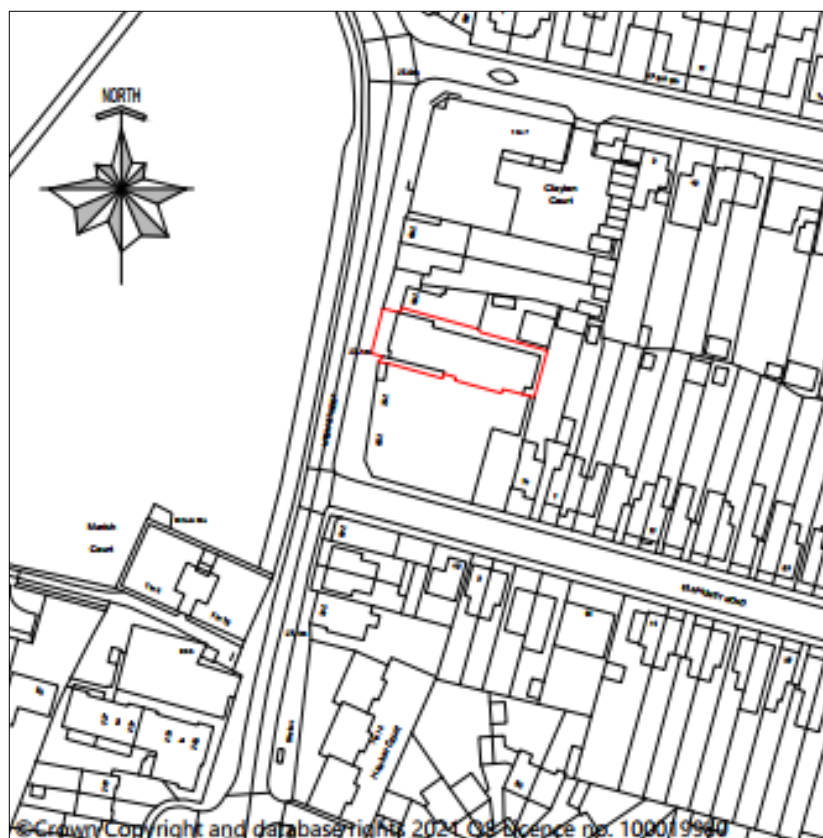


Registration Date:	15-June-2023	Application No:	P/00372/022
Officer:	Martin Cowie	Ward:	Langley Meads
Applicant:	P. Gill	Application Type:	Dwellings - Minor
		13 Week Date:	10-Aug-2023
Agent:	Prabh Singh, S9Designs Consultancy Ltd		
Location:	254 High Street, Langley, Slough, SL3 8HA		
Proposal:	Partial demolition of existing ground floor rear projection, raising of roof to create a three-storey building comprising a change of use of existing commercial space at ground and first floor to a shop and the creation of four, two-bedroom flats (first and second floors). Provision of new refuse and cycle parking facilities and landscaping to rear.		

Recommendation: Delegate to Planning Group Manager for Approval



P/00372/022

1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies of the Development Plan set out below, and representations that have been received from consultees and the community, and all other relevant material considerations, it is recommended the application be delegated to the Planning Group Manager:

Approval subject to:

- (i) Finalising conditions, informatives and any other minor changes;

1.2 Under the current constitution, this application is to be determined at Planning Committee, as it is an application which has attracted more than 5 representations following consultation.

PART A: BACKGROUND

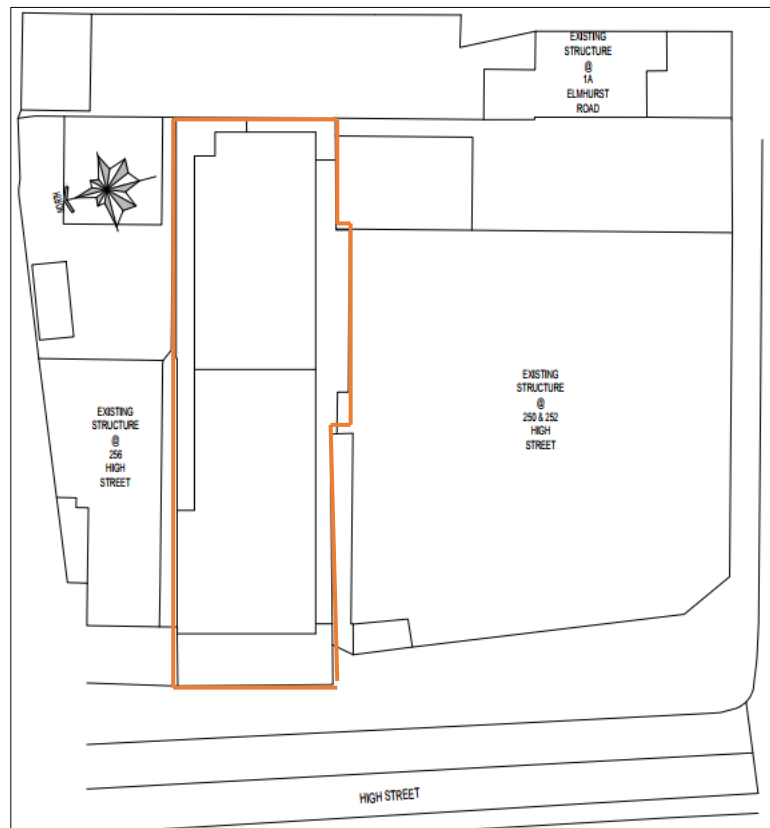
2.0 **Proposal**

2.1 This is a full planning application for:

- Demolition of part rear ground floor and single storey side element.
- Extension above existing first-floor of building increasing the overall height by 1.1m. The proposals would create a three-storey building comprising ground floor retail with residential use on first and second floors.
- Ground floor to comprise a single retail unit - Use class E(a).
- First and second to comprise 4 x 2-bedroom residential flats (use class C3) accessed from side passageway.
- External alterations including new glazed shopfront, proposed brickwork slip facades, windows, and balconies on front elevation at first and second floor levels.
- Refuse and cycle stores for residential use in passageway.
- Commercial refuse store at rear patio area.
- Landscaping including tree planting and new boundary treatment to rear.

3.0 **Application Site**

- 3.1 The application site is located on the eastern side of Langley High Street which is within a defined shopping area (Langley District Centre). The site comprises a detached two storey flat roofed building with a large single storey rear projection. The building was formerly in use as a drinking establishment at ground floor, and a snooker hall / games room at first floor.



Existing site plan



Street view across site looking south along High Street

- 3.2 To the north, the site neighbours a two-storey building with an off licence at ground floor, a residential flat at first floor, and a single storey outbuilding to the rear. To the south, the site neighbours a two-storey terrace of ground floor retail / take away units with a green-grocers neighbouring the site.



Street view of across site looking north along High Street

- 3.3 To the west the building fronts the High Street and Langley Memorial Ground which is defined public open space. To the northwest within Langley Memorial Ground is the Grade II Listed Langley War Memorial at approx. Further northwest by the Langley Road / Langley High Street junction is the Grade II Listed Langley Hall and various Grade II Listed boundary walls.



Aerial view looking north across site and neighbouring land/property

- 3.4 Neighbouring the site to the east is the rear garden serving the two-storey dwelling at 1a Elmhurst Avenue to the southeast. Further east are the rear gardens and dwellings in Elmhurst Avenue.
- 3.5 The site is within the defined Langley District shopping centre and is in Flood Zone 1 (low risk of flooding).

4.0 **Site History**

- 4.1 The planning history of the site is presented below:

P/00372/021 Partial demolition of existing ground floor rear projection. Construction of a rear extension and raising the roof to create a three-storey building with flat roof comprising a change of use to shop (Use Class E) at ground floor, and 6 x residential flats (Use Class C3) to the upper floors at a mix of 2 x studios; 2 x 1 bed flats; 2 x 2 bed flats. External alterations to the existing building. Cycle store and bin stores.

Refused for the following reasons on 09/12/2022:

1. By virtue of its lack of architectural detail and failure to make suitable reference to the prevailing commercial and/or residential character and appearance of the neighbouring buildings, the proposals result in a poor design which fails to improve upon the character of the area and townscape quality. The proposal would therefore not be of a high standard of design and would not respect, be compatible with or improve the character and appearance of the surrounding area and would fail to comply with Policies EN1 and EN2 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework.
2. By virtue of its siting, increased height and massing of the two-storey rear enlargement and the number of balconies and rear facing upper floor windows serving habitable rooms, and positioning in relation to the rear gardens in Elmhurst Road, the proposal would result in an unacceptable loss of privacy and a visually intrusive

impact in the private residential garden serving 1a Elmhurst Road. Inadequate information has also been provided to assess the levels of sunlight/daylight changes in the rear windows in the neighbouring properties to determine whether there would be a demonstrable change to the living or working conditions within these properties. This would not provide a high standard of amenity for all existing occupiers of land and buildings. The proposal would therefore fail to comply with Policies EN1, EN2 of the Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework.

3. Insufficient information has been submitted to establish the impact of servicing and deliveries arising out of the proposed retail unit and drop-off facilities for the residential uses, and whether these amount to any additional impact which could adversely affect the local highways network. It is not possible to confirm whether the proposed development complies with the planning guidance set out in the NPPF in respect of traffic impact and vehicle movements.

P/00372/020 Demolition of part rear ground floor, first floor rear extension, addition of second and loft floor, internal alterations to convert existing commercial space into 2 x shops, 3 x studio flats, 3 x one bedroom flats & 3 x two bedroom flats with amenities.

Withdrawn (treated as); 06-apr-2022

P/00372/019 Erection of second floor rear extension.

Refused; 01-Mar-1994

P/00372/018 Retention of single storey side extension for storage and kitchen (as amended on 05.10.94 and 22.11.94)

Approved with Conditions; Informatives; 07-Dec-1994

P/00372/017 Use of first floor for snooker hall.

Approved with Conditions; 27-May-1993

P/00372/015 Conversion of managers three bedroom flat at first floor into office and lounge and erection of staircase extension.

Approved with Conditions; 17-Jul-1989

P/00372/014 Conversion of managers flat at first floor into match room & lounge (as amended on 23.05.89)

Deemed Refusal; 08-Jun-1989

Appeal Withdrawn; 30-Jun-1989

P/00372/012 Relaxation of condition no.1 of planning permission P/00372/10 dated 21-10-85 to seek permanent permission for the use of the premises as a snooker hall.

Approved with Conditions; 29-Sep-1986

P/00372/010 Change of use from carpet warehouse to snooker hall with parking facilities at the r/o 248 High St. Langley

Approved (Limited Period Permission); 21-Oct-1985
[Ground floor only]

P/00372/009 Retention of part of parapet wall at first floor level to enclose residential amenity area. (amended plans dated 10th October 1985).

Approved with Conditions; 21-Oct-1985

P/00372/008 Change of use from carpet warehouse to snooker hall.

Refused; 09-Sep-1985

P/00372/007 Change of use of part retail floorspace to office use.

Approved with Conditions; 15-Apr-1985 (39 sqm)

P/00372/006 Construction of a flat at first floor level above existing retail unit.

Approved with Conditions; 30-Jul-1984

P/00372/005 Change of use from church to retail erection of front & rear single storey extensions & alterations & internal refurbishment

Approved with Conditions; 05-Apr-1984

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) site notices were displayed relating to the original submission in the immediate vicinity of the site. Upon receipt of amended plans, a further three site notices were displayed with a 14-day notice period within the vicinity of the site on 01/07/2024. The re-consultation period ends on 16/07/2024.

5.2 11 objections were received to the original plans which have been summarised below:

- Overlooking and loss of privacy to neighbouring properties
- Obscurely glazed balconies not sufficient to prevent overlooking
- Loss of light to neighbouring properties and cause congestion
- No parking which will exacerbate existing local parking problems in the area and be detrimental to highway safety
- No regard is being given to resident's only signs and very little support from Slough Borough Council's Wardens
- Vehicular access to rear of property from Elmhurst Road and next to existing residential property will cause noise and disturbance and environmental damage
- Height of property should not be increased and be in line with neighbouring property
- Access should be from the High Street only
- Applicant does not listen to concerns of neighbours
- How high will the trees be to cover a three-storey building
- Will the flats have a fire escape?
- More comings and goings and traffic and noise and poorer air quality
- Quality of life locally will be adversely affected

- Disability access to the proposed new flats on the first and second floor

Planning Officer note: The above issues are addressed in the main body of the report below under the section entitled Planning Appraisal. The comments relating to fire escape and disability access to the upper floors are not relevant planning considerations for a development of this size but are covered by Building Regulations.

- 5.3 Amended plans have since been submitted. These present new arrangements for refuse and cycle storage facilities, changes to the treatment of the front elevation to include brickwork instead of render, omit the rear balconies and restrict any access from Elmhurst Road behind the neighbouring commercial premises.
- 5.4 At the time of publication of this report (16/07/2024) 8 further objections have received following the receipt of the amended plans. These reiterate many of the issues and concerns highlighted above in response to the original plans and the matters raised are listed below:
- Scale and mass of development inappropriate
 - Character of area changing detrimentally
 - Overdevelopment and overcrowding
 - Traffic congestion
 - Lack of parking will exacerbate existing parking problems locally
 - Impact on highway safety
 - Loss of privacy and natural light
 - Noise, disturbance and pollution
 - Bin and cycle parking inadequate
 - Alleyway to side too narrow
 - Fire safety issues
 - Trees not high enough to screen development
 - Damage caused by proposed new trees to garden
 - Disabled access to first and second floor flats

Planning Officer note: It is not considered that the representations received in response to the amended plans raise any new material planning issues. The matters raised are addressed in the main body of the report below under the section entitled Planning Appraisal. The comments relating to fire escape and disability access to the upper floors are not relevant planning considerations for a development of this size but are covered by Building Regulations.

6.0 Consultations

6.1 SBC Transport/Highways:

- *Car Parking:*

- SBC Highways and Transport do not wish to object to the proposed development due to the proposed car parking provision for the proposed development. 0 car parking spaces are proposed for the 4 dwellings proposed on site.

No parking is required for the 4 proposed flats given the Slough's Car Parking Standards allow nil provision for flats located within defined shopping areas. The Slough Developer's Guide also states no parking is required for A1 Retail Shops proposed in an existing shopping area, unless there is a shortfall in existing parking provision.

There is parking available for the retail units within the Harrow Market Car Park which is 250m or 2 minutes' walk from the proposed shops. In addition, the proposed A1 Shops total 129sq.m, which is significantly smaller than the existing A4 Drinking Establishment called 'Bar H', which appears to offer live sports, snooker, darts and hosts music events during the evenings.

Therefore, the proposals are considered unlikely to increase parking demand and may generate less parking demand than the previous Bar / Nightclub use.

SBC Highway and Transport request the provision of a sign stating, '*Customers to park at Harrow Market Car Park*' and provision of bollards along the pavement edge and at the junction of Langley High Street / Elmhurst Road to discourage customers from parking in front of the shops and at the junction which would be a highway safety risk and is known to be a trend amongst local shoppers in this vicinity.

- *Accessibility by Sustainable Travel Modes:*

- The proposed dwellings are considered to be in a location easily accessible by sustainable travel modes. The proposed dwellings are within 400 metres (5 minutes' walk) of a range of essential facilities on Langley High

Street including Gill Food Centre, The Orchard GP Surgery, Budgens, Langley College, Willow Pharmacy, Langley Post Office, Marish Primary School. The site is situated approximately 750m from Langley Railway Station, a 9 minute' walk or 4 minutes cycle. The nearest bus stops are the Marish Court Bus Stops, 80 metres from the site on Langley High Street, which are 1 minute walk from the site.

A walkable neighbourhood is defined as providing facilities within 800 metres / 10 minutes walking time by the Chartered Institute of Highways and Transportation in their document titled: Planning for Walking (2015). In relation to public transport, the IHT state that a reasonable walking distance for bus stops is 400m and that people will walk up to 800 metres to reach a train station.

- *Cycle Parking:*
 - The proposed site plan displays a secure and covered cycle store with space for 4 bicycles. The cycle stores do not meet the minimum dimensions of 2m x 1m specified within the Slough Developers Guide – Part 3: Highways and Transport (2008). A plan displaying amended cycle stores with the correct dimensions should be secured by a planning condition.

- *Deliveries:*
 - Deliveries to the site can be accommodated under the existing arrangements for deliveries to the existing retail units and flats in this part of Langley High Street.

- *Refuse and Recycling:*
 - Satisfied with a management plan for bin collection to be secured by condition.

- *Conditions for Approval:*

Bin Storage

- No part of the development shall be occupied until bin storage has been provided in accordance with the approved plans and standards set out in the Slough Developers Guide.

REASON: To ensure that adequate refuse storage is provided to serve the development.

Cycle Parking

- No part of the development shall be occupied until covered and lockable cycle parking stores with minimum dimensions of 2m in length x 2m in height and 1m in width are provided for each flat. The cycle parking shall be provided in accordance with these details and shall be retained at all times in the future for this purpose.

REASON: To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy

Construction Management Plan

- Prior to the commencement of the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:
 1. A site set up plan displaying hoarding/fencing extents, vehicle and pedestrian access points during construction, provision for storage of materials, waste and recycling facilities/areas, contractor parking, turning space for construction vehicles, unloading area for deliveries, site office and wheel cleaning facilities during the construction period.
 2. Construction vehicles and to comply with Euro VI Emissions Standard as a minimum and machinery to comply with Table 10 of the Low Emissions Strategy Guidance.
 3. Delivery hours and working hours. Deliveries shall be made outside peak hours of 0800 – 0900 and 1700 – 1800, and outside of 1430 – 1530 where the development is located in proximity to a school.
 4. Details of traffic management measures to control deliveries to site and pedestrian movements on footways in proximity to the site in order to minimise

the impact of construction on the safe operation of the surrounding highway network.

5. Vehicle routing plan for HGVs. HGVs shall avoid weight restrictions and AQMAs and local schools at collection/drop off time.
6. Details of dust control measures and wheel washing facilities are to be provided on site.
7. Confirmation of whether any abnormal loads will be required for the construction or demolition. If so, the LHA must be notified of any abnormal loads at the following location: <https://www.slough.gov.uk/licences-permits/abnormal-loads/1>.

The plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON: In the interest of minimising danger and inconvenience to vehicular traffic and pedestrian highway users in accordance with policies 7 and 8 of the Core Strategy 2008 and the requirements of the National Planning Policy Framework 2019.

6.2 SBC Residential Waste Services:

- If nothing much changes between the boundary and the building, then gap is fine for 770 litre bins. Two operatives should always be manoeuvring four-wheeled containers, with this being plenty of room. Don't see any issues.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

7.2 **National Planning Policy Framework (December 2023) and National Planning Policy Guidance:**

- Section 2: Achieving sustainable development
- Section 4. Decision-making
- Section 5: Delivering a sufficient supply of homes

- Section 7: Ensuring the vitality of town centres
- 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

Paragraph 11 of the NPPF states that decisions should apply the presumption in favour of sustainable development which means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 7); or 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.

Footnote 7 notes that the policies referred to are those in the NPPF (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 67); and areas at risk of flooding or coastal change.

7.3 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

7.4 The Adopted Local Plan for Slough 2004 (Saved Policies)

- EN1 – Standard of Design
- EN3 – Landscaping Requirements
- EN5 – Design and Crime Prevention
- H9 – Comprehensive Planning
- H14 – Amenity Space
- S1 – Retail Hierarchy
- T2 – Parking Restraint
- T8 – Cycle Network and Facilities
- T9 – Bus Network and Facilities

7.5 Supplementary Planning Documents and Guidance

- National Planning Practice Guidance
- Technical housing standards – nationally described space standard (March 2015)
- Proposals Map, 2010
- Slough Borough Council Developer’s Guide

7.6 The Proposed Spatial Strategy (Nov 2020)

Under Regulation 18, the Proposed Spatial Strategy for the Local Plan for Slough was the subject of public consultation in November 2020. This set out a vision and objectives along with proposals for what the pattern, scale and quality of development will be in Slough. The consultation document contained a revised Local Plan Vision which supports the Council’s vision for Slough as a place where people want to “work, rest, play and stay.”

It should be noted that the consultation document for the Proposed Spatial Strategy does not contain any specific planning policies or allocate any sites. It made it clear that the existing planning policy framework for Slough would remain in force until replaced by new Local Plan policies in the future. Nevertheless, it sets out the most up

to date statement of the Council's position with regards to strategic planning issues. As a result, it is relevant for the consideration of this application (but only very limited weight can be afforded to the specific and strategic guidance therein).

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. One of the principles of the Emerging Preferred Spatial Strategy is to deliver major comprehensive redevelopment within the "Square Mile" in the centre of Slough.

The site is within the defined Langley District shopping centre. A number of strategic housing sites are identified in the spatial strategy. However, Paragraph 14.58 of The Spatial Strategy confirms the Langley District Centre, and its immediate surroundings are not identified as areas for major new development in terms of meeting a significant portion of housing or employment need. Langley District shopping centre is planned to remain as a district shopping centre.

7.7 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 revised version of the National Planning Policy Framework (NPPF) was published in December 2023.

The National Planning Policy Framework 2023 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 2023, 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 2023 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 2023 which has been used together with other material planning considerations to assess this planning application.

7.8 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 and Section 72 of the 1990 Act imposes a general duty on the Council as respects listed buildings and conservation in the exercise of its planning functions. In considering whether to grant planning permission for development which affects a listed building, conservation area or their setting, the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.9 Equality Act

In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals as set out below in this report.

7.9 Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

This planning application was made before day on 2nd April 2024, and therefore the development is exempt from the Biodiversity Net Gain requirement.

7.9 Relevant planning considerations

- Principle of development and land-use
- Supply of housing and housing mix
- Design and impact on the character and appearance of the area
- Impact on heritage assets
- Impact on amenity of neighbouring occupiers and uses
- Living conditions and amenity space for future residents
- Crime prevention
- Highways and parking
- Equalities considerations

8.0 Principle of development and land-use

8.1 Paragraph 123 of the NPPF (2023) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.

8.2 Paragraph 127 of the NPPF (2023) states local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and

employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

- 8.3 The National Planning Policy Framework 2023 seeks to support the role that district centres play at the heart of local communities. Planning should promote the long-term vitality and viability of district centres by taking a positive approach to their growth, management and adaptation. The National Planning Policy Framework requires local planning policies to allow a suitable mix of uses which including housing within district shopping centres.
- 8.4 Core Policies 1 and 4 of the Core Strategy seeks high density flatted development to be located within the town centre and urban areas. Local Plan Policy S1 resists development that would adversely affect the District Centre.
- 8.5 The site is located within the 'primary frontages' part of the Langley District Centre which is a defined shopping area. The proposal would result in the loss of a Drinking Establishment (Use Class sui generis; formally A4) at ground floor and snooker hall (Use Class E, formally D2) at first floor. These uses would be replaced by a ground level retail unit with 4 x 2-bedroom residential flats on the upper floors.
- 8.6 Local Plan Policy S1 resists development that would adversely affect the District Centre. Paragraph 4.17 of the Local Plan confirms primary shopping frontages will be retained in predominantly retail use to ensure the vitality of the centre's retail function. Paragraph 4.18 clarifies that other diverse uses such as public houses and other leisure orientated uses should be directed to the secondary frontage areas. Public houses and leisure uses are described as complementary to the retail function of the Centres.
- 8.7 Therefore, retail uses within this primary shopping frontage area are sought by the local development plan. Drinking establishments are considered complementary uses to the retail function and should be located within secondary frontages. As such, the provision of retail in place of the drinking establishment is acceptable in principle.
- 8.8 The loss of the existing commercial floorspace within this part of the designated shopping frontage is appropriate for this location and is not considered to have an adverse effect on this District Shopping Centre.

- 8.9 Core Policy 6 requires all community facilities/services to be retained. The Core Strategy definition of community facilities includes leisure and built sports facilities. Paragraph 7.111 of the Core Strategy confirms all existing community facilities/services should be retained unless it can be demonstrated that they are no longer required to serve local needs. The applicant has confirmed the snooker hall is permanently closed. No objections have been received from local residents in relation to the loss of the snooker hall. As such Planning Officers are satisfied the facility is no longer required to serve local needs.
- 8.10 The site is located within a District Shopping Centre which is an appropriate location for residential flats. The introduction of residential flats would not adversely affect this District Shopping Centre. The provision of flats in combination with the ground floor retail unit (Class E) is would therefore be acceptable in land use terms.
- 8.11 Based on the above assessment, the proposed land uses are in broad compliance with the development plan and the National Planning Policy Framework.

9.0 **Supply of housing and housing mix**

- 9.1 The extant Core Strategy covers the 20-year plan period between 2006 and 2026. Core Policy 3 sets out that a minimum of 6,250 new dwellings will be provided in Slough over the plan period, which equates to an average of 313 dwellings per annum. Core Policy 3 states that proposals for new development should not result in the net loss of any existing housing.
- 9.2 This requirement has been superseded by a much higher requirement of 847 homes per annum equating to approx. 16,000 homes (in Slough) by 2040 as calculated using the Housing Delivery Test (2021). As a result, this is the housing target that the application should be considered against rather than the Core Strategy which is out-of-date and therefore only limited weight is applied to it.

9.3 Core Policy 3 (Housing Distribution) sets out the housing requirement for Slough as it was in 2008. This states that:

‘A minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026’.

This minimum number has been exceeded already. The 6,250 requirement has however been superseded by the subsequently introduced requirement to use Objectively Assessed Housing Need for housing figures. This results in 11,573 as a housing need figure. By April 2026 it is currently estimated that there will be a 1,600-home shortfall. And estimates based on preparation for the proposed new Local Plan indicate a 6,000 to 7,000 shortfall over the new plan period.

As a result, 11,573 is the housing target that the application should be considered against rather than the Core Strategy target.

The Local Planning Authority cannot demonstrate a Five-Year Land Supply. As of April 2023, the Council had a 2.6 year supply inclusive of a 20% buffer applied as a result of the latest Housing Delivery Test. As such, the policies in the Adopted Development Plan which relate to housing supply are out of date. In accordance with Paragraph 11 of the National Planning Policy Framework (inc. footnote 8), the most important policies for determining the application are out-of-date. While an assessment based on the relevant development plan policies and development plan as a whole will be carried out, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (tilted in favour of housing), when assessed against the policies in the Framework taken as a whole.

9.4 One of the aims of National Planning Policy is to deliver a wide choice of high-quality homes and to create sustainable, inclusive and mixed communities. This is reflected in Core Strategy Policy 4. The Local Housing Needs Assessment for RBWM, Slough & South Bucks (October 2019) suggests in table 39 the following percentage mixes are needed within Slough:

	1-bed	2-bed	3-bed	4-bed
Market	5	19	57	20

9.5 The proposal would include 4 x 2-bedroom residential flats which deviates from the mix set out in the Local Housing Needs Assessment.

Given the nature of the development above a commercial premises on a main road in a District Centre, and the limited scope to provide larger family homes, it is considered that the provision of smaller units is appropriate.

- 9.6 The proposal for 4 residential units would make a contribution to the supply of housing and given the tilted balance is engaged, in principle this attracts positive weight in the planning balance. In having regard to the above mix (noting where the need is most and least) and type of housing proposed, the development would make a limited contribution to the housing supply within Slough. Accordingly limited positive weight is afforded in the planning balance.

10.0 **Design and impact on the character and appearance of the area**

- 10.1 The National Planning Policy Framework 2023 (paragraphs 131 and 135) 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 Policy EN1 and EN2.

- 10.2 The existing site comprises a two-storey flat roofed building with a large single storey rear projection up to the rear boundary. The building is finished in pale render. The application proposes to demolish the rear part of the ground floor to create external space for storage and refuse facilities. An upper floor extension (a 1.1m height increase) is proposed to the existing first floor to create a three-storey building. A new shopfront would be installed and ground, first and second floors would be finished in brick-slips. Windows would be provided on the front, rear and side elevations at first and second floors to serve the new flats. The windows on the side would be secondary and obscurely glazed. Four glazed balconies would be incorporated at first and second floors to also serve the two flats at the front of the building.



Existing elevations

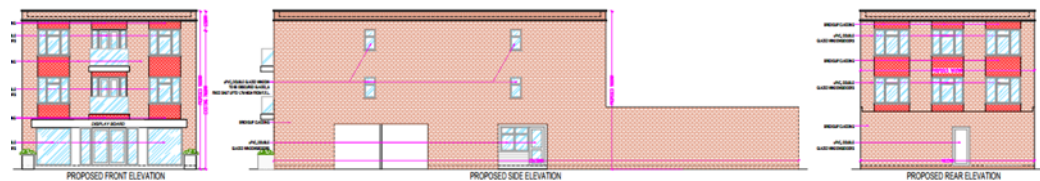
- 10.3 The neighbouring buildings on both sides (to the north and south), are two-storeys in height. The proposed extension would result in a building that would rise above these and be visible from Elmhurst Road and longer distance views from Langley High Street. More specifically, the

proposed changes would also be visible from Langley Memorial Ground, and the private residential rear gardens neighbouring the site in Elmhurst Road, and to a lesser extent the rear gardens in Willoughby Road.



Existing street elevation

- 10.4 There are no buildings within the immediate vicinity of the site to inform this increase in height, however as the increase is limited to 1.1m, the impact of the additional height and massing would only be perceptible from local range vantage points such as in Langley High St and Elmhurst Road. The small increase in height would be seen in views with other larger 2, 3 and 4 storey buildings in the background which is considered typical of a District Shopping Centre. The proposed additional height would therefore not be considered to form an unduly dominant building within the shopping parade. A neighbour representation has queried how high the trees will be to cover a three-storey building. Whilst trees are proposed along the rear boundary of the site and there are existing trees within the vicinity of the site, it should be noted that their height is not a mitigating factor in determining the acceptability of the height of the building.



Proposed elevations

- 10.5 The existing building has very limited architectural merit, and that the proposal involves the provision of a new frontage incorporating a new and improved shopfront at ground floor, and windows and balconies at first and second floors. The entire building would also be reclad in brick-slips. Whilst the proposed elevations present a basic and functional architectural treatment, they are well proportioned, generally in keeping with the surrounding area and a significant improvement over the existing building and previously refused scheme.



Proposed street elevation

10.6 Based on the above assessment, the proposals are considered to be acceptable and address the issues associated with the previously refused scheme and would respect the character and appearance of the surrounding area. It would therefore comply with Policies EN1 and EN2 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework. Positive weight should be applied to the planning balance.

11.0 **Impact on heritage assets**

11.1 The site is located close to the following heritage assets:

- Grade II Listed Langley War Memorial at approx. 160 metres to the north-west of the site
- Grade II Listed Langley Hall and various brick boundary walls at approx. 210 metres to the north-west of the site

11.2 Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 seeks special regard to the desirability of preserving a listed building or its setting.

11.3 Chapter 16 of the NPPF intends to preserve and enhance the historic environment; paragraph 193 requires local planning authorities to afford great weight to the asset's conservation, irrespective of whether the potential harm is substantial harm, total loss or less than substantial harm.

11.4 Paragraph 194 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

11.5 Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or

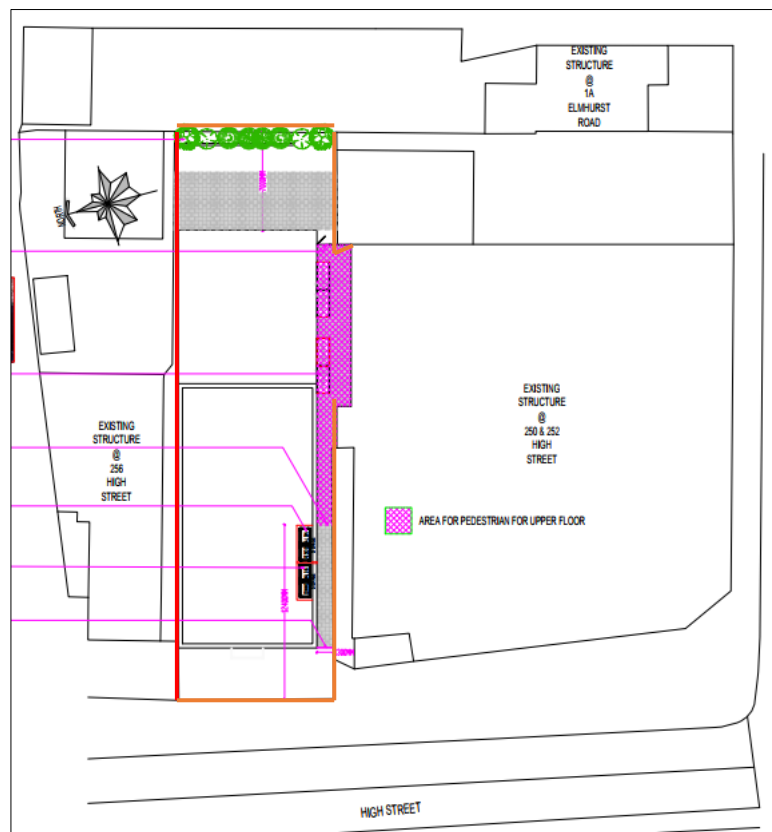
destruction, or from development within its setting), should require clear and convincing justification.

- 11.6 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 11.7 Core Policy 9 of the Core Strategy, (2006 – 2026) Development Plan Document December 2008 states that development will not be permitted unless it:
- Enhances and protects the historic environment;
 - Respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations;
- 11.8 No information has been submitted to describe the significance of the nearby heritage assets affected which is required by paragraph 194 of the NPPF. Due to the distance between the from the Grade II Listed War Memorial together with the already built-up character of the High Street, the proposal is not considered to have detrimental impact upon the setting of the War Memorial.
- 11.9 In commenting on the previous refused application, the Council's Heritage Advisor considered that the setting, and significance of the War Memorial and Langley Hall would be preserved under that proposal and the alterations to the facade, if handled sensitively, should provide an enhancement to the local 'street scene'.
- 11.10 As the Council's Heritage Advisor raised no objections to the previous scheme on heritage grounds, it is considered that the current proposals, given that they improve upon the earlier scheme would preserve nearby heritage assets and not cause harm in this regard.
- 11.11 Based on the above assessment, the proposals are considered to broadly comply with Core Policy 9 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework. This is afforded neutral weight in the planning balance.

12.0 **Impact on amenity of neighbouring occupiers and uses**

12.1 The National Planning Policy Framework 2023 encourages new developments to be of a high-quality design that should provide a satisfactory level 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 Policy EN1.

12.2 Currently the existing building extends to the rear boundary of the site with the single-storey rear elevation forming part of the side boundary to the residential garden at 1a Elmhurst Road. The existing first floor which contains rear facing windows is set back by approximately 17.8m from the rear garden of 1a Elmhurst Road.



Proposed site plan

12.3 The application proposes to demolish part of the ground floor element and to the rear extend the height of the existing first floor by 1.1m to create a three-storey building. Unlike the previously refused application, the current scheme no longer extends the depth of the existing first floor to the rear towards 1a Elmhurst Road. The proposed rear elevation includes four upper floor windows on the first and second floors serving habitable rooms. These windows would look towards the central area of the neighbouring rear gardens in Elmhurst Road.

Overall, it is considered there would be some harm to the residential amenity of occupiers within 1a Elmhurst Road, in respect of overlooking of the garden area but this would be limited and acceptable.



Photo looking towards rear of application site from Elmhurst Road

- 12.4 There would be some minor reductions in privacy at garden spaces further along at 1 and 3 Elmhurst Road. However, given the separation distances of approximately 17.8 metres and 25 metres respectively to each garden area (at the nearest point of the boundary), it is considered the additional overlooking would be limited and would not be harmful to neighbouring amenity.
- 12.5 Views from the proposed development into neighbouring windows within the dwelling in Elmhurst Road would be oblique and at a sufficient distance to prevent any unacceptable loss of privacy to these neighbouring residential properties.
- 12.6 As indicated earlier, the existing building adjoins the garden boundary with 1a Elmhurst Road, meaning the brick rear elevation of the single storey element forms part of the treatment along this boundary. As this part of the building would be demolished, a new boundary treatment to this part of the boundary would be required. The applicant has agreed to provide a 2m high brick wall which is an appropriate replacement and would retain adequate privacy. This is secured by condition.
- 12.6 The increase in height of the building would not obstruct light nor privacy at the adjoining upper floors to the properties to the north or south of the site on the High Street (252 and 256 High Street) given the limited additional bulk proposed and existing built form.
- 12.7 The remaining neighbouring properties in Elmhurst Road and in the surrounding area would be set away from the proposed extension by

over 17m as previously indicated, which is sufficient to prevent to respect neighbouring visual amenity.

- 12.8 The construction phase would generate some noise and disturbance to neighbouring occupiers. This would be for a temporary period however and be minimised by ensuring the development is managed via a construction management plan, secured by a planning condition. This would set out how the proposed development would be constructed in a way that limits its impacts on the local area including restricted hours of working, noise controls and dust suppressant measures.
- 12.9 Neighbour representations have raised objections based on more comings and goings, noise and poorer air quality. The proposal is not considered to result in a significant increase in these matters compared to the existing use of the site.
- 12.10 Based on the above assessment in respect to neighbouring impact, It is considered that the proposals, in terms of the scale, form and design would have a satisfactory relationship with the adjacent properties and would comply with Policies EN1, EN2 of the Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework.
- 13.0 **Living conditions and amenity space for future residents**
- 13.1 The National Planning Policy Framework and Core Policy 4 required developments to create places with a high standard of amenity for existing and future users. Local Plan Policy H14 seeks an appropriate level of external amenity space. The Nationally Described Space Standards (as amended) sets out the minimum internal space requirements for new dwellings.
- 13.2 The proposed flats would have acceptable internal space standards and comply with the Nationally Described Space Standards. They would also receive adequate sunlight/daylight and provide good outlook. The development would be required to meet the relevant standards in respect to disabled access and use.
- 13.3 Two of the proposed flats at the front of the building would have external balconies which provide a small amenity area for occupiers. The two flats to the rear would not be served by balconies given the potential for some overlooking of gardens of properties on Elmhurst

Road, as described above. While this has tempered the benefits of the proposal, when having regard to the nature of the development above existing commercial premises in a District Shopping Centre and the availability of publicly accessible recreational space opposite the site, the proposed arrangements in respect to amenity space are considered appropriate in this instance.

- 13.4 The proposed flats would be served by refuse/recycling and cycle storage facilities, and these are conditioned to ensure their provision is appropriately delivered on-site and in the case of refuse storage is managed properly.
- 13.5 Based on the above assessment, the proposals would provide an acceptable standard of residential accommodation and broadly comply with the requirements of Core Policy 4 of the Core Strategy and Local Plan Policy H14. Neutral weight should be applied to the planning balance.
- 14.0 **Crime Prevention**
- 14.1 The National Planning Policy Framework and Policy EN5 of the adopted Local Plan each seek to ensure all development schemes are designed to reduce the potential for criminal activity and anti-social behaviour.
- 14.2 Access to the flats would be gained from the High Street via a gated passageway and an entrance door on the side of the building. The front of the building benefits from good natural surveillance from the High Street and the back of the building. Planning conditions are attached to ensure the gate to the side passageway is appropriately secure, lit and access controlled for residents and visitors.
- 14.3 Secure and covered refuse and cycle storage facilities would be provided to the side of the property, accessed from the High Street and again as mentioned previously planning conditions are imposed to ensure these are appropriately provided and maintained.
- 14.4 The scheme would be safe and secure. Therefore, it is considered that a scheme including flats would not inherently lead to anti-social behaviour.
- 14.5 Based on the above assessment, it is considered the proposals comply with Policy EN5 of the Local Plan for Slough 2004, Core Policy 12 of The Slough Local Development Framework Core Strategy 2006-2026

Development Plan Document, and the requirements of the National Planning Policy Framework. Neutral weight should be applied to the planning balance.

15.0 **Highways and Parking**

15.1 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.

15.2 This is reflected in Core Policy 7 and Local Plan Policy T2 (Parking Restraint) which sets out:

- in terms of commercial car parking that development proposals should not increase parking unless required for local safety or operational reasons; and,
- in terms of residential car parking that the level will be appropriate to both its location and scale whilst taking account of local parking conditions, impact on street scene, need to overcome local road safety problems and protect amenities of adjoining residents.

15.3 Paragraph 115 of the National Planning Policy Framework 2023 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'*.

15.4 Core Policy 7 requires development proposals to improve road safety and reinforce the principles of the transport strategy as set out in the council's Local Transport Plan.

15.5 Local Plan Policy T2 requires the level of on-site parking provision for the private car will be restricted to a maximum level in accordance with the principles of the Integrated Transport Strategy. The Integrated Transport Strategy (Local Transport Plan) requires the application of the Local Development Framework parking standards to limit parking at new developments. Part 3 of the Developer's Guide SPD sets out the parking standards to be applied throughout the Borough.

- 15.6 *Traffic generation:*
- 15.7 The proposal would result in a negligible increase in traffic. In addition, Langley High Street has recently been redesigned to accommodate increased traffic flows with appropriate pedestrian crossing points. The proposed traffic generation would not lead to significant movement on the highway network nor unacceptable impacts on highway safety.
- 15.8 *Car parking:*
- 15.9 No car parking is proposed for the four residential flats within this defined shopping area which is in accordance with the nil parking requirement set out in Part 3 of the Developers Guide. No car parking is proposed for the commercial unit. Part 3 of the Developers Guide would only require a parking provision if there was an existing shortfall. The Local Highway Authority has not identified a shortfall and Officers note that the Centre is served by a dedicated car park which is near the site.
- 15.10 Neighbour representations have raised concerns of overspill of parking and worsening the already congested parking in Elmhurst Road and Langley High Street. Elmhurst Road is parking permit only and therefore should be controlled by parking enforcement. Based on the above assessment it would not be reasonable to impose a parking requirement on the site.
- 15.11 *Cycle parking:*
- 15.12 The development would include secure cycle spaces in the proposed side passageway of the building in accordance with Part 3 of the Developers Guide. Specific details of the cycle storage arrangements are secured by a planning condition.
- 15.13 *Servicing:*
- 15.14 Servicing for the proposed commercial unit and new residential flats including refuse/recycling collection would take place from the High Street and no access would be gained from Elmhurst Road following the receipt of amended plans. The Council's Transport and Waste Management officers are satisfied with the proposed arrangements.

- 15.15 The Council's Transport officer has not objected to the proposed development on highway, servicing or parking grounds subject to appropriate planning conditions.
- 15.16 It is not considered that the proposal for a new commercial ground floor unit with four flats above in a District Shopping Centre would have a significant impact on local highway or parking conditions and is therefore compliant with Core Policy 7 of the Core Strategy, and the requirements of the National Planning Policy Framework.
- 16.0 **Presumption in favour of sustainable development**
- 16.1 The application has been evaluated against the Local Development Plan and the National Planning Policy Framework 2023 (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."
- 16.2 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 NPPF and refined in case law, should be applied.
- 16.3 The contribution of 4 x 2-bedroom residential flats to the supply and mix of housing in the area would result in limited positive weight being tilted in favour of the supply of housing. The improvements to the appearance of the building would also result in limited to moderate positive weight in the planning balance. Whilst there would be some impact on neighbouring residential amenity from potential overlooking of gardens as highlighted above, the benefits secured from the provision of housing and the design of the building would significantly and demonstrably outweigh this impact when assessed against the policies in the Local Development Plan and the National Planning Policy Framework. As such, the proposal is considered to be sustainable development and is therefore recommended for approval.
- 17.0 **Equalities considerations**
- 17.1 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).

17.2 A condition would have been set out to ensure level thresholds at the entrances to the development.

17.3 It is considered that there will be 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 have the potential to be 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. A planning condition is attached that will require the submission and approval of a Construction Management Plan to minimise construction related impacts locally. In addition, measures under other legislation covering environmental health would be exercised as and when required.

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

18.0 **PART C: RECOMMENDATION**

18.1 Having considered the relevant policies of the Development Plan set out above, and representations that have been received from consultees and the community, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager:

Approval subject to:

- (i) Finalising conditions, informatives and any other minor changes.

19.0 **PART D: LIST of CONDITIONS and INFORMATIVES**

1. Time Limit

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. Materials

Prior to the commencement of the development, samples of new external finishes and materials (including reference to manufacturer, specification details, positioning, colour, and bonding details) to be used in the construction of the external envelope of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details approved and retained thereafter.

REASON: To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with the requirements of the National Planning Policy Framework 2023 and Policy EN1 of The Adopted Local Plan for Slough 2004.

3. New surface treatments

Prior to the commencement of the development hereby approved, the external materials to be used in the laying out of communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved and retained thereafter.

REASON: To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with the requirements of the National Planning Policy Framework 2023 and Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Construction Management Plan (CMP)

Prior to the commencement of the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

1. A site set up plan displaying hoarding/fencing extents, vehicle and pedestrian access points during construction, provision for storage of materials, waste and recycling facilities/areas, contractor parking, turning space for construction vehicles, unloading area for deliveries, site office and wheel cleaning facilities during the construction period.
2. Construction vehicles and to comply with Euro VI Emissions Standard as a minimum and machinery to comply with Table 10 of the Low Emissions Strategy Guidance.
3. Delivery hours and working hours. Deliveries shall be made outside peak hours of 0800 – 0900 and 1700 – 1800, and outside of 1430 – 1530 where the development is located in proximity to a school.
4. Details of traffic management measures to control deliveries to site and pedestrian movements on footways in proximity to the site in order to minimise the impact of construction on the safe operation of the surrounding highway network.
5. Vehicle routing plan for HGVs. HGVs shall avoid weight restrictions and AQMAs and local schools at collection/drop off time.
6. Details of dust control measures and wheel washing facilities to be provided on site.
7. Confirmation of whether any abnormal loads will be required for the construction or demolition. If so, the LHA must be notified of any abnormal loads at the following location:
<https://www.slough.gov.uk/licences-permits/abnormal-loads/1>.

The plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON: In the interest of minimising danger and inconvenience to vehicular traffic and pedestrian highway users in accordance with the requirements of the National Planning Policy Framework 2023 and Policies 7 and 8 of the Core Strategy 2008.

5. Sound attenuation and ventilation

Prior to commencement of the development, full details of the glazing specification, should be submitted to and approved in writing by the Local Planning Authority.

The details shall also include a ventilation strategy, including detail of proposed plant and location of inlet and outlets, must be submitted to and approved in writing by the Local Planning Authority. Should a mechanical ventilation system not be installed, a full overheating assessment must also be provided.

The development shall be carried out in full accordance with the approved details prior to first occupation and shall be retained as such at all times in the future.

REASON: In the interest of mitigating noise from road traffic to provide acceptable living conditions of future residents in accordance with the requirements of the National Planning Policy Framework 2023 and Policy 8 of the Core Strategy 2008.

6. Landscape scheme

No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004.

7. Boundary Treatment

No development above ground floor slab shall commence until, details of the proposed boundary treatment including position, external appearance, colour, height and materials of all boundary walls, fences, gates, and a 2m high wall along the boundary with 1a Elmhurst Road have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the approved boundary treatment has been implemented on site. It shall be retained at all times in the future.

REASON: In the interests of the visual amenity of the area and to reduce opportunities for crime and anti-social behaviour in accordance with the requirements of the National Planning Policy Framework 2023, Policies EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policies 1 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008).

8. Crime Prevention

No development above ground floor slab shall commence until a secure access strategy and secure letter/parcel drop strategy in line with the principles of Secured by Design has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall not be occupied or used until written confirmation of Secured by Design accreditation has been submitted to the Local Planning Authority. The approved security measures shall be retained thereafter.

REASON: In order to minimise opportunities for crime and anti-social behavior in accordance with the requirements of the National Planning Policy Framework 2023, Policy EN5 of The Adopted Local Plan for Slough 2004 (saved policies) and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026.

9. Bins & Recycling facilities

The refuse and recycling facilities as shown on the approved plans shall be provided on site in accordance with standards set out in the Slough Developers Guide prior to occupation of the development and retained at all times in the future.

REASON: In the interests of visual amenity of the site in accordance with the requirements of the National Planning Policy Framework 2023 and Policy EN1 of The Local Plan for Slough 2004.

10. Cycles storage

Prior to the first occupation of the development hereby permitted details of the cycle parking provision (including the security measures of the facilities and cycle stand details) shall be submitted to for approval by the Local Planning Authority. The cycle parking shall be provided in accordance with these details and shall be retained thereafter.

REASON: To ensure that there is adequate cycle parking available at the site in accordance with the requirements of the National Planning Policy Framework 2023, Policy T8 of The Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

11. Landscape management plan

Prior to first occupation of the development hereby approved a landscape management plan shall be submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long-term objectives, management responsibilities and maintenance schedule for the landscape areas other than the privately owned domestic gardens, shown on the approved landscape plan, and should include time scale for the implementation and be carried out in accordance with the approved details.

REASON: To ensure the long-term retention of landscaping within the development to meet the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004

12. Servicing

Prior to first occupation of the development hereby approved, details of a servicing management plan for the commercial waste and the residential refuse and recycling shall be submitted and approved in writing by the local planning authority. The details shall include how the bins will be effectively managed to ensure they will be removed from the footway and / or frontage of the building and back into the bin store on the same day as collection. The development shall be carried out in full accordance with the approved details prior to first occupation and shall be retained as such at all times in the future.

REASON: To have ensure the footway is not obstructed and in the interest of the amenity of the area, in accordance with Core Policy 7 & 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008).

13. External Site Lighting

Any scheme for external site lighting including details of the lighting units, location, levels of illumination and hours of use shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of safeguarding the amenities of neighbouring properties and to ensure safer access and use of the shared areas throughout the site in accordance with the requirements of the National Planning Policy Framework 2023, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and Policy EN5 of The Adopted Local Plan for Slough 2004 (saved polices).

14. Shop Front Requirement

Prior to the first occupation of the Class E unit hereby permitted the details of a scheme for the windows in the shop front elevations at ground floor level shall be submitted to and approved in writing by the Local Planning Authority setting out the areas of clear glass where there shall be no obstruction, colouring, laminating, or similar behind the glass that would prevent or restrict views into the ground floor unit and shall be retained thereafter.

REASON: In the interests of protecting the visual amenity, vitality and viability of designated centre in accordance with the requirements of the National Planning Policy Framework 2023, the provisions of Policies S1 and EN1 of The Adopted Local Plan for Slough 2004 and Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 – 2026.

15. Level Access

The ground floor entrance doors to any part of the development shall not be less than one-metre wide and the threshold shall be at the same level to the paths fronting the entrances to ensure level access. Level thresholds shall be provided throughout the development between the flatted residential units and the external amenity/balconies and the main lobbies.

REASON: In order to ensure the development provides ease of access for all users, in accordance with the requirements of the National Planning Policy Framework 2023, Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008).

16. No new windows

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows, other than those hereby approved, shall be formed in any elevations of the development.

REASON: To ensure the visual character and appearance of the facades are preserved and to ensure the development does not prejudice the future development of adjoining lands; so, as to protect the privacy of neighbouring properties and to protect the visual amenities of the area in accordance with the requirements of the National Planning Policy Framework 2023, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and Policy EN1 of The Adopted Local Plan for Slough 2004 (saved polices).

17. Telecommunications Equipment

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted.

REASON: To ensure that the visual impact of telecommunication equipment can be considered in accordance with the requirements of the National Planning Policy Framework 2023, Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008).

18. Use Class Order

Notwithstanding the provisions of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), the development shall only be used for purposes falling within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (and in any provision equivalent to the Class in any statutory instrument revoking or re-enacting that order) and for no other purpose.

REASON to retain a retail use in the defined shopping area and to avoid a change of use that would be inappropriate for a ground floor unit within a defined shopping in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and the NPPF.

INFORMATIVES

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking amendments. 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; so it is in accordance with the National Planning Policy Framework.
2. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.

3. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
4. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
5. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.