

Registration Date:	25 June 2024	Application No:	P/14621/001
Officer:	Nyra John	Ward:	Langley Marish
Applicant:	Mr. Wal Chahal	Application Type:	Full Planning
		8 Week Date:	20 August 2024 EoT agreed: 25 October 2024
Agent:	Bancil Partnership Ltd		
Location:	7 Kaywood Close, Slough, SL3 7SR		
Proposal:	Construction of first floor side extension (west) and part ground floor part first floor side and rear extension (east).		

**Recommendation:** Grant planning permission, subject to conditions.



## **P/14621/001**

### **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 for approval subject to finalising conditions and pre-commencement conditions, 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 made by a Councillor at Slough Borough Council.

### **PART A: BACKGROUND**

#### **2.0 Proposal**

- 2.1 This is a householder planning application seeking approval of part ground floor side extension, and first floor side extension (west) to and first floor side and rear extension (east).
- 2.2 The construction of a ground floor side extension would be 4m in width and would extend the existing office, replace the separate access door and have a mono pitched roof.
- 2.3 The first-floor side extension to the west of the property would be 6.5m depth by 1.8m width and a first floor side and rear extension to the east of the property 9.5m in depth (3m in depth from the rear elevation) by 4m width. Amended plans were received over the lifetime of the application to reduce both first floor side elements in depth and width.
- 2.4 The extensions would have a pitched roof to match the existing dwelling and a gable end roof to the first-floor rear.
- 2.5 The proposal would result in a 5-bedroom property, with 2 bedrooms en-suite.

#### **3.0 Application Site**

- 3.1 The site relates to a four-bedroom, two storey, detached residential dwelling located on a corner plot to the southern side of Kaywood Close, in Langley (access from London Road). The property benefits from two driveway crossovers to hardstand parking and landscaping to the front of the site.

- 3.2 Surrounding development is residential in nature comprising of two storey detached dwellings of similar architectural form and design with hardstand parking within the front setback and attached garages.
- 3.3 For completeness, it should be noted that the site is not located in a designated Town Centre area, an Air Quality Management Quality Management Area (AQMA), nor 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 There has been one previous planning application in relation to this plot:

Full planning application

P/14621/000

Erection of a single storey side extensions with flat roof and rear conservatory.

Approved 21 September 2009

- 4.2 Other elements of the property appear to appear as original as the plotting history extract demonstrates:



Figure 1: Extract of Historic Plotting Sheet

#### **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 3<sup>rd</sup> July 2024. The consultation period was until 24<sup>th</sup> July 2024. These site notices were each placed immediately adjacent to the perimeter of the application site on the nearest lampposts.

There has been representation from 1 neighbour during the above public consultation commenting on the application as originally submitted.

The matters raised in this objection are summarised below:

- Visual bulk and scale.
- Impact on the character and appearance of the area.
- Visibility of the extension from the footpath, road and adjacent houses.
- Covenant placed on original estate for no further extensions.
- Building over garage increased sense of overbearing.
- Failure to comply with the Slough Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.
- Loss of outlook.
- Missing information in submitted drawings including property boundaries, balcony not shown.
- Impact on neighbour amenity – loss of daylight/sunlight and privacy.
- Terracing effect from proposed side extension.
- Excessive development / overdevelopment of the site.
- Impact on car parking and increased residents.

The above matters have been considered in the assessment planning appraisal section of the report. Regarding the covenant, this does not preclude planning applications being submitted and approved as this is a separate legal matter.

5.3 Due to amended plans received, additional site notices were displayed on 4<sup>th</sup> October 2024, the consultation period was until 18<sup>th</sup> October 2024.

5.4 A third consultation exercise was undertaken due to the amended red line boundary, plans and application form received. The site notices were displayed on 23<sup>rd</sup> October 2024 and the consultation period was until 13<sup>th</sup> November 2024.

5.5 At the time of writing this report no further representations have been received, if any are subsequently received these will be added to the Amendment Sheet.

## **6.0 Consultations**

61 N/A

## **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 H15 – Residential Extensions
- Policy T2 – Parking Restraint

#### **7.4 Other Relevant Documents/Guidance**

- Local National Planning Practice Guidance (NPPG)
- Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010
- Proposals Map 2010

#### **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:

- Design and Impact on Street Scene and Character
- Impact on Neighbouring Uses/Occupiers
- Car Parking
- Outdoor Amenity Space

## 9.0 Design and Impact on Street Scene and Character

9.1 The National Planning Policy Framework 2023 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 EN1, EN2 and H15 of the Local Plan 2004.

9.2 Paragraph 8 of the NPPF sets out that achieving sustainable development means that the planning system has three over-arching objectives, which are interdependent and need to be pursued in mutually

supportive ways. These are an economic objective, a social objective and an environmental objective.

- 9.3 In Core Policy 1 the Council seeks a scale and density of development that will be related to a site's current or proposed accessibility, character and surroundings.
- 9.4 In Core Policy 8 the Council seeks all development to be sustainable, of high-quality design that respects its location and surroundings, in that it should respect the amenities of adjoining occupiers and reflect the street scene and local distinctiveness of the area.
- 9.5 Policy EN1 of the Local Plan outlines that development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of scale, height, massing, layout, siting, building form and design, architectural style, materials, access points, visual impact, relationship to nearby properties, relationship to mature trees, and relationship to water course. Poor designs which are not in keeping with their surroundings and schemes that overdevelop the site will not be permitted.
- 9.6 Policy EN2 (Extensions) states that proposals for extensions to existing buildings should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. Extensions should not result in the significant loss of sunlight or create significant overshadowing as a result of their construction.
- 9.7 Policy H15 (Residential Extensions) states that proposals for extensions to existing dwelling houses will only be permitted if all of the following criteria are met: a) there is no significant adverse impact on the amenity of adjoining occupiers; b) they are of a high quality of design and use materials which are in keeping with both the existing property and the identifiable character of the surrounding area; c) they respect existing building lines and there is no significant adverse impact on the existing street scene or other public vantage points; d) appropriate parking arrangements are provided in line with the aims of the integrated transport strategy; e) an appropriate level of rear garden amenity space is maintained.

#### Ground Floor Side Extension

- 9.8 EX5 of the REGSPD 2010 states that single storey side extension should be visually subordinate to the original house. EX6 states that side extensions should reflect the design of the main house. EX7 states that pitched roofs should be provided particularly in visually prominent locations. EX8 states that single storey side extensions should not project forward of the front main wall of the property.

- 9.9 The proposed ground floor side extension would infill a front portion of the site and seeks to extend an existing room used as a home office. The extension would align with the existing side elevation and front elevation of the dwelling and have a mono pitched roof which would match the existing front canopy. While the extension would be visible from the street, it has been designed to visually subordinate to the main dwelling and would reflect the design of the main house and therefore complies with EX5, EX6 and EX7 of the REGSPD 2010. Furthermore, the extension does not project beyond the front elevation of the dwelling which complies with EX8 of the REGSPD 2010. As such, the proposed ground floor side extension is considered acceptable and not out of character with the dwelling or the local area.

#### First Floor Side Extensions

- 9.10 EX14 of the REGSPD 2010 states that roofs must respect the original roof form of the house. DP3 states that extensions should be designed to be subordinate to and in proportion to the original house, with supporting text stating that reducing the width of extensions (typically no more than 50 percent the width of the original dwelling, especially in the case of two storey extensions).
- 9.11 The original dwelling is 10.3m in width. The first floor side extensions would have widths of 4m (east) and 1.8m (west) and have a pitched roof to match the existing dwelling. The side extensions would be less than 50% the width of the original dwelling, in accordance with EX14 and DP3 of the RESPD 2010. The side extension to the east would be 39% the width of the main dwelling and to the west is 17%. It is noted that the dwelling sits on a corner plot, however, there is no regular return building line for the extension to adhere to.
- 9.12 EX11 of the REGSP 2010 states that two storey/ first floor side extensions should be set off the side boundary by a minimum of 1m. EX13 states that they should be set back by 1m behind the main front wall, with a subordinate pitched roof below the ridge line of the main house by a minimum of 0.5m.
- 9.13 The proposed first floor side extension (west) has been setback a minimum 1m from the side boundary of the site as per EX11 of the REFSPD 2010. The first floor rear element to the east is set back 2m and has no property adjacent to the east of it, so there would be no terracing effect. To the west extension, it is noted that the single storey garage is a distinctive feature within the close and is relatively high as existing at 5.3m in height, and the proposed extension would be 7.5m



in height. Therefore, there would be little significant change from the existing situation for there to result in a detrimental impact. Further, it is noted that the property at No. 9 Kaywood Close is set back from the property by 1m and unlikely that it would extend by a width of 1m in the future.

9.14 The side extensions have been set back from the front elevation of the property by 1m and are proposed to be set down 0.7m to comply with EX13 of the REGSPD 2010. As the site is also a corner plot, the proposed side extension would also be highly visible from Kaywood Close and therefore it is important it remain subordinate from the streetscene.

9.15 Officers note that similar first floor side extensions have been approved within the close, including at No. 15 Kaywood Close (Ref. P/12590/001 Approved 25-Oct-2021).

#### First Floor Rear Extension

9.16 The first-floor rear extension has been reduced through amended plans to demonstrate a depth of 3m, which is in accordance with the maximum permitted depth for first floor rear extensions as per EX27 of the REGSPD 2010. Given the property is on a corner plot of Kaywood Close and is highly visible, it is important to ensure the extension appears visually subordinate to the main dwelling. The width would be 4m, and given the original property is already wide at 10.3m, this would appear only 40% the width of the main dwelling and subordinate. The extension maintains a minimum distance of 15m between the first floor rear elevation of the extension and the side boundary of the closest adjacent property to the rear at No. 5 Kaywood Close and therefore complies with EX32 of the REGSPD 2010. This element therefore would appear subordinate to the main dwelling.

9.17 In conclusion, it is considered that the proposed development would be in accordance with Policy EN1 with regards to scale, massing/ bulk, building form and design and visual impact, H15 of the Local Plan for Slough 2004 and Core Strategy Policy 8, which requires new development to demonstrate a high quality of design, respect and enhance residential character and the local street scene.

### **10.0 Impacts on the amenities of neighbouring occupiers**

10.1 The National Planning Policy Framework 2023 encourages new developments to be of a high-quality design that should provide a high standard of amenity for existing and future occupiers of land and

buildings. This is reflected in Core Policy 8 of the Core Strategy and Local Plan Policy EN1 and EN2.

- 10.2 DP6 of the REGSPD 2010 states that extensions should not be overbearing on neighbouring properties or result in loss of outlook. It is considered that the combination of the proposed extensions in terms of their size, scale and footprint would not be visually overbearing for neighbouring properties and create an increased sense of enclosure. The first floor side extension to the west is appropriately sited to not result in a detrimental overshadowing impact to no. 9 Kaywood Close and is set back from the front elevation of this property to not result in an overshadowing impact. The first floor side and rear extension to the east is located on toward the roadside and is sited over 15m away from the nearest properties at no. 10 and no. 12 Kaywood Close, therefore would not detrimentally affect neighbours.
- 10.3 DP7 of the REGSPD 2010 states that extensions should not result in significant overshadowing, loss of sunlight or daylight. The applicant has failed to provide 45 degree lines of sight from the closest edge of the neighbouring properties' ground floor windows. However, given the location of the first floor rear extension, which would be setback from the side boundary shared with No. 9 Kaywood Close, it is unlikely that this element would breach the 45 degree code or adversely impact the rear facing windows of this neighbouring property. As such, it is considered that the proposal has been appropriately designed to minimise loss of sunlight / daylight to neighbouring properties.
- 10.4 DP8 of the REGSPD 2010 states that window positions should avoid direct overlooking of neighbouring properties including gardens. The proposal includes several windows to the front and rear elevations of the extensions at ground and first floors. Given the front and rear elevation windows would face the street or the rear garden of the subject site, no objection is raised regarding these windows as they would not result in adverse overlooking opportunities to neighbouring properties.
- 10.5 EX9 of the REGSPD 2010 also states that flank wall windows will not normally be permitted. The proposal originally included a flank wall balcony, which was considered not to be acceptable as it would result in increased overlooking to the neighbouring property to no. 9 Kaywood Close. Therefore, this was amended to a window to the east side elevation of the first floor extension which would face the public highway at Kaywood Close. Given the distance of the neighbouring property to flank wall window over 15m, the overlooking impact would be limited. However, it is recommended through a condition that this window is obscure glazed, to ensure there is no detrimental overlooking and to be in accordance with DP8 of the REGSPD 2010.

10.6 Overall, the proposed development would not result in unacceptable harm to neighbouring occupiers due to perceived/ actual loss of privacy, outlook and increased sense of overbearing associated with the first floor side and rear extensions. This would be in accordance with Policies EN1 and EN2 of the Adopted Local Plan for Slough 2004 and the Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010 in particular Policies DP6, DP7, DP9 and EX26.

## **11.0 Car Parking**

11.1 Paragraph 108 of the NPPF 2023 states that development proposals should consider the potential impacts on transport networks. This is reflected in Core Policy 7 of the Core Strategy 2008. Policy T2 of the Local Plan 2004 states that 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.

11.2 EX40 of the RESPD 2010 and Slough's Transport Guidance (2008) requires 3 car parking spaces for a 4+ bedroom dwelling. The proposal retains all existing off-street carparking within the front of the site which includes 4 hard stand car parking spaces. As such, the proposal would meet the car parking provision under EX40.

11.3 Overall, the proposal would comply with Paragraph 108 of the NPPF 2023, Core Policy 7 of the Core Strategy 2008 and Policy T2 of the Local Plan 2004.

## **12.0 Amenity Space**

12.1 Policy H14 of the Local Plan 2004 requires an appropriate level of amenity space to be determined through consideration of the type and size of dwelling and the type of household likely to occupy dwelling.

12.2 The development results in the conversion of an existing four bedroom dwelling into a five bedroom dwelling and would require a depth of 15m/ 100sqm of garden space under EX48 of the RESPD 2010. The proposal would not reduce the area of garden space at the rear of the site, and the proposal would leave a remaining garden space of 300sqm and 15m depth.

12.3 As such, the proposal demonstrates compliance with the requirements of EX48 of the REGSPD 2010 and is in accordance with Policy H14 of the Local Plan 2004.

13.0 **PART C: RECOMMENDATION**

13.1 Having considered the relevant policies set out below, the representations received from all consultees and residents; as well as all other relevant material considerations, 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. Approved Plans

- (a) Drawing Ref: PL3/SM/3381 – 00 Rev B; Dated 08/2024, Received 17/10/2024
- (b) Drawing Ref: PL3/SM/3381 – 03 Rev A; Dated 09/2024, Received 17/10/2024
- (c) Drawing Ref: PL3/SM/3381 – 04 Rev B; Dated 09/2024, Received 17/10/2024
- (d) Drawing Ref: PL3/SM/3381 – 05 Rev A; Dated 09/2024, Received 17/10/2024

3. External materials

All new external work shall be carried out in materials that match the colour, texture and design of the existing building on the date of this planning permission.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No further windows

Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no window(s), other than those hereby approved, shall be formed in the side elevations of

the development hereby approved without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

#### 5. Obscure Glazing

The first floor window on the west facing elevation shown on Drawing Ref: PL3/SM/3381 – 04 Rev B; Dated 09/2024, Received 18/10/2024 shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

### **INFORMATIVES:**

#### 1. NPPF Statement

It is the view of the Local Planning Authority that the proposed development improves 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. Highways

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.

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.

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.

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.