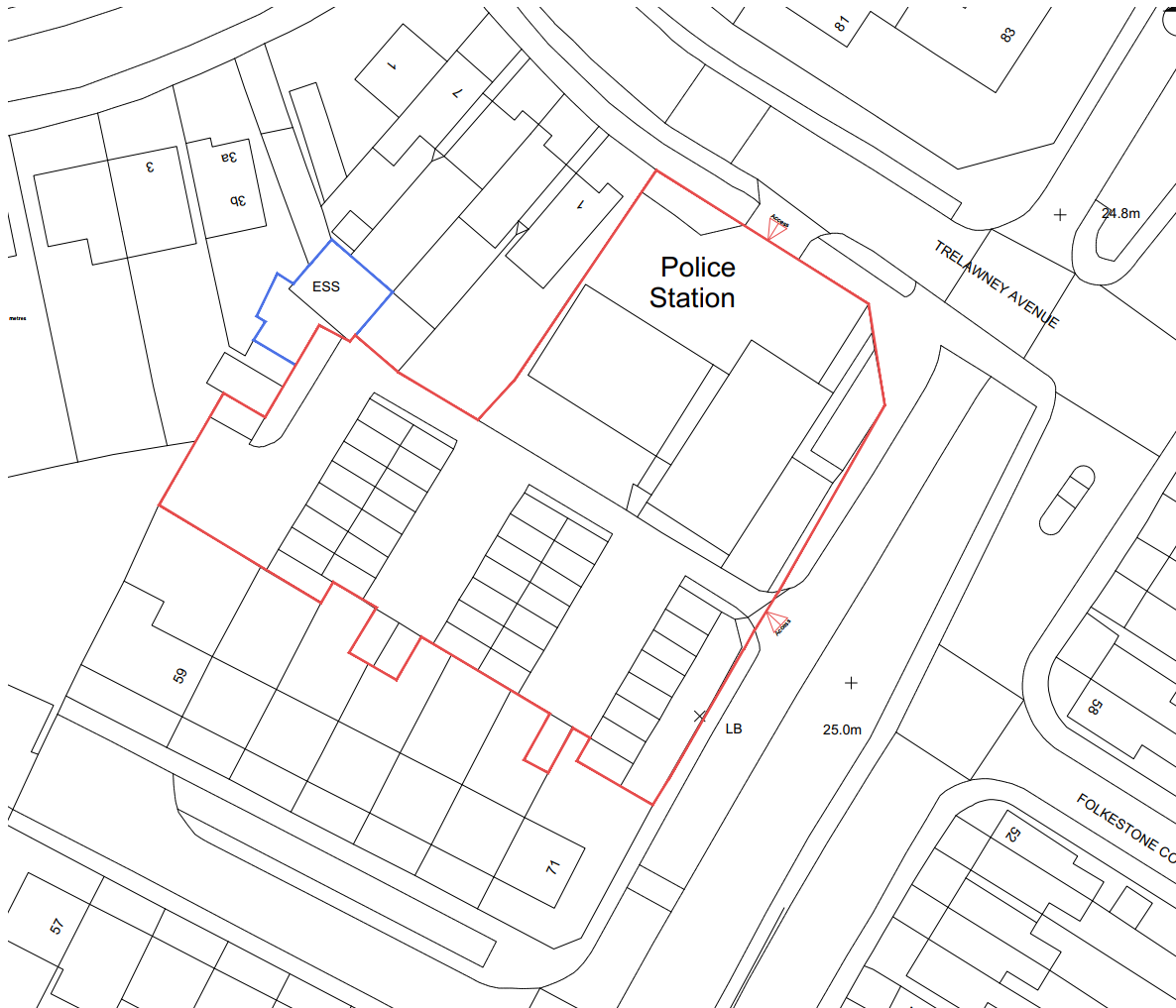


Officer:	Shivesh Seedhar	Ward:	Langley Foxborough
Applicant:	Elstree Land	Pre-Application:	Major
Agent:	Savills		
Location:	Former Langley Police Station, Langley, Slough		
Proposal:	The demolition of the existing structure to facilitate the erection of a new two storey plus loft space building and three storey plus loft space building to provide of 29 residential units comprising 4 x three-bed cluster homes, 2 x two-bed coach homes and 23 x self-contained apartments, with associated car parking, amenity spaces, balconies, refuse/cycle storage and access.		

Called in by Chair of Planning Committee under Developer's briefings to Planning Committee Protocol (Appendix A)



## **PRE-APPLICATION PRESENTATION**

### Introduction:

The applicant has entered into pre-application discussions with Slough Borough Council Planning Officers regarding the redevelopment of the land which comprises a three-storey detached building formerly used as Langley Police Station, and approximately 40 single garages which are a single storey on the corner of Trelawney Avenue and High Street, Langley, Slough.

The Applicant (Elstree Land) is seeking advice for a residential development on the site which comprises the erection of three buildings which will comprise of 4 cluster three-bedroom, four-person houses, two storeys in height with a pitched roof, 2 two-bedroom, three-person coach houses with a pitched roof, and 23 apartments within a three-storey building with a pitched roof. The mix of apartments within this building would comprise of:

- 7 one-bedroom, two-person units;
- 4 two-bedroom three-person flats and
- 12 two-bedroom, four-person units.

To date, one pre-application planning meeting has been held. The Applicant subsequently has submitted revised plans to the Council to respond to the issues raised by officers at the pre-application meeting. Discussion on the proposal are ongoing.

### The Site and Surroundings:

The application site comprises of a three-storey detached building which was formerly used as Langley Police Station, and approximately 40 single garages which are single storey. The site has been vacant since July 2018. The site is located on the corner of Trelawney Avenue and High Street Langley.

To the east of the site is an access road along High Street Langley, which is an adopted Highway. This access road is accessible via High Street Langley. There are bollards along High Street Langley blocking vehicular access from Trelawney Avenue. Further east of the site is High Street. It is noted here, there is a crossroads junction on the corner of Trelawney Avenue and High Street Langley. There is no pedestrian crossing within this location, however there is a set of traffic lights.

To the south of the site along High Street Langley are a number of two-storey, terraced, residential properties with pitched roofs. The rear walls and rear gardens of these properties face onto the south of the site. To the west, there are a number of two-storey, terraced, residential properties with pitched roofs along Trelawney Avenue. The site would face to the flank of the end of terrace property along Trelawney Avenue (No.3) and the flank of the associated rear garden.

Within the immediate surrounding area, the area is predominantly residential in character, with the properties along Trelawney Avenue, High Street and High Street Langley comprising of two storey, terraced and semi-detached dwellings with pitched roofs. The nearest amenities (commercial retail, Dental Care Practice, GP Practice),

and Langley Village District Centre are located 1288m away north of the site within High Street. Langley Train Station which runs Crossrail train services between Reading and Abbey Wood is located 1610m away. The site is not located within a Conservation Area and is located within Flood Zone 1. The site is also in very close proximity to Holy Family Catholic Primary School.

#### Site History:

P/08979/000	Change of use from second floor staff flat to office accommodation and additional car parking area in existing rear garden (as amended 11.09.91).	Approved with conditions	18-Sep-1991
P/08979/001	Erection of a portable building for a temporary period (retrospective)	Approved with conditions	04-Feb-2004
P/08979/002	Demolition of the existing garages, alterations to the existing entrance / egress from Trelawney Avenue, and redevelopment of the existing site to include - conversion of the former police station (sui generis) to residential accommodation (10 x studio units), construction of 2 x 3 bedroom and 1 x 2 bedroom family units and a 1 x 6 bedroom HMO unit with associated car parking, cycle parking, refuse store and landscaping.	Approved with conditions	22-Jan-2021

#### The Proposal:

The proposals are for the redevelopment of the vacant site, which comprises of a three-storey detached building, and approximately 40 single garages which are a single storey.

The development is split into three buildings, which includes 2 x 2 two-bedroom, three-person coach houses comprising of two-storeys with accommodation provided within the pitched roof (containing front and rear dormers), 4 x three-bedroom cluster homes for four-persons comprising of two storeys each with accommodation provided within the pitched roof (containing front and rear dormers) and private garden amenity space for each dwelling, and, 23 x 1 and 2 bedroom apartments within a three-storey building with a pitched roof. The mix of apartments within this building would comprise of 7 x one-bedroom two-person units, 4 x two-bedroom three-person flats and 12 x two-bedroom four-person units with accommodation provided within the pitched roof (containing front and rear dormers). Amenity space for the apartments is provided by way of terraces and balconies to each apartment.

A total of 38 car parking spaces are proposed as part of the car parking provision on site (a parking ratio of 1.3 spaces per dwelling). The applicant is intending to provide

23 of the 29 units for affordable rent, which offers 79% of the total units as a contribution towards affordable housing.