the Planning Manager for Refusal



**P/09806/002 – 15 UPTON PARK, SLOUGH, SL1 2DA**

**1.0 SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, the representations received from all consultees and residents; as well as all other relevant material considerations, and subject to the formal receipt of a valid Certificate of Ownership in relation to all ownership interests have been given notice, it is recommended that the application be delegated to the Planning Manager for refusal for the following reasons:-

- 1 The proposed scheme by reason of its scale, layout, appearance and massing would fail to respect or respond to the established character and appearance of the area and would constitute the overdevelopment of the site. As a result, the proposed development would significantly harm the character and appearance of the area, the setting of a conservation area and the wider street scene. The proposal is considered to be contrary to the provisions of the National Planning Policy Framework (2021); Core Policies 7, 8 and 9 of Slough Core Strategy (2006-2026) and Policies EN1 and H13 of Slough Local Plan.
- 2 The proposed development, by reason of its siting, scale, height and formation of windows on the rear of the rearmost terrace would result in loss of outlook, an increased sense of enclosure and light intrusion, that would be detrimental to the residential amenity of the occupiers of the adjacent properties located at nos. 132 and the flats in Arborfield Close. Such impacts upon the residential amenity of the neighbouring occupiers are considered to be unacceptable and harmful contrary to the aims of the National Planning Policy Framework (2021), Core Policy 8 of Slough Local Plan and Policy EN1 of Slough Local Plan.
- 3 The proposed development has failed to demonstrate, to the satisfaction of the Local Planning Authority that the development would be capable of appropriately addressing the historical significance of nearby Heritage Assets in the form of the Upton Park / Upton Village Conservation Area as required by Paragraph 194 of the National Planning Policy Framework and Core Policy 9 of Slough Core Strategy 2006-2026.
- 4 The proposed development has failed to demonstrate, to the satisfaction of the Local Planning Authority that the development would be capable of providing an appropriate and feasible Sustainable Urban Drainage solution to address the challenges of climate change as required by the National Planning Policy Framework (2021) and Core Policies 8 and 9 of Slough Core Strategy (2006-2026).

5 The proposed development has failed to provide satisfactory details to demonstrate that (a) it would not lead to unacceptable highway impacts due to its layout arrangements, including the lack of an adequate access width for the servicing of the rear block; (b) confirmation of satisfactory arrangements for emergency services; and, (c) it would adequately provide cycle storage and bin/recycling facilities, as well procedures for refuse collection. As such, the proposal is considered to be contrary to the provisions of the National Planning Policy Framework (2021) and Core Policy 7 of Slough Core Strategy (2006-2026).

6 The proposed development has failed to demonstrate, to the satisfaction of the Local Planning Authority, that the development would be capable of being implemented without detrimentally affecting the health and continued growth of trees that offer visual amenity to the setting of a conservation area as required by the National Planning Policy Framework (2021) and Core Policies 8 and 9 of Slough Core Strategy (2006-2026).

1.2 Under the current constitution, 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 an outline planning application. The description of development on the application form says “A development of ten new houses, five towards the street and five accessed off rear mews.”

2.2 The application was submitted on the basis that all Matters be Reserved; that is, the applicant did not intend the local planning authority (LPA) to consider “access, appearance, landscaping, layout and scale”.

2.4 Furthermore, the applicant/agent provided only Certificate A that sets out they have sole ownership rights to the land subject of the planning application.

2.3 So, the application red line did not show access from the public highway in accordance with Government advice from the Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (Published 6 March 2014 - Last updated - 24 June 2021) that

*“The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed*

*development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.”*

- 2.5 The applicant/agent was informed that as the site adjoins, and therefore affects, a conservation area, they must not only provide a red line linking the site to a public highway but also serve Notice and provide a Certificate accordingly on any land owners covered by the extended red line and also provide a document setting out the impact on any heritage assets in accordance with paragraph 194 of the NPPF.
- 2.6 The agent was duly informed that the proposed scheme could not be supported due to various apparent policy considerations and as it could not be amended or revised in this form they were invited to withdraw the application.
- 2.7 Furthermore, the applicant/agent was informed that as the outline application affects a conservation area the LPA required that in this case the outline application must include details of access, appearance, layout and scale for the application to proceed following complying with the as then outstanding matters of validation. It was considered that landscaping may be reserved.
- 2.8 In response, the agent stated in an e-mail that they wished to pursue the application to determination and that irrespective of the application form stating that “all Matters were to be Reserved”, they wished to not furnish further details as “*We have included details of access, appearance, layout and scale within the application.*”
- 2.9 Having eventually met the regulations in regard of the red line and the public highway; having provided a relevant Certificate in relation to ownership rights; and, having added text to their Design & Access Statement to attempt to satisfy the NPPF, in relation to heritage assessment, the current application was registered for “Construction of 10no. houses in outline with landscape reserved.”
- 2.10 As such, the application for determination is for:
- Construction of two terraces of 5no. 4-storey townhouses – one behind the other - providing 10 self-contained residential units.
  - Formation of a new access from Upton Park to serve the rear of the two terraced blocks of housing.

3.0 **Application Site**

- 3.1 The application relates to a currently unoccupied, two-storey dwelling house built in the 1920s on the south side of Upton Park close to the junction with the access from Albert Street and to the west of the “triangle” where the road bends away towards Herschel Park.
- 3.2 Ground levels fall immediately from the access to the site across a paved parking courtyard to the front of the house. To the rear there are steps leading from a paved patio to a lower terraced garden area and then there is a further marked/steep fall towards the rear of the site bordering modern developments in Arborfield Close. The rear of the property is very open as the boundaries to west, east and south are mostly cleared of vegetation; though, there are a few significant trees within the plot, none of the trees on the site are covered by a Tree Preservation Order.
- 3.3 The application property is not Listed but lies on a plot of land adjacent to the Upton Park/Upton Village Conservation Area, which includes the highway in front of the site and land immediately on the eastern flank of the site comprising the site of nos. 17 to 25 (odd) and properties beyond to the south east.
- 3.4 Vehicular access to the site is from Albert Street through the private roads at Upton Park.
- 3.5 There is a grass verge to the front of the application property.
- 3.6 To the north lie four detached, two-storey, dwelling houses – nos. 4/6, 8, 10 and 10a Upton Park. These are varied in appearance.
- 3.7 To the south some distance to the rear lie nos. 132-126 (evens) Arborfield Close, which are a pair of co-joined semi-detached three storey town houses, and nos. 51-81 (odds) Arborfield Close, which is a four-storey block of flats.
- 3.8 To the west lie six detached dwelling houses – nos. 3 – 13 (odd) Upton Park. These are varied in appearance but they share a common character and scale. Farther to the west are two more modern blocks of flats, Eton Walk and St. Andrew’s Court. The former on the north side of Upton Park is the most modern and closest to the main roads of Albert Street and Windsor Road. The latter on the south side is of a more domestic style and scale, in keeping with its neighbours between nos. 3 and 15 (odd) Upton Park. A further recent block of eight flats occupies a plot of land between Eton Court and 8 Albert Street.
- 3.9 To the east lie a two-storey group of flatted blocks – nos. 17 to 25 (odd) Upton Park – these are distinctly different in appearance and character from the houses to the west. These have further accommodation at roof level.
- 3.10 The plot lies in Flood Zone 1 (where no Flood Risk Assessment is required).

- 3.11 It should be noted that the site is close to Herschel Park (Formerly Upton Park) , which is registered under the Historic Buildings and Ancient Monuments Act 1953 (Grade: II) within the Register of Historic Parks and Gardens by English Heritage for its special historic interest. However, given the distance and no visual connection, it is considered not to be affected and The Gardens Trust has not been notified.

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

- 4.1 Relevant site history relating to this site is as follows:

P/09806/001 Demolition of the existing dwelling and the construction of a two and a half storey block containing 11 flats with associated parking (OUTLINE) - REFUSED by Planning Committee at its meeting on 30<sup>th</sup> May 2018 – Decision Notice dated 31/05/2018 stating the following reasons:

- 1 The principle of the proposed development involves the loss of a property capable of continued use or future enhancement as a family dwelling and its replacement by flats that would not be considered to comprise family dwellings according to the Council's definition. As such, it is considered that the proposal would both involve the loss of an existing family dwelling and would not provide family dwellings as part of the redevelopment so that would be contrary to the aims of the NPPF, Core Policy 4 of Slough Local Plan and saved Policy EN1 of the Slough Local Plan.
- 2 The proposed block of flats by reason of its scale, density and massing would fail to respect or respond to the established character and appearance of the area, lead to unacceptable highway impacts, due to a lack of off-street parking, its layout arrangements and the intensification in the use of the access and would constitute the overdevelopment of the site. As a result, the proposed development would significantly harm the character and appearance of the area and the wider street scene and would be detrimental to highway safety. The proposal is considered to be contrary to the provisions of The National Planning Policy Framework (2018); Core Policies 7, 8 and 9 of Slough Core Strategy (2006-2026) and Policies EN1, EN3, T2 and T8 of Slough Local Plan.
- 3 The proposed development, by reason of its siting, scale, height and formation of numerous windows on each flank would result in loss of outlook, an increased sense of enclosure and light intrusion, and by reason of the formation of the access way and siting of the car parking to the rear would result in increased noise and disturbance that would be detrimental to the residential amenity of the occupiers of the adjacent residential properties located at Nos. 13 and 17 Upton Park, as well as no.

132 and adjacent properties in Arborfield Close. Such impacts upon the residential amenity of the neighbouring occupiers are considered to be unacceptable and harmful contrary to the aims of the NPPF, Core Policy 8 of Slough Local Plan and Policy EN1 of Slough Local Plan.

- 4 The proposed development has failed to demonstrate, to the satisfaction of the Local Planning Authority that the development would be capable of: (1) appropriately addressing the historical significance of nearby Heritage Assets in the form of the Upton Park / Upton Village Conservation Area as required by Paragraph 128 of the NPPF and Core Policy 9 of Slough Core Strategy 2006-2026; and, (2) be capable of providing with appropriate and feasible Sustainable Urban Drainage solutions to address the challenges of climate change as required by the NPPF (2018) and Core Policies 8 and 9 of Slough Core Strategy (2006-2026).

P/09806/000 Erection of two storey rear extension part two storey front and part single storey front extension - APPROVED – 22/08/1995.

## 5.0 **Neighbour Notification**

- 5.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) three site notices were displayed on street furniture (i) immediately outside of the site in Upton Park; (ii) at the junction of Albert Street and Upton Park adjacent to Protem; (iii) in Arborfield Close outside no. 128; on 23/11/2022. The application was advertised as a major application in the 25/11/2022 edition of The Slough Express.
- 5.2 An OBJECTION has been received from 5 Upton Park, which can be summarised on the following grounds:
  - Appearance and character of the area – *“a small housing estate is being crammed into the space currently taken up by a single house and garden.”*
  - Traffic generation, highway safety and parking – *“would generate a lot of extra traffic and so would represent a serious risk to all*

*road users*"; how would wheelie bins be managed?; and, no space for visitors cars.

- Overshadowing, overlooking and loss of amenity – due to “*four-storey buildings next to and opposite two-storey houses.*”
- Noise, disturbance and loss of other amenities – due to “*heavy lorries*” during construction.
- Layout density of buildings – “*it’s a gross overdevelopment of the site*” and the sewage system does not cope; so, will not cope.

An OBJECTION has been received from Upton Park Roads Ltd. (the managing agent for the private roads of Upton Park), which can be summarised on the following grounds:

- *Scale and appearance is out of character with the predominately 1920s family dwellings*
- *Adverse effect on the adjacent conservation area*
- *Higher and deeper than the existing no. 15; too close to nos. 13 and 17 either side*
- *Inadequate provision for bin and cycle stores*
- *Limited parking and no provision for visitors – there are 24/7 restrictions on on-street parking*
- *Development will exacerbate highway safety issues*
- *Overdevelopment of the site and increase demand on already overstretched shared services such as drains ad sewers*

NOTE: these comments and observations are covered by the Officers’ assessment below.

## 6.0 **Consultations**

### 6.1 Local Highway Authority (LHA):

#### Introduction

This document provides Slough Borough Council’s consultation response regarding Highways and Transport issues for planning application P/09806/002 at 15 Upton Park, Slough, SL1 2DA. The planning application is for the development of 10x 3-bedroom properties.

#### Vehicle Access

SBC require the following amendments in relation to vehicle access:

- The access to be widened to 3.2 metres wide. This is the SBC minimum requirement for shared vehicular and pedestrian access.
- The submission of a drawing which displays the visibility available from the proposed access junction in accordance with the Manual for Streets visibility standards for the speed limit in force.
- Vehicle tracking which demonstrates that a 7.5 Tonne Luton Box Van and Long wheelbase Van (e.g. Mercedes Sprinter) have enough



turning space within the proposed site plan to turn to allow them to enter and exit the site within a forward gear.

- Provision of a gate set back a minimum of 9 metres from the back edge of the footway to prevent unauthorised access to the rear parking area and ensure delivery vehicles could wait clear of the footway.
- Confirmation of emergency access arrangements and that Royal Berkshire Fire Service have no concerns regarding access to the dwellings at the rear of the site.

Without the above amendments, SBC cannot consider the proposals compliant with Paragraphs 110 and 112 of the National Planning Policy Framework which requires the provision of: *'safe and suitable access to the site can be achieved for all users'* and that developments *'c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles'*.

#### Access by Sustainable Travel Modes

The site benefits from opportunities to travel sustainably. It is 850 metres (10 minutes' walk) from Slough High Street, 950 metres from Slough Bus Station (10 minutes' walk) and 1000 metres from Slough Railway Station (13 minutes' walk). The nearest bus stop is 250 metres from the site (Albert Street stop on Windsor Road).

A walking distance of 400 metres (and 200m within town centres) is deemed a reasonable walking distance by the Chartered Institute of Highways and Transport (CIHT) within their document: *'Planning for Walking and Cycling, 2015'*. The Chartered Institute of Highways and Transportation also advises that: *'Walking neighbourhoods typically characterised as having a range of facilities within 10 minutes' walking distance (Around 800 metres)'* and that people will walk up to 800 metres to access a railway station, reflecting it's greater perceived quality and the importance of rail services.

#### Car Parking

SBC Highways and Transport have no objection to the proposed development due to the proposed number of car parking spaces.

The Slough Borough Council Parking Standards require 20 car parking spaces. Therefore, the proposed 20 parking spaces are in accordance with the adopted SBC Standards and SBC Highways and Transport would have no objection due to the number of car parking spaces proposed.

#### Electric Vehicle Parking

SBC Highways and Transport request provision of Electric Vehicle Charging Points for each of the proposed dwellings to ensure compliance with the requirements of the Slough Low Emissions Strategy (2006 – 2026) and the National Planning Policy Framework.

The Slough Low Emissions Strategy (2018 – 2025) requires the provision of EV Charging Points for new dwellings with allocated parking. The National Planning Policy Framework Paragraph 112 requires applications for

development to: *'Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations'*.

#### Cycle Parking

SBC request amendment of the proposed site plan to display 10 secure and covered cycle parking spaces will be provided for residents within the site.

No cycle parking is displayed. The Slough Parking Standards require the provision of 10 secure and covered cycle parking spaces. The Slough Developers' Guide – Part 3: Highways and Transport (2008) requires the provision of 1 secure and covered cycle parking space per dwelling to encourage the uptake of cycling within the borough.

The National Planning Policy Framework requires in Paragraph 112 that: *'Applications for development should: 'a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas'*.

#### Deliveries, Servicing and Refuse Collection

SBC Highways and Transport request swept paths which demonstrate that a 7.5 tonne Luton Box Van and a Long wheelbase Van (e.g. Mercedes Sprinter) have enough turning space within the proposed site plan to turn to allow them to enter and exit the site within a forward gear.

SBC request confirmation of the refuse collection arrangements given SBC refuse vehicles will not enter private roads.

SBC Highways and Transport request the amendment of the site plan to display bin storage.

#### Summary and Conclusions

Subject to the applicant providing the requested information to allay my concerns, I can confirm that I have no objection to the proposed development on highways and transport grounds. Alternatively, if the planning application were to be determined in its current form, I would recommend refusal.

[Officer's NOTE – Given the form of the proposals – that two sets of terraced town houses were considered not to be capable of being supported – the LHA's comments have not been progressed or amendments sought, as that would have been unproductive/abortive.]

- 6.2 Thames Water:  
No comments received. Any comments received will be reported into the Amendment Sheet.
- 6.3 Lead Local Flood Authority  
Having reviewed the applicant's submitted details located within:  
1. P/09806/002(002) DRAWINGS/PLANS  
2. P/09806/002(004) DESIGN AND ACCESS STATEMENT

We would advise that there is **insufficient information** available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Our information requirements in support of an Outline application are outlined in our document Local Standards and Guidance for Surface Water Drainage in document:

<https://www.slough.gov.uk/planning/planning-permission-approval-needed/2>

With reference to the above documents, we note that the submitted surface water drainage information fails on the following grounds:

1. Further details of the proposed drainage system must be included.

This includes, but is not limited to, the following:

- a. Calculation of existing greenfield runoff rates from the site area.
- b. As the site is currently greenfield, evidence that surface water discharge from the proposed development will not exceed existing greenfield runoff rates.
- c. Calculations demonstrating the proposed attenuation has sufficient volume to contain a number of return periods, up to and including the 1 in 100 year, for a range of storm durations, from 15 minutes up to 10080 minutes.
- d. Further details of the attenuation proposed, including depths and volumes.
- e. An operation and maintenance plan, including details of every aspect of the proposed drainage system, and details of who will be responsible for the maintenance.
- f. An exceedance plan demonstrating that flooding will not be routed towards buildings in the event of the proposed drainage system failing.

#### Overcoming our concerns

Our concerns can be overcome by submitting surface water drainage information which covers the deficiencies highlighted above.

## **PART B: PLANNING APPRAISAL**

### 7.0 **Policy Background**

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

Section 2: Achieving sustainable development

Section 3: Plan making

Section 4: Decision making

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting healthy communities

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

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

Section 15: Conserving and enhancing the natural environment

Section 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, built and historic environment

Core Policy 10 – Infrastructure

Core Policy 11 - Social cohesiveness

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

OSC15 - New facilities in Residential Developments

T2 – Parking Restraint

T8 – Cycle Network and Facilities

Other Relevant Documents/Guidance

- Slough Borough Council Developer's Guide Parts 1-4
- Proposals Map
- Technical housing standards – nationally described space standard (2015).
- Upton Conservation Area Character Survey.

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 latest version of the National Planning Policy Framework (NPPF) was published on 20th July 2021.

The National Planning Policy Framework 2021 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 2021, the Local Planning Authority cannot demonstrate a Five Year Land Supply. Therefore, when applying Development Plan Policies in relation to the development of new housing, the presumption in favour of sustainable development will be applied, which comprises a tilted balance in favour of the development as set out in Paragraph 11(d) (ii) of the National Planning Policy Framework 2021 and refined in case law. The 'tilted balance' as set out in the NPPF paragraph 11 requires local planning authorities to apply the presumption in favour of sustainable development (in applications which relate to the supply of housing) unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Planning Officers have considered the revised National Planning Policy Framework 2021 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

One of the principles of the Emerging Preferred Spatial Strategy is to deliver major comprehensive redevelopment within the "Centre of Slough". The emerging Spatial Strategy has then been developed using some basic 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.

- 7.3 The starting point of the assessment of any planning proposals is to ensure there is accordance with the Development Plan unless material considerations indicate otherwise. The engagement of the NPPF tilted balance and the provision of housing is an important material consideration.

The planning considerations for this proposal are:

- Principle of development (section 8.0)
- Impact on the character and appearance of the area including impact on Heritage Assets (section 9.0)
- Impact on amenity of neighbouring occupiers (section 10.0)
- Living conditions for future occupiers of the development (section 11.0)
- Highways, sustainable transport and parking (section 12.0)
- Flood risk & surface water drainage (section 13.0)

- Trees & Landscaping (section 14.0)
- Land contamination (section 15.0)
- S.106 Contributions (section 16.0)
- Presumption in favour of sustainable development (section 17.0)
- Equalities (section 18.0)

## 8.0 **Principle of development inc. Housing Mix**

- 8.1 The National Planning Policy Framework 2021 encourages the effective and efficient use of land. These proposals involve the demolition of a single-family dwelling house and the construction of two terraces comprising ten townhouses. As such, in this respect the proposals comply with the overall thrust of the NPPF.
- 8.2 Core Policies 1 and 4 which seek high-density, non-family type housing to be located in the Town Centre. Whilst, in the urban areas outside of the town centre, new residential development is expected to be predominantly family housing.
- 8.3 The proposals comprise 10no. 3-bedroom town houses. So, as a site outside of the Town Centre, these proposals are in this respect wholly consistent with policy in that they comprise a family accommodation.
- 8.4 Both the National Planning Policy Framework and the Local Development Plan seek a wide choice of high-quality homes, which should be considered in the context of the presumption in favour of sustainable development. The site is considered to be located in a sustainable location, as it benefits from access to public transport, education, retail, leisure, employment and community facilities
- 8.5 Paragraph 8 of the NPPF sets out that achieving sustainable development means that the planning system has three over-arching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective.
- 8.6 Paragraph 9 of the NPPF stresses that sustainable solutions should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 8.7 In Core Policy 1 the Council seeks a scale and density of development that will be related to a site's current or proposed accessibility, character and surroundings.
- 8.8 In Core Policy 8 the Council seeks all development to be sustainable, of high-quality design that respects its location and surroundings, in that it should respect the amenities of adjoining occupiers and reflect the street

scene and local distinctiveness of the area, which entails, the setting of the heritage assets.

- 8.9 Accordingly, in Core Policy 9 the Council states development will not be permitted where it does not respect the character and distinctiveness of existing townscapes and as such may harm the setting of a conservation area. In these matters, Policy H13 is of paramount importance.
- 8.10 As a scheme that entails an infilling of the street scene, attention must be paid to the following limbs of Policy H13:-
- (a) the type, design, scale and density of the [proposals] are in keeping with the existing residential area;
  - (b) appropriate access, amenity space and landscaping are provided
  - (c) appropriate car parking provision
  - (d) the scheme is designed ... so that [retained dwellings] do not suffer overlooking or loss of privacy, no substantial loss of amenity due to the creation of new access or parking areas

In summary, the issues turn on the scale of any infilling development. The impact of the current proposals is considered in section 9.0 below.

- 8.11 Therefore, having regard to the National Planning Policy Framework 2021 and the Local Development Plan, whilst there is no objection *per se* to the principle of family residential development on this site, this must be subject to an assessment in regard of Policy H13.

9.0 **Impact on the character and appearance of the area inc. Heritage assets**

- 9.1 The National Planning Policy Framework encourages new buildings to be of a high-quality design that should be compatible with their site and surroundings. This is reflected in Core Policy 8 of the Core Strategy, and Local Plan Policies EN1 and EN2.

- 9.2 As described above, the application relates to demolition of a single dwelling that does not lie in the Town Centre. The site falls within a location that is characterised by large dwelling houses set in a low-density locality adjacent to a conservation area. The neighbouring properties to the west and north together with the application property and its plot have a clear and distinctive set of characteristics including large wide plots, in conjunction with the scale and general appearance of the individual properties. These characteristics set this part of Upton Park apart from the immediately adjacent street scene that has its own characteristics based on the appearance of the flatted blocks that bend from the application site boundary around and down the slope comprising nos. 17 – 43 (odd) Upton Park. Both character areas share a common characteristic in that there are deep rear gardens.

In terms of siting and layout:

- 9.3 The submission includes a Design & Access Statement (D&AS) that simply states:

*“The proposed layout has been chosen, is because it works and fit with its surroundings, maintaining trees, bushes and features at boundaries/edges. It creates an attractive mews setting for the properties at the rear.”*

- 9.4 It is considered that the layout entailing two terraced rows of town houses - one to the front and one to the rear - has no precedent and bears no relationship with the characteristics of the area.

- 9.5 As more fully addressed below at 14.0, it is not clear how the existing trees could be integrated into the scheme. The proposed layout does not identify that trees are to be retained – the proposed site plans are annotated with only ‘token’ tree symbols that do not match the position of existing trees. Furthermore, the siting of each terrace would preclude any satisfactory spacing to enable the existing trees to flourish in such close proximity to the proposed structures.

- 9.6 The proposed siting of two terraces, one behind the other, would appear tight, giving a cramped overall form. As is noted below at 11.8, the level of private amenity space provided to each of the ten houses would fail to address the Council’s overall space standards. This is considered to represent an indicator of a constrained and cramped layout, resulting in overdevelopment of the site.

- 9.7 Therefore, it is considered that the proposed layout fails to reflect the more open characteristics of the local area, where there are buildings on the road frontage and no significant backland buildings.

In terms of scale and massing:

- 9.8 The submitted D&AS simply states:

*“The scale of the buildings relate to the four storey buildings in the surrounding area.”*

- 9.9 The proposals entail three-storey properties with bulky dormers at front and back with a roof above, giving a substantial massing that would appear as four-storeys, as described by the applicant’s agent.

- 9.10 It is considered that the scale of the proposed buildings entailing four-storey terraced rows of town houses does not reflect the characteristic scale of the area.

- 9.11 The application premises and those to its west and opposite are two-storey; whilst the flatted terraced blocks to the east have eaves giving a two-storey height with further accommodation within the roof slope but



this does not appear overly dominant and, as such, these do not appear as three-storeys.

In terms of appearance and design:

9.12 The submitted D&AS states:

*“What a place will look like is often mistakenly understood to mean its design. This in turn is often wrongly read to mean architectural style. The appearance of the development incorporates all the decisions that went into the design.*

*So, layout, scale and landscaping will all play their part in what space and place will look like.*

*Overall it is a contemporary interpretation of a traditional terrace row and rear mews.”*

9.13 It is considered that a traditional terrace row and rear mews does not reflect a characteristic of the area.

9.14 Furthermore, the layout, scale and paucity of space for meaningful landscaping would result in a design that would not enhance the street scene, the wider area and the setting of the adjacent conservation area.

9.15 The proposed elevations show ground, first and second floor levels to be solid form with an orderly and simple arrangement of fenestration. At third floor level there would be front and rear dormers. These are considered bulky and contribute to an overall image of a heavy and over-bearing scale and jars with neighbouring sites. The roof form above would add further to the overall scale and height of each terrace.

9.16 No indication of a palette of materials has been submitted.

In terms of impact on heritage assets:

9.17 It must be noted that the original submission contained a D&AS that did not refer to the adjacent conservation area. Therefore, it did not comply with paragraph 194 of the NPPF, which requires the assessment of the impact on any heritage assets.

9.18 The agent submitted a revised D&AS to comply with the NPPF, in order to support the validation of the current application.

9.19 The submitted D&AS simply states:

*“The only aspect to be considered relative to the heritage asset is use of the road to gain access to the property, the planning application do not propose any changes to this access route.*

*Therefore the proposal will therefore have no impact on the conservation area or any listed buildings in the near vicinity of the property.”*

9.20 The Upton Conservation Area boundary includes the entire width of the roadway across the entire frontage of the plot of 15 Upton Park and then extends alongside the eastern boundary of this plot where it adjoins no. 17 Upton Park.

9.21 The Upton Conservation Area plan in the Upton Conservation Area Character Survey document shows a ‘Significant View’ from a point at the junction of the roads on the eastern corner of the plot of the application property down that part of Upton Park and across the entire frontage of those buildings immediately adjacent to the application premises. Accordingly, it is considered that any development of this application premises will affect the setting of the Conservation Area.

9.22 The proposals are for a form of development that is not considered to be in keeping with the character of the area, in terms of its scale, design, layout and appearance, and would have minimal opportunity for a future scheme of landscaping that could enhance and preserve the setting of the Conservation Area.

9.23 As such, it is considered that the current proposals would harm the setting of the Upton Conservation Area.

In conclusion:

9.24 Based on the above, the proposals would have an unacceptable impact on the character and visual amenity of the area and harm the setting of a conservation area. Therefore, these proposals would not comply with Policies EN1 and H13 of the Local Plan for Slough March 2004 (Saved Policies), Core Policies 8 and 9 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework 2021.

## 10.0 **Impact on amenity of neighbouring occupiers**

10.1 The National Planning Policy Framework 2021 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 Policies EN1 and EN2.

#### In respect of daylighting and sunlight

- 10.2 No Daylight and Sunlight Assessment has been produced for these proposals. Given the proposals were not considered to be acceptable from the outset, none has been requested.
- 10.3 Given the proposed layout of the two terraces of town houses, certain conclusions can be made. Firstly, the road frontage terrace would lie between the flank of nos. 13 and 17 Upton Park to the west and east respectively and some distance from the properties opposite at nos. 4/6 - 10. As such, there would be no significant impact on the reception of light at these properties. Secondly, the rear terrace would lie to the north and at some distance of the neighbouring properties in Arborfield Close; so, the orientation of the respective dwellings would mitigate any potential impact in terms of the reception of light.

#### In respect of potential loss of privacy

- 10.4 The submitted drawings do not show any flank wall openings on the two terraces. There would be rear and front facing window openings.
- 10.5 The front road side terrace would lie at least 35 metres from the nearest point on the dwellings opposite. As such, it is considered there would be no meaningful loss of privacy.
- 10.6 However, the rear of the terrace to the rear of the plot would lie only some 8 to 9 metres from the rear facing windows of no. 132 Arborfield Close, which is considered to represent a serious potential loss of privacy in this case; whilst the distance to the windows at no. 130 Arborfield Close increase somewhat to some 10 metres, but moreover, it is considered that the orientation and angles of view would prevent any loss of privacy to the occupiers of that property.
- 10.7 The flatted block of 51-81 (odd) Arborfield Close has no openings on the immediately nearest rear flank wall but does have some on the return 'wing' on its western side and these would be some 17 metres from the closest windows on the proposed terrace.
- 10.8 As such, it is considered that there would be potentially a loss of privacy and therefore adverse harm on the amenities of that existing residential accommodation nearby.

#### In respect of a sense of enclosure or over-bearing form

- 10.9 As noted above the ground levels within the rear garden of no. 15 Upton Park are higher than to the south in Arborfield Close. The proposed rear terrace would be four-storey high.
- 10.10 The overall impact of the rearmost terrace would be prominent in the outlook, in particular, of the occupiers of no. 132 and 130, but also for

those flats at nos. 51-81 Arborfield Close that are closest to and have any outlook towards the rear of no. 15 Upton Park. Given the sheer massing, height and bulk in combination of the siting/footprint of the proposed development, completely encloses the neighbouring garden to an unacceptable level and there would be no relief due to the two blocks of terraces back to back. This would detrimentally impact the enjoyment of the neighbouring occupiers gardens, namely No's. 13, 17 Upton Park and 132 Arborfield Close in particular.

- 10.11 The close proximity the rearmost proposed terrace in an area where there are no existing properties would result in a level of intrusion though light from that proposed terrace. Furthermore, given the siting and relationship of both terrace rows, there will be an intensification of the site from a single-family dwelling to 10 dwellings, this results in a number of coming's and going, resulting in noise and disturbance to the neighbouring occupiers. In addition, the vehicle access into the site with car parking spaces close to the shared boundary with adjoining neighbours this results in activity which will impact the pleasant and quite environment of the amenity area for neighbours and is deemed to be unacceptable in nature.

In conclusion:

- 10.12 It is considered that there would significant concerns raised in terms of the impacts on neighbouring properties and the proposal is considered to be inconsistent with Core Policy 8 of the Local Development Framework Core Strategy, Policies EN1 and EN13 of the Adopted Local Plan, and the requirements of the National Planning Policy Framework 2021.

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

- 11.1 The National Planning Policy Framework 2021 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 Polies EN1 and EN2.
- 11.2 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."

Internal layout

- 11.3 In terms of the proportions and dimensions of the proposed accommodation, all of the units would meet the Council's internal space standards, as set out in the Technical Housing Standards – Nationally Described Space Standard 2015.

- 11.4 Each dwellinghouse would have its principal habitable room windows either facing north or south. It is considered that in terms of the aspect and outlook, as well as the potential for the reception of good natural light, these factors which provide satisfactory levels of amenity for future occupiers have all been incorporated in the design

Private amenity space.

- 11.5 Policy H14 of the Adopted Local Plan states that development will only be allowed with the provision of the appropriate amount of private amenity space with due consideration given for type and size of the dwelling, quality of the proposed amenity space, character of the surrounding area in terms of type and size of amenity space and the proximity to existing public open space and play facilities
- 11.6 The Council's Residential Extensions Guidelines Supplementary Planning Document (RESPD) sets out guidelines for retained private amenity space of: 2/3 bedroom properties – minimum depth of 9 metres/50sq.m.; and for 4-or-more bedroom properties – minimum depth 15 metres/100sq.m. (EX48).
- 11.7 It is noted that of the proposed ten dwellings, none fully meet those guidelines, as whilst the depth provides some 9 metres, given the varying width, each would only be some 35 to 40 metres overall. So, there would be a shortfall.
- 11.8 In this respect, it has been noted that an Inspector in an appeal (APP/J0350/D/12/2179398) set out that "*the remaining garden area would be regularly shaped and level and offer private and usable amenity space to meet the everyday needs of the residents.*" On such a "test", and in consideration of the close proximity of Herschel (Upton) Park, it is considered that the current proposals would not warrant refusal on this ground. However, it is considered to be representative of the wider fundamental objection to these proposals based on overdevelopment of the plot, which would have unacceptable and harmful impacts on the character of the area.

In conclusion:

- 11.11 Based on the above, on balance, the living conditions and amenity space for future occupiers is considered to be in accordance with the requirements of the NPPF, Core policy 4 of Council's Core Strategy, and Policy EN1 of the Adopted Local Plan.

12.0 **Transport, Highways and Parking**

- 12.1 The National Planning Policy Framework states that planning should seek to promote development that is located where the need to travel will be minimised and the use of sustainable transport modes can be

maximised. Development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians and where appropriate local parking standards should be applied to secure appropriate levels of parking.

- 12.2 This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 109 of the National Planning Policy Framework states that *'Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*.
- 12.3 A total of 20 car parking spaces would be provided, which is acceptable in terms of overall provision by the Highway Authority (HA). However, no charging facilities for electric cars have been identified. Therefore, the HA objects to the proposals.
- 12.4 Furthermore, there is no provision for visitors' car parking needs. The Management Company responsible for the private roads serving the site has drawn attention to the existing parking restrictions on these roads.
- 12.5 No cycle storage facilities have been identified. Therefore, the HA objects to the proposals.
- 12.6 No bin/recycling storage facilities have been identified. Therefore, the HA objects to the proposals. Furthermore, no information on collection practices have been provided.
- 12.7 The rear terrace necessitates a new access from Upton Park. This is shown as to be provided alongside the common boundary with no. 13. The HA has set out that it would not satisfy their requirements for a shared surface for both vehicles and pedestrians, as it would be under width. The submitted site layout plan seems to show no latitude for increasing its width due to the constraints of the footprint of the road frontage terrace.
- 12.8 Furthermore, the HA requires swept path diagrams to demonstrate the suitability of the proposals to accommodate delivery vehicles and enable them to access and egress in a forward gear.
- 12.9 Based on the above, the proposals are considered to not be in accordance with the requirements of Policies T2 and T8 of the adopted Local Plan, as well as the provisions of the NPPF. Whilst it is noted that in some respects the applicant/agent could provide further information and/or certain matters could have been conditioned for a further submission, it has been considered that as the proposals were not capable of being supported on grounds of fundamental importance then these outstanding issues have not been sought in this set of circumstances. As such, these matters will be Reasons for Refusal.

## 13.0 **Flooding and Drainage**

- 13.1 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document states that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality.
- 13.2 As set out above, according to the EA flood maps and the Council's data base, the site lies in Flood Zone 1, where no Flood Risk Assessment is required.
- 13.3 Changes in government legislation from April 2015, require major developments to provide measures that will form a Sustainable Drainage System (SuDS). These SuDS are an effective way to reduce the impact of urbanisation on watercourse flows, ensure the protection and enhancement of water quality and encourage the recharge of groundwater in a natural way. The National Planning Policy Framework states that the surface run-off from site cannot lead to an increase from that existing. Slough's Strategic Flood Risk Assessment states that surface water should be attenuated to greenfield run-off rates. In the scenario where infiltration techniques are not possible, attenuation will be required in order to reduce surface water run-off.
- 13.4 The application does not include a drainage strategy; so, the Lead Local Flood Authority has not been able to comment on the relationship between the proposals and the adequacy of the system to cope with the scale of the scheme. This lack of information to clarify the impact of the proposals in this respect warrants a reason for refusal.

## 14.0 **Trees and Landscape**

- 14.1 There are some mature/semi-mature trees in the rear garden of the application premises and that at no. 17, which lies in the conservation area.
- 14.2 No arboricultural report has been lodged with the submission. Given the proposals were not considered capable of being supported from the outset, none has been requested.
- 14.3 The proposed plans do not identify the siting of these particular trees and it is implied from the site layout that it is not intended to retain those within the application plot.
- 14.4 At the time of the determination of the previous proposals under P/09806/001, it was noted that the Council's Tree Management Officer had concluded that "*there are no tree issues with this site, one small tree is to be removed, the rest despite being 'not the best' trees, can be*

*protected from any significant harm by the application of the measures proposed in the tree report by GHA trees”.*

- 14.5 As such, it is considered that having identified the existing trees as ‘not the best’, the removal of these specimens would not warrant a reason for refusal.
- 14.6 Although the application has been lodged in outline with landscaping reserved for future submission; so, formal consideration is not to be made at this time, it should merely be noted that there would be a concern about the potential to provide an appropriate level and quality of landscape given the proposed layout of the development, in particular the given the extensive nature of the hardstandings for car-parking and pedestrian paths, which together with the formation of an access road to the rear, leave negligible space for meaningful landscaping.
- 14.7 In conclusion, this matter is considered to be in part contributory to the overall assessment that the proposals would be harmful to the character and appearance of the area and the setting of the adjacent conservation area and a failure to assess the situation is a ground for refusal.

#### 15.0 **Contamination**

- 15.1 The plot of the application premises and the surrounding area has not been identified as being potentially contaminated.
- 15.2 At the time of the determination of the previous proposals under P/09806/001, it was noted that the Councils’ Senior Scientific Officer had “*No objections*”.

#### 16.0 **Heads of terms for Section 106 requirements**

- 16.1 As the proposals entail only net nine additional new residential dwellings there would have been no requirements under any heads in the Council’s Developer’s Guide towards financial contributions or affordable housing and the Burnham Beeches issue would not be invoked.

#### 17.0 **Presumption in favour of sustainable development**

- 17.1 The application has been evaluated against the Development Plan and the National Planning Policy Framework 2021 (NPPF) and the Local Planning Authority (LPA) has assessed the application against the core planning principles of the NPPF and whether the proposals deliver “sustainable development.”



- 17.2 The LPA cannot 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 2021 and refined in case law should be applied.
- 17.3 The report identifies that the proposal complies with some of the relevant saved policies in the Local Plan and Core Strategy, but identifies where there are is conflict with the NPPF and the Local Development Plan.
- 17.4 It has been noted that an Inspector in the case of APP/J0350/W/19/3253821 (following refusal under SBC ref. P/08499/006 in relation to land at 39-43 Baylis Road), concluded *“In the context of the significant shortfall in housing supply, the proposed development would provide a modest contribution of a maximum of eight dwellings, making efficient use of underused and derelict land. ... It would create some employment at the construction stage, although this would be relatively short lived and so a relatively limited benefit. The occupiers of the proposed dwellings would help to support local facilities and services, although the economic contribution arising therefrom would be limited again by the scale of the proposals.”*
- 17.5 So, in coming to a conclusion, officers have given due consideration to the benefits of the proposal in providing a net gain of nine new dwellinghouses towards the defined housing need at a time where there is not a Five Year Land Supply within the Borough, as well as, some economic benefits.
- 17.6 However, the LPA considers that there would potentially be adverse impact arising from the development. Namely, upon the character and appearance of the area that includes harm to a heritage asset and detrimental impact upon neighbouring properties. As such, substantial negative weight should be applied to the planning balance.
- 17.7 Therefore, it is considered that the current scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Local Development Plan and the NPPF taken as a whole.
- 17.8 As such, on balance, the application is recommended for refusal, as it is considered that the benefits from the formation of an additional nine residential units in a sustainable location would not outweigh the potential harm – as set out above - as the environmental role of sustainable development would not be achieved in this case; so, it is suggested that planning permission should be refused in this case.
- 17.9 So, in conclusion, the benefits of supplying nine extra units in a tilted assessment has not been shown to significantly and demonstrably outweigh the potential adverse impacts and therefore it conflicts with specific policies in the NPPF

## 18.0 **Equalities Considerations**

18.1 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 (e.g.: 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).

18.2 It is noted that the proposals would have provided new residential accommodation at that would all be compliant with the Nationally Described Space Standards. However, it is noted that none of the 20 parking spaces would be sized for wheelchair accessibility. Furthermore, the internal layout and access would need to comply with Building Regulations in respect of wheelchair accessibility. Were the scheme acceptable in regard to the fundamental need to satisfy the environmental role of sustainable development these matters could have been addressed.

18.3 It is considered that there would have been 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 would have potentially been disadvantaged as a result of the construction works associated with the development e.g.: 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 could have been incorporated into a construction management plan to mitigate the impact and minimise the extent of the effects. This would have been secured by condition.

18.4 In relation to the car parking provisions, there are potential adverse impacts on individuals within the pregnancy/maternity, disability and age protected characteristics, if the occupier/individual does not have access to a car parking space in the development. A justification for the

level of car parking is provided in the transport section of this report to demonstrate compliance with the NPPF and transport planning policies in the Local Plan/Core Strategy.

- 18.5 In conclusion, it is considered that the needs of individuals with protected characteristics would have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

19.0 **PART C: RECOMMENDATION**

- 19.1 Having considered the relevant policies set out above, the representations received from all consultees and residents; as well as all other relevant material considerations, and subject to the formal receipt of a valid Certificate of Ownership in relation to all ownership interests have been given notice, it is recommended that the application be delegated to the Planning Manager for refusal for the reasons set out in full at 1.1 above.

20.0 **PART D: INFORMATIVES**

- 1 It is the view of the Local Planning Authority that the proposed development does not improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is not in accordance with the National Planning Policy Framework.
- 2 The development hereby refused was submitted with the following plans and drawings:
- (a) Drawing No. 002 Rev. B, Dated 26/08/2022, Recd On 18/08/2022
  - (b) Drawing No. 100 Rev. B, Dated 26/08/2022, Recd On 18/08/2022
  - (c) Drawing No. 101 Rev. B, Dated 26/08/2022, Recd On 18/08/2022
  - (d) Drawing No. 102 Rev. A, Dated 26/08/2022, Recd On 18/08/2022
  - (e) Drawing No. 103 Rev. A, Dated 26/08/2022, Recd On 18/08/2022
  - (f) Drawing No. 104 Rev. A, Dated 26/08/2022, Recd On 18/08/2022
  - (g) Drawing No. C06, Dated 04/08/2022, Recd On 18/08/2022
  - (h) Drawing No. C700 Rev B, Dated 26/08/2022, Recd On 18/08/2022
  - (i) Drawing No. P08 Rev. B, Dated 13/10/2022, Recd On 15/11/2022
  - (j) Drawing No. P09 Rev. A, Dated 26/08/2022, Recd On 18/08/2022
  - (k) Unnumbered/Undated Design & Access Statement including Heritage Impact Assessment by Baustudio Architecture Limited, Recd On 15/11/2022