

Registration Date:	01 October 2024	Application No:	P/20226/004
Officer:	Nyra John	Ward:	Elliman
Applicant:	Naila Qureshi	Application Type:	Full Planning
		8 Week Date:	26 November 2024
Agent:	Mr. John Asiamah, Planners & Architects		
Location:	3 Lansdowne Avenue, Slough, SL1 3SG		
Proposal:	Change of use from Residential Dwelling (C3) to Residential Childrens Home (C2)		

Recommendation: Delegate to the Planning Manager



1.0 SUMMARY OF RECOMMENDATION

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

A) Approval subject to:

- (i) Satisfactory completion of a legal agreement to secure priority placement for children who live within the borough of Slough
- (ii) Agreeing pre-commencement conditions, finalising conditions and any other minor changes.

OR

B) Refuse the application if the completion of the Section 106 Agreement is not finalised by 2 June 2025 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.

1.2 Under the current constitution, this application is to be determined at Planning Committee, as it is an application has received 5 objections.

PART A: BACKGROUND

2.0 Proposal

2.1 The proposal is for the change of use from residential dwelling (C3 - 6 bedroom) to residential children's home (C2 - 4 bedroom). The Children's home will provide a home for up to 4 children age 10-18 years with learning disabilities. There are no external or internal structural changes proposed; the application seeks approval only for the change of use.

3.0 Application Site

3.1 The site relates to a mid-terrace, three storey, 6 bedroom dwelling to the east of Lansdowne Avenue. At the time of writing this report, works were complete for the single storey rear extension as per planning application, ref: P/20226/003 approved 04/01/2024 and loft dormer planning application, ref: P/20226/002 approved 27/12/2023.

- 3.2 The area is predominantly residential and is a mixture of flats and terraced dwellings. The site lies 5m to the north of the Town Centre boundary. The site itself does not lie in an area specifically designated under the current local development plan.
- 3.3 For completeness, it should be noted that the site is not located in an Air Quality Management Quality Management Area (AQMA), a high risk Flood Zone or a Conservation Area. It is also not identified as a heritage asset or located within close proximity to a heritage asset and there are no trees under a Tree Preservation Order in close proximity.

4.0 Relevant Site History

- 4.1 P/20226/003
Construction of a single storey rear extension with flat roof
Approved with Conditions; Informatives 04-Jan-2024
- P/20226/002
Lawful development certificate for a proposed loft conversion with rear dormer
Approved Grant CLU/D; Informatives 27-Dec-2023
- Y/20226/001
The erection of a single storey rear extension, which would extend to the rear wall of the original house by 4.00m, with a maximum height of 3.00m, and an eaves height of 2.87m
Prior Approval; Refused 05-Sep-2023
- P/20226/000
Conversion of existing garage into habitable room including replacing existing garage door with new window and construction of a single storey rear extension with flat roof.
Approved with Conditions; Informatives 27-Jul-2023

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), two site notices were displayed on 9th October 2024. The consultation period was until 30th October 2024. These site notices were each placed immediately adjacent to the perimeter of the application site on the nearest lampposts.
- 5.2 There have been representations from 5 neighbours from different addresses during the above public consultation.

The matters raised in this objection are summarised below:

- Noise and excessive disturbance from staff, residents and visitors.
- Privacy impact.
- Age and background of children and potential behavioural issues could affect community's safety and security.
- Negative impact on property values.
- Alter character of residential neighbourhood.
- Safety and security – attracting anti-social behaviour (ASB), crime, drugs, alcohol and disorder, loud music, parties, risk to children.
- Escalation of local crime: The introduction of a children's home is likely to aggravate the neighbourhood's current problems. Troubled children may become involved in or be further victimised by the drug and ASB issues that are already rife in the area, leading to a further breakdown of local safety. The community is already under strain, and this change will worsen the situation.
- Increased risk to vulnerable children: The existing street-level drug dealing and prostitution pose a direct danger to the children, who are already troubled and at heightened risk of exploitation. Placing vulnerable young people in an area with these ongoing issues will only expose them to further harm and negatively impact their development and safety. This is not an environment that supports rehabilitation or protection for those in need.
- The last time we had sheltered accommodation for children/teenagers in Lansdowne there was so much trouble the place was shut down by the Police/Council (two large semi-detached houses nearby the doctors surgery, they have lain empty ever since).
- Social work/ institutions not welcome.
- Not fit for purpose – too small – will result in mental health issues, no common area, no disabled access, only one fire escape through the front door and garden is too small.
- Lack of support infrastructure: The area does not have the resources or infrastructure to manage both the needs of these children and the already present social issues. Without sufficient police presence and community services, this proposal will place an additional burden on a neighbourhood already dealing with serious social challenges.

- 5.3 The above matters that are material planning considerations have been considered in the assessment planning appraisal section of the report, including the principle of the use, character of the area, noise/ disturbance, space standards and privacy. Other matters including the property values are not material planning considerations and civil matters. Please refer to the Designing Out Crime Officer (Thames Valley Police) comments in section 6.0 of this report.

6.0 Consultations

6.1 Slough Children's First

Comments received 17/10/2024:

Please may we invoke a section 106 for priority of placements to be given to Slough Borough Council/slough Children First as a condition of approval.

Could we please have the provider details so that we can engage with them. We will update you once we have engaged if they are linked to any of our other provisions or if we have concerns.

6.2 Transport and Highways

Comments received 14/11/2024:

No objection further to conditions on cycle parking and layout.

6.3 Designing Out Crime Officer (Thames Valley Police)

Comments received 14/11/2024:

Additional information requested on access control, access from the rear garden, internal security, CCTV and how the home will be managed/ staffed.

Officer Note: Management of the care home will be controlled via Children's Homes Regulations 2015 and details of the care home management including noise/ behaviour management have been provided. There is no access externally from the rear garden and staff will do observations and record each young person's movements on daily recorded logs. A condition is recommended on CCTV details.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 National Planning Policy Framework 2023

Section 2: Achieving sustainable development
Section 6: Building a strong, competitive economy
Section 9: Promoting sustainable transport
Section 12: Achieving well-designed and beautiful places

7.2 The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document (adopted December 2008)

Core Policy 1 – Spatial Strategy
Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 11 – Social Cohesiveness
Core Policy 12 – Community Safety

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

Policy EN1 Standards of Design
Policy EN5 Design and Crime Prevention
Policy H14 – Amenity Space
Policy H23 – Residential Children’s Homes
Policy T2 – Parking Restraint

7.4 Other Relevant Documents/Guidance

Local National Planning Practice Guidance (NPPG)

7.5 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).

7.6 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.

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.

8.0 Planning Considerations

8.1 The planning considerations for this proposal are:

- Principle of Development
- Design and Impact on Street Scene and Character
- Impact on Neighbouring Uses/Occupiers
- Car Parking

9.0 Principle of Development

9.1 Chapter 8 of the NPPF 2023 'Promoting healthy and safe communities states: b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; and: e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

9.2 Core Policy 4 of the Core Strategy 2008 sets out that the Council will resist the loss of family accommodation, which is defined as:

“A fully self-contained dwelling (with a minimum floor area of 76sq.m.) that has direct access to a private garden. Comprises a minimum of two bedrooms and may include detached and semi-detached dwellings and town houses but not flats or maisonettes.” Adopted Core Strategy 2008

9.3 Policy H23 of the Local Plan states:
Proposals for the conversion of houses to residential children's homes or the erection of new ones will not be permitted unless they comply with all the following criteria:

a) *they are in appropriate locations with good access to local schools, community facilities and public transport;*

The above is complied with as the site lies within 50m from the Gala Bingo Hall bus stop, 100m of the Bharani Medical Centre, 250m on Claycots School and 650m of Slough Train Station, all are within a 1 -10 minute walk.

b) *they are in appropriate large properties which are capable of providing at least six bedrooms;*

The property is large and is capable of providing six bedrooms.

c) *they do not require large scale extensions or alterations which would alter the character of the property;*

There are no extensions proposed as part of this application.

d) *they provide appropriate on-site car parking which meets the aims of the integrated transport strategy;*

This is assessed in the section below; Car Parking.

e) *they have adequate sized gardens;*

The garden area to the rear is 25.48sqm, with the existing ground floor rear extension. Policy H14 relates to amenity space. As per the previously approved application P/20226/003, the remaining garden space was considered acceptable to serve the needs of the occupiers of the property. There is no change from the existing and it is acknowledged that Salt Hill Park is situated approx. 150m to the west, which provides public open landscaped amenity space with tennis courts, skateboard and play areas, the garden space is considered acceptable.

f) *there will be no adverse impact on neighbouring residential properties particularly as a result of increased noise; and*
Impacts on noise are assessed in the section below; Impact on Residential Amenities of Neighbouring Occupiers.

g) the proposal is not located within a Residential Area of Exceptional Character.

The proposal does not lie in the above designation.

- 9.4 This application relates to a single-family dwelling house falling within use Class C3 (Dwelling Houses). The intended use would fall under C2 (Residential Institutions).
- 9.5 The proposal entails the use of the premises as a home for four children up to the age of 18 who have learning disabilities, living with professional care personnel, who would be operating in shifts so that there would be 24-hour cover thus forming a “living household”.
- 9.6 This arrangement would be akin to a single family and much similar to the form of a family dwelling. The criteria of a fully self-contained dwelling would continue to be met. It would not be unreasonable to assume that the dwelling could be converted back to a C3 dwelling with no external or internal structural changes being proposed.
- 9.7 The home will be staffed on a 24 hour basis to adequately support the residents. There would be a minimum of two staff during the night. The applicants have stated that the care home will be in line with the Children’s Homes (England) Regulations 2015 and standards to promote positive behaviour and measures of control, restraint and discipline. Further, Ofsted require all residential children’s homes to have in place a robust and compliant policy. This is dealt with under separate legislation and therefore cannot be a condition of approval.
- 9.8 All bedrooms would meet the Nationally Described Space Standards, in excess of 7.5sqm. A common area kitchen and lounge is provided on the ground floor and also storage areas on the first and second floors.
- 9.9 The proposal is for the change of use only therefore there is no building work proposed. There is no planning requirement for ensuring accessible/ adaptable access (M4(2)) or wheelchair access (M4(3)), as this is a Building Regulations matter for new dwellings. The care home is proposed for children with learning disabilities rather than physical disabilities.
- 9.10 The garden area to the rear is 25.48sqm, with the existing ground floor rear extension. Policy H14 relates to amenity space. As per the previously approved application P/20226/003, the remaining garden space was considered acceptable to serve the needs of the occupiers of the property. There is no change from the existing and it is acknowledged that Salt Hill Park is situated approx. 150m to the west, which provides public open landscaped amenity space with tennis courts, skateboard and play areas, the garden space is considered acceptable.

- 9.11 The Council has recently approved similar proposals for changes of use from C3 to C2. Some of the recent approvals include the following:
- 91 Granville Avenue (Ref: P/05004/004, approved 22 April 2022)
 - 1 Cippenham Lane (Ref: P/05190/006, approved 1 August 2022)
 - 6 Trent Road (Ref: P/19979/002, approved 4 July 2023)
 - 1 Two Mile Drive (Ref: P/20335/000, approved 4 Dec 2023)
 - 7 Aintree Close (Ref: P/12548/001, approved 4 Dec 2023)
 - 53 Cromwell Drive (Ref: P/13792/002, approved 23 April 2024)
 - 11 Princes Street (Ref: P/09514/001, approved 27 August 2024)
 - 32 St Johns Road (Ref: P/11372/003, allowed at appeal, ref: APP/J0350/W/24/3346862 on 13 October 2024)
- 9.12 The Inspector's report for the above very recent appeal ref: 3346862 stated "*Together with the carers, who would operate under the "Loco-Parentis" principle, serving as substitute parents on behalf of the placing authority, it would effectively operate akin to a family home. The level of occupancy (3 or 4 children + 2 adult carers) would be no different to those that could potentially live in the four-bedroom bungalow as a private home.*" This assessment can also be applicable to the application in question.
- 9.13 Core Policy 11 (Social Cohesiveness) states that the development of new facilities which serve the recognised diverse needs of local communities will be encouraged. All development should be easily accessible to all and everyone should have the same opportunities. The change of use would provide for children with needs in the borough. To ensure priority is placed for local communities, a legal agreement is recommended to be progressed upon approval, so placements are prioritised to children who reside within Slough.
- 9.14 The specific set of circumstances pertaining to this proposal are considered to satisfy the test for C2 use. Any planning permission for C2 in general would enable the premises to be used for the entire use class, which includes not only residential accommodation and care to people in need of care (such as this proposal) but also residential schools, colleges and training centres, hospitals, nursing homes. The character of these other forms of C2 is considered to not be appropriate or justified for the change from family accommodation. As such, a condition of any approval for this application should be that it does not involve any other form of C2 other than that specified.
- 9.15 As above, the proposal would be in accordance with Core Policy 4 of the Core Strategy 2008 and the requirements of the National Planning Policy Framework 2023.

10.0 Design and Impact on Street Scene and Character

- 10.1 NPPF 2023 makes it clear that good design is fundamental to what the planning and development process should achieve. The proposal is considered along Core Policy 8 of the Core Strategy and EN1 of the Local Plan 2004, which seek to ensure proposals reflect a high standard of design, are compatible with and/or improve their surroundings.
- 10.2 There would be no changes to the form or fabric of the property. As such, it would remain as per its current appearance and would not affect the character of the area as the use of the dwelling would be intended to operate as a C3 dwelling. With the appeal at 32 St John's Avenue ref: 3346862, the Inspector stated that *"No physical alterations are proposed; consequently, there would be no visual change to the appearance of the property or the street scene. Therefore, the proposed development would accord with CS Core Policy 8, which requires development to respect its location and surroundings and reflect the street scene."* In this instance, the same assessment would apply and to ensure the Care Home is not used as any other type institution under the C2 Use Class, which could also include boarding schools and residential colleges etc. therefore a condition is recommended restricting this to the care home as proposed.
- 10.3 There is also adequate space to the front of the site to provide adequate refuse storage. The proposal is considered to be in accordance with Core Policy 8 of the Core Strategy and EN1 of the Local Plan 2004, which seek to ensure proposals reflect a high standard of design, are compatible with and/or improve their surroundings.

11.0 Impacts on the amenities of neighbouring occupiers

- 11.1 Core Policy 8 of the Core Strategy 2008 states development must respect its location and surroundings, including impacts of noise.
- 11.2 Core Policy 12 (Community Safety) of the Core Strategy 2008 states that all new development should be laid out and designed to create safe and attractive environments in accordance with the recognised best practice for designing out crime. Activities which have the potential to create anti-social behaviour will be managed in order to reduce the risk of such behaviour and the impact upon the wider community.
- 11.3 Policy EN5 of the Local Plan states that all development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. Planning permission will not be granted unless all the following criteria have been adequately considered in drawing up a scheme:
- a) limited number of access points;
 - b) provision of secure boundaries such as fences, walls or landscaping around private and public spaces;

- c) well lit external areas subject to maximum natural surveillance without any potential hiding areas;
- d) use of suitably robust materials; and
- e) use of defensive landscaping to deter intruders.

- 11.4 This development would not involve any external extensions or alterations and thus not create any overshadowing, loss of outlook, privacy and increased sense of enclosure, and its use is considered to not result in a detrimental level of increase in the noise and disturbance. Due the scale of the change of use, it is considered acceptable in this instance, and the disturbance to neighbouring occupiers would be no greater than could be reasonably expected in a residential location.
- 11.5 Given the intended form of occupation, which would be akin to a family in residence rather than an institutional care home, it is considered that there would be no significant harm to the residential amenities of the adjacent and nearby residents with regards to noise or disturbance. Comings and goings from the property would be akin to a residential dwelling, where staff will always supervise and monitor children, with weekly timetable, structure and routines to go to school, make meals, take part in activities and attend appointments as children in a family home would. Therefore, officers consider that the residential amenities of neighbouring occupiers would not be significantly impacted.
- 11.6 The use is not related to one that would have the potential to create anti-social behaviour. The property as existing has a secure entrance to the front and boundary fencing to the rear. It is noted that objections have been received raising matters of safety and security regarding alleged existing activities that take place in the locality. However, no objection has been raised by the Designing Crime Officer and issues that do not relate to the site itself or the proposed use.
- 11.7 A Noise Management Plan and Behaviour Management Plan have been provided with the application to reduce the likelihood of noise from the proposed use. This will be in line with the Children's Homes (England) Regulations 2015 and standards to promote positive behaviour and measures of control, restraint and discipline, this falls outside of the planning legislation. Further, Ofsted require all residential children's homes to have in place a robust and compliant policy. Unless the regulator (Ofsted) approve that the policy has practical, clear, and realistic methods of managing any behaviour (including excess noise) then the home will not be registered i.e., no children can be placed in the home. The property should be supervised at all times by qualified staff members and operate under an Ofsted registration. This is dealt with under separate legislation and therefore cannot be a condition of approval.
- 11.8 The Designing Out Crime Officer at Thames Valley Police has been consulted on this application. Additional information as requested regarding management of the care home will be controlled via

Children's Homes Regulations 2015 as above. There is no access externally from the rear garden. Regarding the safety and welfare of each young person, staff do observations and record each young person's movements on daily recorded logs. A condition is recommended to secure CCTV for additional security.

11.9 A condition is also recommended to ensure that the capacity shall be a maximum 4 children aged 10-18 years and to ensure the premises shall be used only as described in the application to prevent any other purposes under Class C2, which may result in an increased level of disturbance.

11.10 It is considered as above that with the additional information and recommended conditions, the amenity of neighbouring occupiers and community safety is satisfactorily addressed in accordance with Core Policies 8 and 12 of the Core Strategy 2008 and Policy EN5 of the Local Plan 2004.

12.0 Car Parking

12.1 Core Policy 7 of the Core Strategy 2008 states that all new development should reinforce the principles of the Integrated Transport Strategy, which seeks to ensure new development is sustainable and located in the most accessible locations, thereby reducing the need to travel. Core Policy 7 also states that development should be appropriate to both its location and the scale of the development and taking account of local parking conditions, the impact upon the street scene and the need to overcome road safety problems and protect the amenities of adjoining residents.

12.2 Policy T2 of the Local Plan states that within all developments that attract an increase in the number of trips, 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. Residential development will be required to provide a level of parking appropriate to its location and which will overcome road safety problems, protect the amenities of adjoining residents, and not result in an adverse visual impact upon the environment.

12.3 The property would retain off street parking for two cars at the front which would be appropriate for the two staff members on site at any time. All the other occupants would not be likely to be of an age to drive a car and there is sufficient visitor parking on street within the surrounding area after 7pm.

12.4 The Local Highway Authority (LHA) do not expect a severe impact to arise from the conversion of the dwelling into a care home in terms of

12.5 increase parking demand on the surrounding roads or increased vehicle trip generation.

12.6 The driveway is 4.7m wide (the same width as the dwelling). This is wide enough for 2 cars to park, which would be sufficient parking for the 2 staff members on the site and a condition is recommended securing the layout. The two parking spaces comply with Slough's Parking Standards which require 1 space per 4 beds for C2 Nursing/Care Homes. Visitor parking could be accommodated within the short-stay parking bays opposite the site where visitors can park for 1 hour. These bays could accommodate visits by car of care professionals, friends or family of the children in residence.

12.7 The rest of Lansdowne Avenue is controlled by residents parking bays, double yellow lines which restrict parking at any time or a single yellow line which restricts parking between 8am – 7pm. Car parking on the A4 and Stoke Poges Lane is also restricted close to this location.

12.8 SBC have the power to take enforcement action against any vehicles contravening these restrictions and therefore overspill of parked vehicles is considered unlikely.

12.8 No cycle store is shown on the submitted site plans. The LHA require a secure cycle store to be provided within the rear garden in order to encourage staff to travel to work by bicycle where possible to reduce use of the private car and a condition is recommended regarding this.

12.8 The dwelling is within a sustainable location with Slough Railway Station 750m (10 minutes' walk). The nearest bus stops are 350m (5 minutes' walk) at Wellington Street Stops W and E. The following buses can be caught from these stops: A4, No.2, No. 5, No. 6, No. 13, No. 15, No. 83, No. 103, 701 London Line, X74 and No. 583. These buses can be used to reach Langley, Cippenham, Wexham, Eton Wick, Maidenhead and High Wycombe. Therefore, staff would not have to drive a car to work and could travel by bus or train from a range of destinations within and outside Slough.

12.9 As such, it is considered that the parking provided would be suitable for the needs of the proposed use and in accordance with Policy T2 of the Local Plan 2004 and Core Policy 7 of the Core Strategy 2008.

13.0 Equalities Considerations

13.1 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 (eg: 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).

13.2 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.

13.0 **PART C: RECOMMENDATION**

13.1 The public benefits significantly outweigh any minor adverse impacts, as the change of use would secure homes for children who are residents of Slough. Having considered the public benefits of the scheme, relevant policies set out below, the representations received from all consultees and residents; as well as all other relevant material considerations it is recommended that the application be delegated to the planning manager for approval.

14.0 **PART D: RECOMMENDED CONDITIONS**

14.1. **CONDITIONS:**

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. Use Restriction

The premises shall be used only as a Residential Children's Home as described in the application and the accompanying Design & Access Statement and no other use within the Town and Country Planning (Use Classes) Order 1987 (As Amended) Class C2.

REASON The proposal is considered acceptable for the specific purpose set out in the application having been assessed against the Council's policies for the retention of family housing and no other purpose under Use Class C2, in accordance with Core Policy 8 of the Core Strategy 2008.

3. Approved Plans

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

(a) Drawing No. LA-02, Dated 23/09/2024, Received 01/10/2024

(b) Planning Statement, Received 01/10/2024

(c) Site Location Plan, Dated 01/10/2024 Received 01/10/2024

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

4. Capacity

As per the approved plans, the capacity of the hereby permitted residential childrens' home shall be occupied by a maximum 4 children aged 10-18 years.

REASON To protect and safeguard the future residents in accordance with Core Policies 8, 11 and 12 of the Core Strategy (2008) and Policies EN5 and H23 of the Local Plan (2004).

5. Parking

The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

REASON To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

6. Cycle Parking

The development shall not be occupied until details of the cycle parking provision (including store, location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development 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.

7. CCTV

The development shall not be occupied until a scheme for internal/ external CCTV has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include locations, mounting heights and equipment specifications.

REASON: To ensure that community safety is satisfactorily addressed in accordance with Core Policy 12 of the Core Strategy 2008 and Policy EN5 of the Local Plan 2004.

INFORMATIVE(S):

1. Positive and Proactive Statement

It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

2. Legal Agreement

The applicant is reminded that a legal agreement should be entered into, to ensure that the childrens' care home as hereby approved shall ensure priority is placed for Slough Children First.

