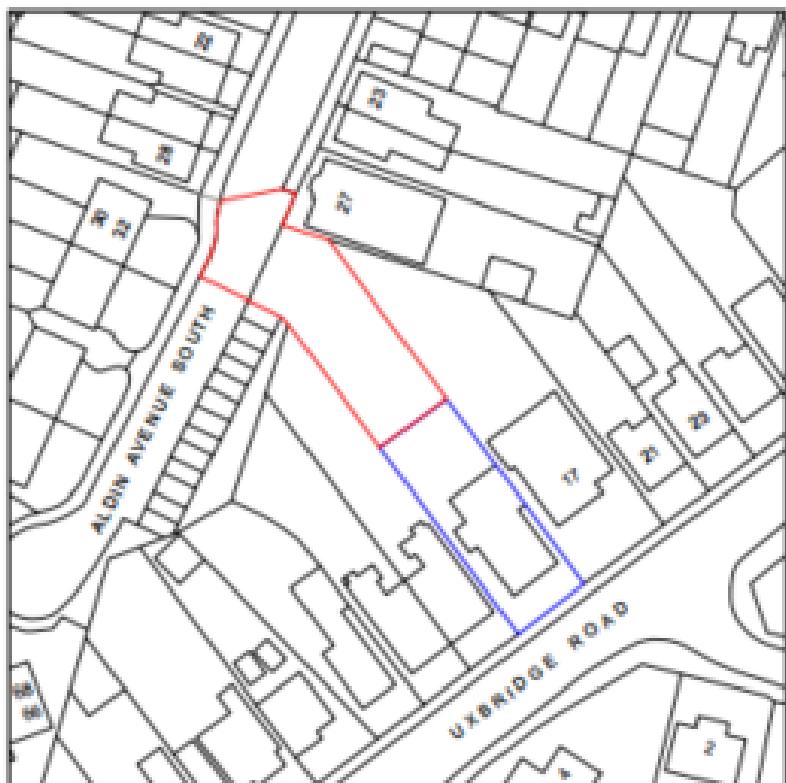


Registration Date:	18-Sep-2025	Application No:	P/07666/004
Officer:	Nyra John	Ward:	Slough Central
Applicant:	Mr. Dhupar	Application Type:	Full Planning
		8 Week:	13-Nov-2025
Agent:	Ms. Liz Fitzgerald, Barker Parry Town Planning Ltd		
Location:	Land R/O 15 Uxbridge Road, Slough, SL1 1SN		
Proposal:	Construction of 1no three bedroom dwelling and associated parking and landscaping		

Recommendation: GRANT planning permission, subject to conditions.



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies set out below, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager for approval subject to finalising a Section 106 legal agreement by 28th June 2026, conditions and any other minor changes.
- 1.2 Under the current constitution, this application is to be determined at Planning Committee, as the application has received 5 written representations against the Officer recommendation during the public consultation exercise (in accordance with the Council's Constitution, 15th May 2025 part 3.4).

2.0 PART A: BACKGROUND

Application Description

- 2.1 The application site is located to the rear of 15 Uxbridge Road with frontage to Aldin Avenue South and is located within 75m of the current Town Centre boundary, representing a highly sustainable location within Slough.
- 2.2 The site is broadly rectangular, except for a splay to the Aldin Avenue frontage and amended plans were received to cover part of the private access road at Aldin Avenue South, to ensure the access from the public highway is shown and the appropriate Certificate B shown. The side boundaries to the plot are predominantly perpendicular to the Aldin Avenue South frontage but with the exception of a short section of boundary on both sides, adjacent to Aldin Avenue, the plot is set at an acute angle to that street. Neighbours to the north are 27 Aldin Avenue South and 17 Uxbridge Road, and to the south garages / lock up stores on Aldin Avenue South and 13 Uxbridge Road. The plot of land of development is approximately 300sqm (not including no. 15 Uxbridge Road and the private access road which is another 100sqm).
- 2.3 27 Aldin Avenue South, adjacent to the site in question to the north, has recently been extended by way of a two storey side extension. This replaced a single-storey element that was formerly located adjacent to the boundary of the site. This is shown in Figure 2 below.
- 2.4 The western side of Uxbridge Road is typified by detached and semi-detached residential dwellings of Victorian origin, with older and more substantial houses on its eastern side. These are within the Sussex Place / Clifton Road Conservation Area. Development to the north of the site on Aldin Avenue is also of late Victorian or Edwardian origin, while opposite and to the south there are a number of early / mid 20th

century dwellings). The garage / lock-up buildings abutting the site to the south are more contemporary than the dwellings.

2.5 Whilst the Uxbridge Road frontage to the rear of the site forms part of the setting for the Sussex Place/ Clifton Road Conservation Area, the site itself does not fall within one and there are no listed buildings that would be affected by these proposals. The site is located in Flood Zone 1 where there is a low probability of flooding from river or sea.



Figure 1: View from Aldin Avenue South looking east towards the site

3.0 **Relevant Site History**

3.1 Planning History

Pre application advice was sought September – December 2020 for “Construction of 2no 3 bedroom dwellings and retention of 2no existing parking spaces” and advice was given as below:

“For a single dwelling, in order to properly address the Aldin Avenue South frontage, a visually strong element that directly faces the street should be considered, alongside the siting of the larger part of the dwelling on a similar splayed arrangement to the site layout proposed in your enquiry. In order to provide a visual separation for a more distinctive design, a landscaped area should be provided adjacent to the boundary with number 27, in addition to replicating or enlarging the small area of landscaping shown on the street frontage in the existing site layout.”

P/07666/000
ERECTION OF TWO MAISONETTES. (OUTLINE)

(Treated As) 15/03/1988

P/07666/001

Construction of a new 1no 4 bedroom dwelling
Withdrawn by Applicant 09/11/2021

P/07666/002

Construction of a proposed new 3bed single dwelling
Withdrawn (Treated As) 13/05/2022

P/07666/003

Construction of 1no new two bedroom dwelling with 2 car parking
spaces and associated landscaping
Refused; Informatives 19/04/2023

1. The proposed development by reason of its siting and design, including its introduction of alien features to the established streetscene, such as the two pitched roofs at odds with, and failing to reflect the character of the host dwelling that would result in a poorly designed dwelling, which would fail to appear in keeping and proportionate to the existing dwelling to the detriment of the visual amenities of this part of the streetscene. As a result, the proposal would be detrimental to the character and appearance of the surrounding streetscene. For these reasons, the proposed development would be considered contrary to the provisions of the National Planning Policy Framework (2021), Core Policies 8 and 9 of Slough Core Strategy 2006 -2026 (2008), Policies H13, H15, EN1 and EN2 of Slough Local Plan (2004) and Slough Residential Extension Guidelines (2010).
2. The proposed dwelling would result in unacceptable harm to the neighbouring occupiers as result of overshadowing, perceived overlooking and impact to daylight and sunlight from the nearest habitable windows of no. 27 Aldin Avenue South. This would fall contrary to Policies EN1 and EN2 of the Adopted Local Plan for Slough 2004 and the Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.

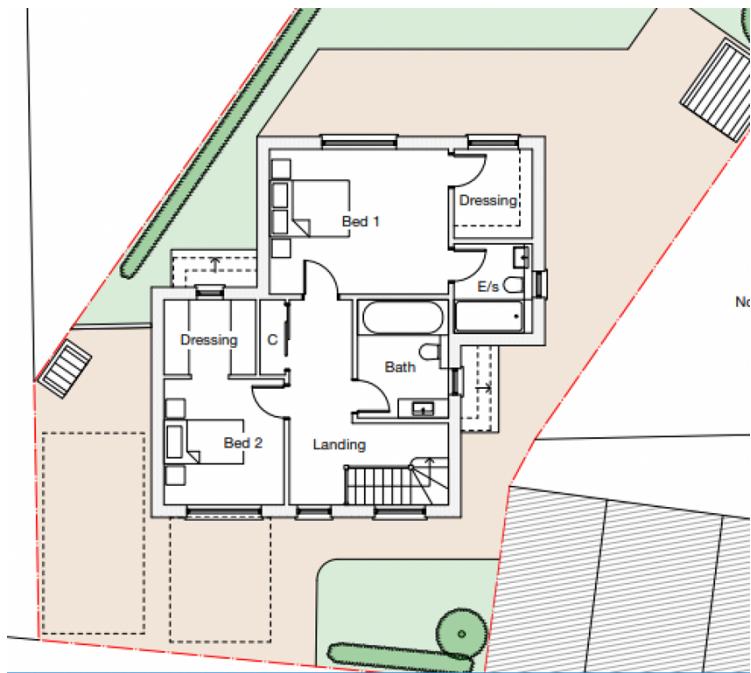


Figure 2: Extract of First Floor Plan for Application P/07666/003

4.0 **Consultation**

4.1 The application was publicised by site notices displayed on 22/10/2025 in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015. Site notices were then placed on 08/01/2026 due to amended plans received to accurately demonstrate a red line boundary that covers all land adjoining a public highway.

4.2 7 objections and were received over the consultation period. Therefore, in line with the Council's constitution, as the planning application is recommended for approval, this requires the application to be considered at planning committee.

Objection	Officer Response
Transport and Highways	
Increase in vehicles trying to park in an already overparked area	Sufficient on site car parking provision can be provided on site, in accordance with the Council's adopted standards.
Private road has no maintenance. Council has to take over the maintenance of the road, parking, install street lights and security cameras.	The private road falls outside of the red line boundary of the site and the correct ownership Certificate has been signed, therefore

	the private road is not a material planning consideration.
Private road – no legal right of access	This is not a planning matter and would be for the owner/applicant to secure a legal right of access.
Access point at Aldin Avenue South is already narrow	The access point is as existing for residential access/ parking (and therefore the proposed use is appropriate in this location) and forms part of the highway outside of the red line boundary of the site; the proposed development does not affect this.
Recently, refuse / emergency vehicles have not been able to access - a fire engine and ambulance could not get down to the end of the road	Noted but this does not relate to this application .
Road safety	As above, sufficient on site car parking provision can be provided on site, and therefore the application could not be refused on this ground.
Design	
Incongruous design, out of character with the surrounding properties It does not blend in with the established aesthetic of the street and would appear visually intrusive and inconsistent with the local streetscape.	The character of the street is varied, however, the proposed dwelling would be sited within the built line of development at Aldin Avenue South and orientated to match and is informed by detail of some of the Victorian terraces, including the projecting two storey bay window. Officers consider it would be in

	keeping with the streetscene.
Overdevelopment and loss of amenity space	Both the host dwelling and the new dwelling can retain adequate levels of amenity space in accordance with guidance.
Impact on Neighbouring Occupiers	
The proposed location of the house is very close to existing residences, particularly No. 27 Aldin Avenue. The positioning of multiple windows facing this property raises serious concerns about overlooking, overshadowing and loss of privacy for current residents.	A daylight / sunlight assessment has been submitted with the application to demonstrate that there would not be a significant detrimental overshadowing impact. Overlooking and privacy would not be an issue as there are no flank wall windows proposed.
The proximity of the build could result in increased noise and disruption.	Works associated with construction would not be unreasonable and would be in accordance with Section 60 of the Control of Pollution Act 1974 and an informative is recommended to this effect. The proposed use is residential and would not result in any detrimental noise / disruption and therefore acceptable in principle.
Other	
Safety and anti-social behaviour	The proposed use is residential and would not warrant any anti-social behaviour. The dwelling would increase surveillance on the road and may improve safety.

5.0 PART B: PLANNING APPRAISAL

Policy Background

5.1 The proposed development is considered having regard to the National Planning Policy Framework (NPPF) 2024, Core Policies 1, 3, 4, 7, 8, 9, 12 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, Saved Policies H13, H14, EN1, EN5, T2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010.

5.2 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).

5.3 The NPPF 2024 makes it clear that good design is essential, stating at paragraph 131:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

5.4 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 in Section 24 of this report.

5.5 Good standard of design is embedded in Core Policy 8 (Sustainability and the Environment) as well as within Policy EN1

(Standard of Design) of Slough Local Plan. Core Policy 8 of the Slough Core Strategy states that all development should be sustainable, of a high quality, and should improve the quality of the environment and address the impact of climate change. To achieve high quality design, development should, amongst other things, respect its location and surroundings and reflect the street scene and the local distinctiveness of the area.

5.6 Policy EN1 of Slough Local Plan (2004) further indicate that proposals should respect and respond to the proportions of the dwelling, as well as to the appearance and design of the vicinity in order to preserve or enhance the character and appearance of the street scene.

5.7 The following saved policies are lifted from the adopted Slough Local Plan 2004:

Policy H13 (Backland/infill Development) states:

Proposals for small scale infilling, including backland development, will not be permitted unless they comply with all of the following criteria:

- a) the type, design, scale and density of the proposed new dwelling or dwellings are in keeping with the existing residential area;
- b) appropriate access, amenity space and landscaping are provided for the new dwellings;
- c) appropriate car parking provision is made in line with the aims of the integrated transport strategy;
- d) the scheme is designed so that existing residential properties retain appropriate garden areas, they do not suffer from overlooking or loss of privacy, and there is no substantial loss of amenity due to the creation of new access roads or parking areas;
- e) the proposal is not located within a residential area of exceptional character; and
- f) the proposal optimises the potential for more comprehensive development of the area and will not result in the sterilisation of future residential land.

Policy H14 (Amenity Space) states:

The appropriate level will be determined through consideration of the following criteria:

- a) *type and size of dwelling and type of household likely to occupy dwelling;*
- b) *quality of proposed amenity space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility;*
- c) *character of surrounding area in terms of size and type of amenity space for existing dwellings;*

- d) proximity to existing public open space and play facilities; and
- e) provision and size of balconies.

Policy EN1 (Standard of Design) states:

Development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of:

- a) scale;
- b) height;
- c) massing/bulk;
- d) layout;
- e) siting;
- f) building form and design;
- g) architectural style;
- h) materials;
- i) access points and servicing;
- j) visual impact;
- k) relationship to nearby properties;
- l) relationship to mature trees; and
- m) relationship to water courses.

These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused.

5.8 The planning considerations for this proposal are:

- Principle of Development
- Design and impact upon the character and appearance of the area
- Impact upon on amenity of neighbouring occupiers
- Highways and access
- Designing out crime
- Landscaping and ecology
- Housing supply and planning balance
- Equalities consideration

Principle of Development

5.9 In its overarching core principles the National Planning Policy Framework states that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units infrastructure and thriving local places that the country needs and requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupiers.

5.10 Following the application of the updated Housing Delivery Test set out in the NPPF 2024, the Local Planning Authority cannot demonstrate a Five Year Land Supply. Therefore, when applying Development Plan Policies in relation to the distribution of housing, regard will be given to the presumption in favour of sustainable development tilted in favour of the supply of housing as set out in Paragraph 11 of the National Planning Policy Framework 2024 and refined in case law.

5.11 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. But the 6,250 requirement has been superseded by the subsequently introduced requirement to use Local Housing Need for housing figures. This results in approximately 11,400 as a housing need figure for the Core Strategy plan period. By April 2026 it is currently estimated that there will be a 1,600 home shortfall. And current estimates based on preparation for the proposed new Local Plan indicate a shortfall of at least 5,000 over a new plan period.

5.12 As a result 11,400 is the housing target that the application should be considered against rather than the published Core Strategy target of 6,250.

5.13 The Local Planning Authority cannot demonstrate a Five Year Housing Land Supply. As at April 2025 the Council had a 2.5 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 treated as 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, which is at the end of this section of the report.

5.14 Core Policy 1 sets out the overall spatial strategy for Slough requiring all developments to take place within the built up area, predominately on previously developed land. The policy seeks to ensure high density housing is located in the appropriate parts of Slough Town Centre with the scale and density of development elsewhere being related to the sites current or proposed accessibility, character and surroundings.

5.15 Core Policy 4 again emphasises that high density housing should be located in the Town Centre area and that outside the Town Centre the development will be predominately family housing at a density related to the character of the area. The Core Strategy defines family housing as “a fully self-contained dwelling with a minimum gross internal floor area of 79 square metres that has direct access to a private garden.”

5.16 According to Slough Local Plan 2016-2036 Protecting the Suburbs Strategy, dated June 2020 Section 10.1.3: *“The suburbs will continue to accommodate Slough’s housing needs in a different way by retaining large family homes and providing extra bedrooms for families rather than providing significant numbers of additional housing units. The suburbs will therefore continue to be the main source of housing for families and larger sized families in Slough.”*

5.17 The proposal consists of a family dwelling which is above 79sqm with at least two bedrooms and direct access to a private garden, as defined by the Core Strategy. The residential use of the site is long established, and intensification in this location is supported in principle, subject to meeting the policy objectives and requirements of both the Local Plan and national planning policy. There is strong support for the provision of additional family housing in Slough which meets the Council’s minimum internal and exterior space standards, provided the proposal is in accordance with Policy H13 of the Local Plan 2004 in other respects.

Design and impact upon the character and appearance of the area

5.18 The National Planning Policy Framework 2024 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 of the Local Plan 2004 (see above for full wording).

5.19 Core Policy 8 of the Slough Core Strategy states that all development should be sustainable, of a high quality, and should improve the quality of the environment. To achieve high quality design, development should, amongst other things, respect its location and surroundings and reflect the street scene and the local distinctiveness of the area.

5.20 Policy EN1 of Slough Local Plan (2004) further indicate that proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings including scale, height, massing, layout, siting, built form, architectural style, materials and visual impact *inter alia*.

5.21 The previously submitted application P/07666/003 was refused by reason of its siting and design, including its introduction of alien features to the established streetscene, such as the two pitched roofs which were considered to be at odds with, and failing to reflect the character of the host dwelling that would result in a poorly designed dwelling, which would fail to appear in keeping and proportionate to the existing dwelling to the detriment of the visual amenities of this part of the streetscene.

5.22 With regards to the layout of the application in question, this concern has been addressed, with the main bulk of the property following the orientation of the properties at Aldin Avenue South. Part of the ground floor will follow the boundary of the site, this is a small splayed section only and ground floor to the rear, and would not be read from the street scene.

5.23 The proposed new dwelling is in keeping with the surrounding area and its siting would be in keeping with the built line of development at Aldin Avenue South (to the north of the site). Generally, the design of the front elevation of the proposed dwelling would be in keeping with Aldin Avenue South, including mimicking characteristic elements of the neighbouring property at no. 27 Aldin Avenue South such as a two storey bay element and soldier brick detailing above fenestration.

5.24 It is important that materials match the surrounding properties to enhance the character of the area, including matching brickwork to the traditional Victorian dwellings , which Officers would prefer rather than the more contemporary white render, grey roof tiles and grey fenestration. Therefore, a condition is recommended that these details are provided prior to construction.

5.25 Overall, Officers consider that the new dwelling, subject to a review of high quality materials, would reflect a high standard of design and would be compatible with its surroundings in terms of scale and visual impact, there being no significant adverse impact on the existing street scene and would generally respect the character. The proposal is therefore in accordance with Local Plan Policies H13 and EN1 and Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

Impact upon on amenity of neighbouring occupiers

5.26 The National Planning Policy Framework 2024 encourages new developments to be of a high quality design that should provide a high quality of amenity for all existing and future occupiers of land and buildings. This is reflected in Core Policy 8 of the Core Strategy, and Local Plan Policies EN1.

5.27 Separation distances between the rear elevations of the existing and proposed houses are 22m to 17 Uxbridge Road and 25m to 15 Uxbridge Roa, which is considered acceptable as they are similar to the existing pattern and arrangement of properties at Aldin Avenue South and Uxbridge Road, and therefore it is considered that there would not be any significant adverse impacts to neighbours from the occupation of the development.

5.28 No. 27 Aldin Avenue South has four flank wall windows, three of which serve habitable rooms as shown by the approved ground floor plans as approved under planning ref P/13410/004 dated 20th December 2018.

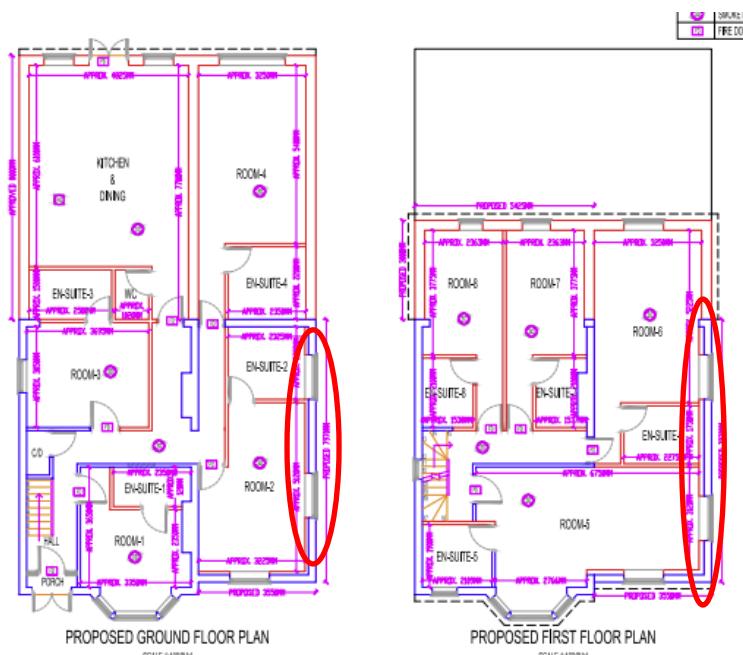


Figure 3: No. 27 Aldin Avenue South Proposed Ground Floor and Proposed First Floor planning ref P/13410/004 dated 20th December 2018

5.29 It is considered that the proposal would result in some overshadowing to this dwelling as it lies directly adjacent to it, some 3m away. Officers note that the habitable rooms with flank wall windows at no. 27 Aldin Avenue South are all dual aspect, however, these flank wall windows would not be impacted by the additional bulk of new dwelling in this location, given they were secured by a condition to be obscured glazed.

6. Each of the four windows on the south flank elevation and that on the north elevation at second floor level as shown on drawing no. 27AVN/19022018/REV-J-2/2, Dated 19-12-18 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. The window(s) shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

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

Figure 4: Extract of Condition 6 of application P/13410/004 Dated 20/12/2018

5.30 A Daylight and Sunlight Assessment has been submitted with the application which concludes the following:

The result of the impact on the available daylight on the windows of 27 Aldin Avenue South as measured by the Vertical Sky Component (VSC), are shown in appendix 4. Two of the side windows are subject to a material reduction of below 27% and 0.8 times the baseline value. These two windows are Window 2 on the ground floor and window 5 on the first floor. Both windows are not the sole windows for the room that they serve and therefore it is valid to combine a weighted average of all the windows serving each of these rooms. The bedsit on the first floor has 4 other windows and the combined windows is subject to a negligible reduction in daylight. The bedsit on the ground floor with window 2 has one other window (W1) serving the room. The combine reduction results in a minor adverse impact. The average of the VSC in the current situation is 33.07, which is subsequently reduced to 24.39. This is a reduction to 0.74 of the original value.

5.31 The Daylight and Sunlight Assessment acknowledges that there would be some reduction in daylight to these windows, but given they are secondary flank wall window, which are required to be glazed with obscure glass and non-opening below 1.7m from the internal finished floor level, Officers consider that this would not be detrimental to this dwelling overall.

5.32 There are no flank wall windows to the proposed dwelling itself, therefore there would be no unacceptable overlooking / privacy impacts to the neighbouring dwelling. Given the orientation of the property and the location of the garden to no. 17 Uxbridge Road, which would be directly to the rear of the property, there would be some actual / perceived overlooking to the amenity space of this property from the proposed bedroom windows, which would be typical of dwellings in the area and the only area that would experience this, would be a small triangular part of the garden. Further, the actual property at no. 17 Uxbridge Road is located over 20m away and mainly used as an office, not a residential property used by the charity "The Samaritans of Slough, Windsor and Maidenhead".

5.33 Overall, whilst the proposal would result in some overshadowing to the property at no. 27 Aldin Avenue South, and some overlooking to no. 17 Uxbridge Road, this is considered not to be significantly detrimental to warrant refusal of the application overall. The proposal is compliant with EN1 of the Local Plan 2004, Core Policy 8 of the Core Strategy and the NPPF 2024 in this regard.

Standard of Accommodation

5.34 Slough Local Development Framework Core Strategy 2006-2026 defines a family house as:-
'a fully self-contained dwelling (with a minimum floor area of 76 square metres) that has direct access to a private garden. Comprises a minimum of two bedrooms and may include detached and semi-detached dwellings and townhouses but not flats or maisonettes'.

5.35 The proposed dwelling has a Gross Internal Flood Area of 130sqm (54sqm GF, 58sqm FF and 18sqm SF) and so would meet the definition of a self-contained family dwelling with a private garden. The Nationally Described Space Standard for a 3 bedroom 6 person 3 storey dwelling is 108sqm and the proposed dwelling exceeds this.

5.36 The proposed dwelling would meet the Nationally Described Space Standards (2015) for a double room (11.5sqm) for bedrooms 1 (12sqm), 2 (12sqm) and 3 (16sqm).

5.37 All habitable rooms are served by windows that provide a suitable degree of daylight, aspect and outlook. The living room/ kitchen/ diner (LKD) is served by a window and full height, sliding French doors which Officers consider would allow sufficient sunlight. A Daylight and Sunlight Assessment has been submitted which concludes that all spaces are meeting the target of 50% of the room area achieving the required level of light for its proposed use (200 lux for kitchen living and dining rooms, 200 Lux for the study and 100 lux for bedrooms) for 50% of the available daylight hours.

5.38 The dwelling is dual aspect and does not propose any flank wall windows and so privacy would not be an issue for future occupiers.

5.39 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. EX48 of the Residential Extensions Guidelines SPD 2010 states that a minimum of 9m / 50sqm should be achieved for a 2-3 bedroom dwelling and 15m / 100sqm should be achieved for a 4+ bedroom dwelling.

5.40 The retained rear garden would be more than 100sqm for the host dwelling and more than 100sqm for the new dwelling which exceeds the minimum guidelines of a rear amenity area for a 2-3 bedroom dwelling, as required by EX48 of the REGSPD.

5.41 As above, the internal and external amenity for the future occupants would be acceptable.

Highways and Access

5.42 Core Policy 7 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. Part 3 of the Developer's Guide SPD sets out the parking standards to be applied throughout the Borough. EX40 of the RESPD 2010 and Slough's Transport Guidance (2008) states that 2 spaces are required for a 2-3 bedroom dwelling.

5.43 It was noted through the validation stage of the application, that the area to the front of the dwelling is private land, with a new access point for vehicles to park to the front, as the red line boundary would need to touch a public highway in order to be a valid application.

5.44 The area that is a private access road that is not adopted by Slough Borough Council (SBC) is to the south of Aldin Avenue South (at the end of the cul-de-sac). The public highway is demonstrated in pink in Figure 5 of the Council's mapping software. Whilst it is noted a number of concerns are raised regarding this private access road, it is also a legal matter for the applicant to ensure that they have a right of access from the private access road (a separate matter from planning and therefore not material to the consideration of this application). Notwithstanding this, the agent has confirmed that the applicant has unencumbered right of access over the unadopted road which means that they have a legal right to use the road to reach and access the property. This has also been confirmed on the registered Title Plans for the property.

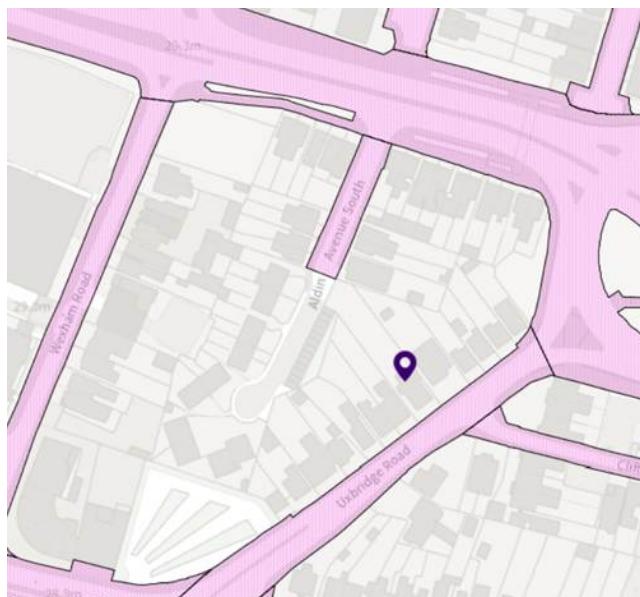


Figure 5: Public Highway (outlined in pink)

5.45 2 spaces have been demonstrated on the ground floor plans for the new dwelling, which can be reasonably provided on site. Whilst there is parking access to the rear as existing, historically, this part of land was under separate ownership (circa. 2006) and was used for parking for the main dwelling (although the main dwelling has sufficient parking space for 3 cars to the front). The provision of a formal access point and driveway for the new dwelling could in reality prevent vehicles parking to the front of the gates.

5.46 It is also noted that the site lies 75m from the Town Centre boundary and is in a highly sustainable location, in close proximity to public transport links such as Slough train station and bus stops.

5.47 Adequate bike storage and cycle storage (4no. bikes) can be provided within the rear garden, and a condition is recommended to secure the details of these.

5.48 Adequate bin storage can be provided to the side of the dwelling for a 180l bin for residual waste and a 140l bin for recycling waste as per the SBC Refuse and recycling storage for new dwellings planning guidance, December 2013.

5.49 A condition is also recommended to secure an electric vehicle charging space on site.

As above, the proposal is considered not to lead to an unacceptable impact on parking, highway safety, or result in severe impacts on the road network and is therefore in accordance with Core Policy 7 of the Core Strategy 2008, Policy EMP2, Policy T2 of the Local Plan 2004 and the NPPF 2024.

Designing Out Crime

5.50 Policy EN5 (Design and Crime Prevention) states the following:

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

5.51 The proposed dwelling is considered to be secure, with a condition recommended on hard and soft landscaping which also includes details of an appropriate boundary treatment 1.8m in height around the site, similar to other typical dwellings at this road.

5.52 It is considered that the proposal would not result in safety concerns and therefore would be in accordance with Policy EN5 of the Local Plan 2004.

Landscaping and Biodiversity

5.53 The NPPF 2024 requires new development to minimise impacts on biodiversity and provide net gains in biodiversity. Core Policy 9 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough. Policy EN3 states that comprehensive landscaping schemes are required for all new development proposals. This will need to be demonstrated in a full planning application. In some cases, it will be more appropriate for landscaping schemes to be initiated prior to construction.

5.54 The applicants are reminded that all sites, including major and minor will need to meet the Biodiversity Net Gain of 10% and trading rules as of 2nd April 2024 (the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)). Exemptions include if the development is less than 25sqm on non-priority habitats, retrospective, on a completely sealed surface or self-build.

5.55 To the rear of the garden, three mature fruit trees (*Prunus avium* (cherry), *Malus x domestic* (apple), and *Pyrus communis* (pear) are present, with stem diameters of 38 cm, 29 cm, and 35 cm respectively. The cherry and pear are classed as medium-sized trees, while the apple tree is small. There are no hedgerows, treelines, or watercourses within the site boundary.

5.56 The proposed scheme involves the construction of a detached dwelling with associated hardstanding and private garden space. This results in a reduction of vegetated garden area (126 m² retained, 120 m² lost) and the introduction of 181 m² of built form and hard surfacing (classified as developed land; sealed surface). The three fruit trees will be retained within the proposed layout. As a result of the development, 0.024 habitat units are lost, leaving a post-construction total of 0.3621 units on site. This represents a shortfall of 0.0631 units against the required 10% increase.

5.57 Given that the residual requirement cannot be met on site, biodiversity gains must be secured through off-site measures. The developer intends to engage with an accredited third-party provider to

purchase the necessary biodiversity units. Where possible, these units will be sourced from a site located as close as practicable to the development to maximise local ecological benefit. The intention is to secure delivery of the required units through a condition, ensuring that compliance with Biodiversity Net Gain legislation is achieved prior to the start of construction.

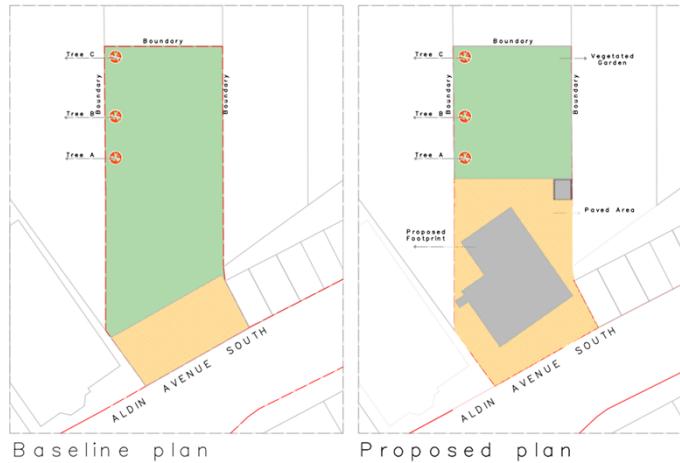


Figure 6: Extract from Biodiversity Net Gain Assessment of Baseline and Proposed Plan

5.58 As above, Officers consider that the proposal demonstrate through the submitted landscaping scheme adequate replanting and retention of the existing tree that would be in accordance with Policy EN3 of the Local Plan 2004.

Drainage

5.59 Core Policy 8 of the Core Strategy states that development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding to the property. The site does not lie in a high risk flood area.

5.60 A drainage strategy including provision for SuDs should be provided, to demonstrate how surface water will be dealt with through suitable SuD other means. A drainage scheme has not been submitted with the application, however, this is requested through a condition.

Contaminated Land

5.61 Core Policy 8 (Part 3: Pollution) states that development shall not cause contamination or a deterioration in land, soil or water quality (inter alia).

5.62 The site does not lie in an area that is potentially contaminated and therefore ground investigation reports are considered to not be necessary.

Housing Supply and Planning Balance

5.63 Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority (LPA) cannot demonstrate a five-year supply of deliverable housing sites. In determining planning applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

5.64 The Local Planning Authority cannot demonstrate a Five Year Housing Land Supply, as stated above. As at April 2025 the Council had a 2.5 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 treated as 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.

5.65 Given the absence of a five year supply in housing, the LPA must undertake an exercise in judgement in determining the appropriate balance of considerations as to whether the adverse impacts of the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the Local Development Plan and the National Planning Policy Framework taken as a whole. It is required to assess whether the proposed development is sustainable as defined by the NPPF 2024.

5.66 The contribution of one additional one bed dwelling to housing supply would be very small and would target larger family dwellings where the need is most. Accordingly the proposal would provide a limited benefit in terms housing supply. The proposal would accord with all other relevant planning policies, including the National Planning Policy Framework (NPPF) 2024, Core Policies 1, 3, 4, 7, 8, 9, 12 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, Saved Policies H13, H14, EN1, EN5, T2 of the Slough Local Plan 2004, and therefore is neutral in the planning balance.

5.67 Accordingly, when assessed against the policies in the Framework, taken as a whole, there are no significant adverse impacts of the proposal that would significantly and demonstrably

outweigh the modest benefits of providing a dwelling in this location. Based on the above, the application should be approved.

Equalities considerations

5.68 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals 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).

5.69 The proposal would provide a new dwelling on the site which will be built to Building Regulation standards, these provisions are considered appropriate and would comply with local and national planning policies. Level access is provided on the ground floor of the proposed building.

5.70 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. However, these impacts are considered to not be significant for 1no. dwelling and control of noise on construction and demolition sites is controlled under Section 60 of the Control of Pollution Act 1974, as reminded to the applicants through an informative.

5.71 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.

6.0 PART C: RECOMMENDATION

6.1 Having considered the relevant policies of the Development Plan set out below, it is recommended the application be delegated to the Planning Manager to approve planning permission subject to the conditions set out below.

7.0 PART D: CONDITIONS AND INFORMATIVES

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

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

- a. Proposed Site, Drawing No. D101, Dated 07/2025, Received 18/09/2025
- b. Proposed Ground & First Floor Plan, Drawing No. D102, Dated 07/2025, Received 18/09/2025
- c. Proposed Second & Roof Plans, Drawing No. D103, Dated 07/2025, Received 18/09/2025
- d. Proposed Elevations, Drawing No. D104, Dated 07/2025, Received 18/09/2025
- e. Proposed Second Floor Elevations, Drawing No. D105, Dated 07/2025, Received 18/09/2025
- f. Proposed Street Elevations, Drawing No. D106, Dated 07/2025, Received 18/09/2025
- g. Planning, Design and Access Statement, Project Ref 24029, Prepared by Barker Parry, Dated 09/2025, Received 18/09/2025
- h. Daylight and Sunlight Report, Prepared by Planning for Sustainability, Dated 08/2025, Received 18/09/2025
- i. Biodiversity Net Gain Report, Prepared by Planning for Sustainability, Dated 09/2025, Received 18/09/2025

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.

3. Samples of Materials

Samples of external materials to be used on the development hereby approved (including brickwork of the main dwelling) 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 amenity of the locality in accordance with Policy EN1 of The Local Plan for Slough 2004.

4. Vehicle Parking

The scheme for parking, 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 other users of the adjoining highway.

5. Cycle Parking

No development shall be begun until details of the cycle parking provision (including 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 thereafter.

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.

6. Electric Vehicle Charging Points

Prior to the occupation of the development hereby approved, 1 active electric vehicle charging point (Type 2 socket and be rated to at least 3.6kW 16amp - 7kW 30amp single phase), shall be fully installed and the active charging point shall be fully operational prior to occupation of the dwelling and be retained in good working order at all times in the future.

REASON: to provide mitigation towards the impacts on air quality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, the Slough Low Emission Strategy 2018 – 2025 Technical Report, and the requirements of the National Planning Policy Framework 2024.

7. Bin Storage

No part of the development shall be occupied until bin storage has been provided, details of which shall be submitted to and approved by the Local Planning Authority and shall be retained thereafter.

REASON: To ensure that adequate refuse storage is provided to serve the development, in accordance with the approved plans and standards set out in the Slough Developers Guide and amenity as per Core Policy 8 of the Core Strategy 2008.

8. Hard and Soft Landscaping

No development shall commence on site until a detailed soft and hard landscaping 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 and a suitable boundary between and around the sites that is 1.8m height. The approved details shall be implemented prior to occupation of the dwelling and be retained in good working order at all times in the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

9. Removal of Permitted Development Rights

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), Schedule 2, Part 1, Classes A, B, C, & D, no extension(s) alterations to the house hereby permitted or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON The plot size would be too small to accommodate future development, a porch would conflict with the car parking spaces and any additional bedrooms would require 3 on site car parking spaces, which could not be achieved. To ensure the proposal would remain in accordance with Core Policy 7 of the Core Strategy 2008.

10. Restriction of Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), the dwelling hereby permitted shall not be used for any use within Class C4 of The Town and Country Planning (Use Classes) Order 1987 (as amended) or such other legislation as may subsequently supersede it.

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, which may occur if the property is sub-divided or used in multiple occupation in accordance with the provisions of Policy H20 of The Adopted Local Plan for Slough 2004.

11. Surface Water Drainage

Construction shall not begin prior to the approval of a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- a. A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Slough”;
- b. Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- c. A Flood Exceedance Conveyance Plan;
- d. Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
- e. Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- f. Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- g. Details of how water quality will be managed during construction and post development in perpetuity;
- h. Confirmation of any outfall details.
- i. Consent for any connections into third party drainage systems

12. Biodiversity Net Gain

Prior to commencement of development, the developer must apply to Natural England to buy statutory credits and a Biodiversity Plan must be submitted to and approved by the Local Planning Authority which demonstrates the following:

- Assess the biodiversity value before and after the development takes place, as biodiversity units according to the relevant Defra

metric, which uses habitat type, location and condition, as well as other measures, as a proxy for biodiversity;

- Evidence that they considered on-site BNG to minimise the impact on biodiversity and the reasons why this is not possible;
- Evidence that the developer approached 3 local or national suppliers, habitat banks or trading websites and that insufficient off-site options are available in England. For example, correspondence emails or a PDF download showing a marketplace search;
- If credits are to be purchased, evidence that the biodiversity value of the development site will be increased by a minimum of 10%, calculated using the statutory biodiversity metric, through the purchase and allocation of off-site biodiversity units;
- Confirmation of the number and type of biodiversity units secured; and
- Illustrate when the scheme will start and how the scheme will be managed and monitored for a period of at least 30 years to show that the gain has been delivered and maintained via a Section 106 agreement.

A Biodiversity Plan can be downloaded from:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

REASON To comply with the General Biodiversity Gain Condition as per Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)).

INFORMATIVES:

1. 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. 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 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.
7. The applicant is reminded of the following:

CONTROL OF NOISE ON CONSTRUCTION AND DEMOLITION SITES

- (a) Section 60 of the Control of Pollution Act 1974 enables this Authority to serve a Notice, detailing its requirements relating to the control of noise at a construction or demolition site, on the person carrying out the works and on such other persons responsible for, or having control over, the carrying out of the works.
- (b) Section 61 of the Control of Pollution Act 1974 enables a contractor (or developer) to apply, if he so chooses, to this Authority for a prior consent which would define noise requirements relating to his proposals before construction commences.

As there is a need to protect persons living and working in the vicinity of the construction/demolition site from the effects of noise, the following conditions should be strictly adhered to:

All works and ancillary operations which are audible at the site boundary, which affect persons working and living in the locality shall only be carried out between the hours of 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Bank Holidays.

Works outside these hours only by written agreement with the Borough Environmental Health Officer.

Should complaints arise, this Authority will exercise its powers under Section 60 of the Control of Pollution Act 1974 to impose these times, or other times as considered appropriate.

- a) Have regard to the basic information and procedures for noise control as it relates to the proposed construction and/or demolition as laid out in BS:5228: Part 1: 1984 Noise Control on Construction Sites - Code of Practice for Basic Information and Procedures for Noise Control. Vibration is not covered by this Standard, but it should be borne in mind vibration can be the cause of serious disturbance and inconvenience to anyone exposed to it.
- b) If the proposal involves piling operations, have regard to BS 5228: Part 4 1986 - 'Noise Control on Construction and Demolition Sites - Code of Practice for Noise Control applicable to piling operations' and ensure details of the piling operations are forwarded to the Borough Environmental Health Officer no later than 28 days before piling is scheduled to commence. Information supplied of piling and the predicted soil conditions and the activity equivalent continuous sound pressure level at 10 metres for one piling cycle.

- c) The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
- d) All plant and machinery in use shall be properly silenced and maintained in accordance with manufacturer's instructions.
- e) No waste or other material shall be burnt on the application site.
- f) A suitable and sufficient means of suppressing dust must be provided and maintained.
- g) The demolition/building works hereby approved shall not commence until vehicle wheel washing facilities have been provided on-site to the satisfaction of the Local Planning Authority. Such facilities shall be used by all vehicles leaving the site and shall be maintained in working order until completion of the appropriate stages of the development.

8. It is noted that there is a private access road to Aldin Avenue South. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto adjoining land and the applicant must ensure there is an appropriate right of access or easement.

9. This decision is also subject to a planning obligation under section 106 of the Town and Country Planning Act 1990 the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.