

Registration Date:	22-Oct-2025	Application No:	P/12595/008
Officer:	James Guthrie	Ward:	Chalvey
Applicant:	Iftakhar Ahmed	Application Type:	All Other Developments Minor
Agent:	Mr Shane Reeve, Arcitek Building Design Ltd Arcitek Building Design Ltd, 3 Melford Close, Kings Lynn, PE30 3XH		
Location:	27 Chalvey Road West, Slough, SL1 2NF		
Proposal:	Construction of a single storey outbuilding to form gym to the rear.		

Summary of Recommendation: Delegate to Planning Manager for approval



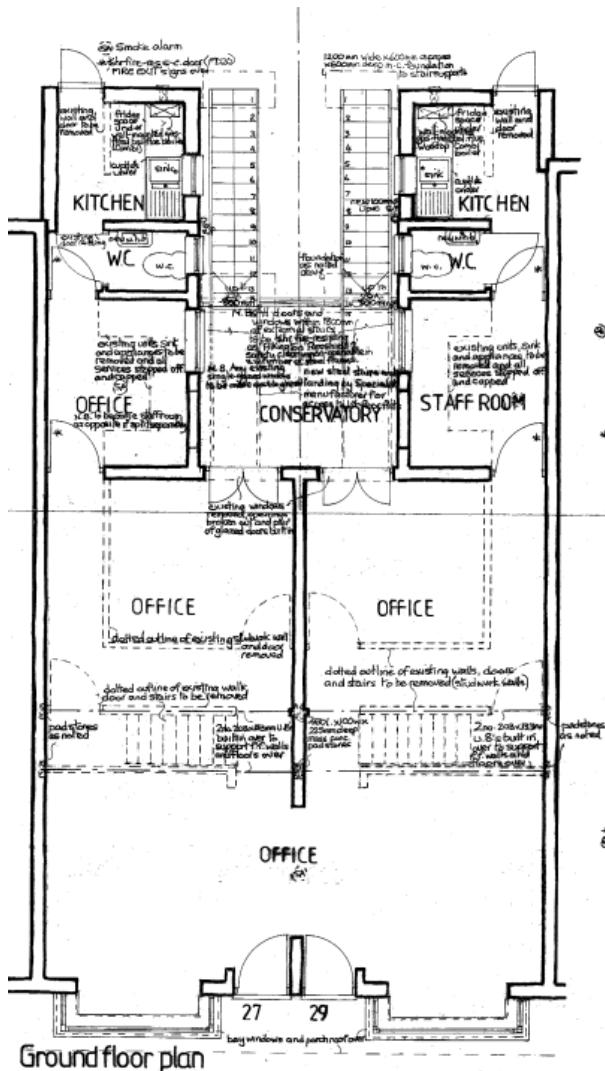
PART A - RECOMMENDATION

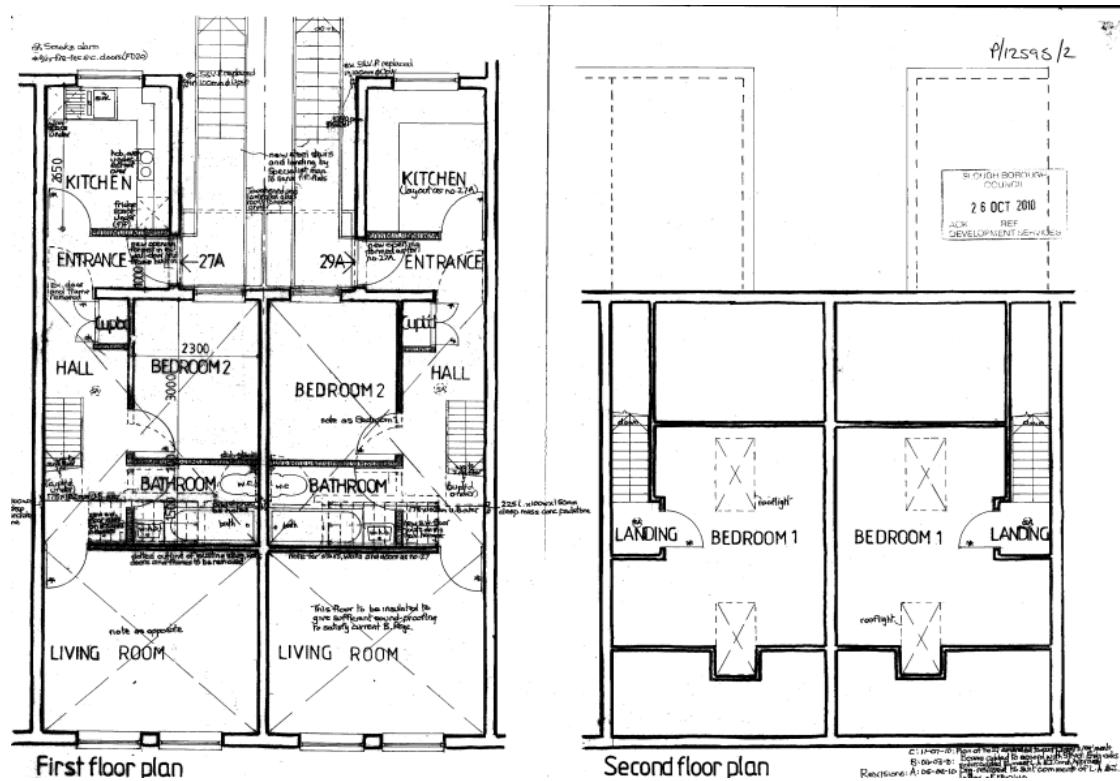
- 1.0. Having considered the relevant policies of the Development Plan along with all other material considerations set out below, and any representations received from the community, it is recommended the application be delegated to the Planning Manager for approval subject to conditions.
- 1.1 Under the current constitution, this application is to be determined at Planning Committee, as the applicant is a Councillor of Slough Borough Council.

PART B - PLANNING ASSESSMENT

Site Description

- 2.0 The site comprises an office at ground floor and flat above, within a row of terraced properties; the site was previously a two storey dwelling, however following planning permission granted in 2010 (reference P/12595/002), the dwelling and its neighbour, no.29 Chalvey Road West, were converted to flats at first and second floor with financial and professional services (former use class A2) at ground floor of the combined site (nos.27 and 29 Chalvey Road West). The approved floor plans of planning permission reference P/12595/002 are detailed below.





2.1 The immediate area is not within the town centre boundary, or designated as a neighbour or district centre in accordance with by S1 of the Local Plan for Slough, 2004, however the area is characterised as mixed commercial and residential, with several buildings fronting Chalvey Road West used as retail, hot food takeaway, and hairdressers (typically these buildings have flats at first floor). The immediate neighbours of the site are a hot food takeaway, and what appears from the external appearance to be two storey dwellings (Council tax records indicate the row of terraces are all within band C, and have not been subdivided to provide flats). The rear walls of properties in the immediate vicinity of the site tend to have exposed buff coloured bricks (which is the case at the application site), although the site and adjacent neighbours have ground floor rear extensions which have yellow painted walls, and other rear extensions in the area have rendered walls, or exposed brick. Window frames in the area tend to be white.

2.2 The rear of the site (and the location of the proposed outbuilding) is accessed from Alexandra Road, which is distinctly residential, with a mix of terraced and semi-detached dwellings; there are several modest outbuildings within the rear gardens of dwellings on Chalvey Road West and Alexandra Road. The rear amenity area is approximately 60m², and has hardstanding in the form of block paving.

2.3 Chalvey Park play area (with play equipment and open green space) is approximately 450m to the north (accessed from The Crescent), and approximately 250m from Montem Recreation Ground (open green space), accessed from Church Street to the west. The site is within 50m of a bus stop (to the west), linking to Slough bus station and train station (which are within 1km). On-street parking on Chalvey Road West is restricted by double yellow lines and short stay bays (generally 30-60 minutes); parking to the rear on Alexandra Road is restricted by yellow lines and limited parking bays (unrestricted).

2.4 The site is located within Flood Zone 1 according to the Environment Agency, meaning that the area has a low probability of flooding. The site is not in, or proximate

to any Conservation Area, Locally Listed or Statutory Listed Buildings, and there are no Tree Preservation Orders on site or nearby. The site does not sit within an Air Quality Management Area.

Planning History

3.0. Relevant Site History:

The planning history for the site tends to be linked to the neighbouring property, no.29 Chalvey Road West, with combined planning applications for both sites detailed as follows:

- 27 Chalvey Road West:

P/12595/000 Erection of a single storey rear extension with pitched roof

Approved with Conditions; Informatives 02-Dec-2003

- 27 and 29 Chalvey Road West:

P/12595/001 Change of use from residential house (C3) to financial and professional services offices (A2) at ground floor of no. 29 and front room at ground floor of No. 27; creation of 1 no. Two-bedroom flat at No. 29 at first floor and retention of three-bedroom house at No. 27, with 1 No. Rear staircase above.

Approved with Conditions; Informatives 13-Mar-2009

P/12595/002 Proposed change of use from residential house (C3) to financial & professional services offices (A2) at ground floor with 2 x 2 bedroom flats on first and second floors with rear access stairs and rear conservatory

Approved with Conditions; Informatives 20-Dec-2010

P/12595/003 ADVERTISEMENT CONSENT FOR A FREE STANDING OVAL SIGN WHICH IS TO BE INTERNALLY ILLUMINATED.

Approved with Conditions; Informatives 03-Nov-2011

P/12595/004 Erection of a detached double garage with flat roof, to replace parking spaces.

Refused; Informatives 03-Feb-2012

P/12595/005 Change of use of ground floor offices to residential studio apartments

Approved with Conditions; Informatives 14-Jun-2022

This planning permission has not been implemented as the residential use at ground floor did not commence within the 3 years required by planning condition, therefore the lawful use remains as offices, and a new planning permission would be required to allow residential use at ground floor.

P/12595/006 Non material amendment to planning application P/12595/005 dated 14/06/2022 (Reposition of bicycle storage and internal layout amendments)

Approved with Conditions; Informatives 23-Dec-2024

Consultation

4.0. Neighbour Notification

4.1. In accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), a number of site notices were displayed around the site on 4 November 2025. Following amended plans received (alterations to placement of windows and doors), further site notices were displayed on 9 January 2026 providing a further 14 days of public consultation. There have been no comments or objections received at the time of writing this report, and an update will be provided within the amendment sheet as appropriate.

Description of Development

5.0 The description of development is as follows:

Construction of a single storey outbuilding to form gym to the rear.

5.1 The outbuilding would be within the rear area associated with no.27 Chalvey Road West, which has a single dwelling at first and second floor (the ground floor has been incorporated into a single commercial unit with no.29 Chalvey Road, which has a separate residential unit above). The outbuilding would be 6m deep, 4.2m wide (with a footprint of 25.2m²) and a flat roof 3m high; the building would be located within the rearmost section of the rear garden and span the full width of the site. The walls of the outbuilding would be brick, and the submitted elevations indicated the entrance door and windows frames would be white. The outbuilding would be divided into 2 rooms, with a larger room joining a shower room/WC. The applicant has confirmed via email that the gym would be for the benefit of the residential occupiers of no.27 Chalvey Road West, which is currently a flat at first and second floor.

Planning Policy

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

6.1 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).

6.2 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.”

6.3 Paragraph 139 continues: “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

6.4 Good standard of design is embedded onto 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. 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. Policy H14 of the Slough Local Plan (2004) relates to amenity, and policies EN1 and EN2 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

6.5 The following policies are taken from the adopted Local Plan for Slough 2004:

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.

6.6 The planning considerations for this proposal are:

- Design and impact upon the character and appearance of the area
- Impact upon on amenity of neighbouring occupiers
- External amenity space
- Highways and parking

Design and impact upon the character and appearance of the area

7.0 The outbuilding would be visible from public vantage points on Alexandra Roiad, and therefore high quality design is essential to avoid an incongruous addition to the area and host property.

7.1 The Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010 provides interpretation of various local plan policies, particularly in relation to good design, and appropriate scale. EX39 of the Residential Extensions Guidelines (2010) recommends that outbuildings do not exceed 3m in height for a flat roof, and should be proportionate to the original dwelling; the height of the outbuilding is 3m, and therefore consistent with the height guidance. The footprint is approximately 25.2m², which is considered to be a subordinate and modest addition to the host building in terms of footprint. The outbuilding would not appear out of place within an area where outbuildings are common, and materials to match the host building (and surrounding properties) would ensure a development which reflects its surroundings.

7.2 The design of the outbuilding is considered to be acceptable. It is therefore considered that the proposal accords with the saved policies EN1 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010 and Core Policy 8 of the Slough Core Strategy (2008), and the NPPF 2024.

Impact upon neighbours

8.0 DP6 of the Residential Extensions Guidelines SPD 2010 states that extensions should not be overbearing on neighbouring properties or result in loss of outlook; DP7 states that extensions should not result in significant overshadowing, loss of sunlight or daylight and DP8 states that window positions should avoid direct overlooking of neighbouring properties including gardens. EX9 of the SPD 2010 also states that flank wall windows will not normally be permitted. Whilst it is noted

the above guidance is reference to extensions to existing dwellings, these principles are inherent in achieving good design and applicable to outbuildings.

- 8.1 The outbuilding is considered to be appropriate in terms of height and overall footprint, and whilst it would be visible above boundary treatment at neighbouring properties, it is not considered visually harmful, or likely to result in significant overshadowing to properties or their rear gardens. There are no concerns regarding overlooking or loss of privacy to neighbouring occupiers caused by the single storey outbuilding, as the side facing window would serve the WC/shower room, which would be obscurely glazed shall be fixed shut and / or inward opening only (and a planning condition can require this). The entrance door and window would face the rear wall of the host building (and the adjacent neighbours), however given that these would be at ground floor height there are no concerns regarding overlooking or privacy for adjacent neighbours.
- 8.2 It is considered that the development complies with Saved policy EN1 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010, and Core Policy 8 of the Slough Core Strategy (2008).

External amenity space

- 9.0 The development would occupy space within the rear of the site, reducing this area to approximately 36m². Local plan Policy H14 states that appropriate levels of amenity space will be determined on the type and size of dwelling, and quality of proposed amenity space with regards such matters as area, depth, usefulness and accessibility. EX48 of the Residential Extensions Guidelines (2010) recommends minimum amenity space for dwellings; 9m depth or 50m² area for a 2 bedroom dwelling; whilst the retained rear garden falls below the recommended size, it is common for flats to have no, or minimal outdoor space (typically provided by modest balconies, or communal gardens). The retained amenity space does not exacerbate any issues of overlooking from neighbouring occupiers (residential and commercial), and is adequate for sitting out, drying laundry and small child's play, and provides greater space than would be associated with most flats; the proximity to Chalvey Park play area (with play equipment and open green space) and Montem Recreation Ground would provide additional outdoor space.
- 9.1 Having regard to the retaining amenity area, it is considered to be at an acceptable size and therefore comply with policy H14 of the Local Plan and the NPPF 2024.

Highways and parking

- 10.0 The National Planning Policy Framework states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Where appropriate local parking standards should be applied to secure appropriate levels of parking, minimise travel and maximise sustainable transport modes. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 116 of the NPPF 2024 states that '*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*'.

- 10.1 The proposed outbuilding does not impact upon parking provision, or require additional spaces, as such the existing parking provision will remain, and the proposal is acceptable in this respect. The immediate area has controlled parking, with limited on-street bays, and the existing parking arrangements for the site could remain, and would not contribute towards greater parking demand, or reduction in provision.
- 10.2 Therefore, the proposal is considered to be acceptable on highways and parking grounds, and is compatible with the objectives of Slough Local Plan Policy T2 and T8, Core Policy 7 of the Slough Core Strategy (2008), and NPPF 2024 Paragraph 116.

RECOMMENDATION

- 11.0 Officers recommend that the application should be delegated to the Planning Manager for approval subject to conditions.

PART D: DRAFT CONDITIONS

1. 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. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:
 - (a) Drawing No:17435 OB-PL1 Rev B, dated 08.01.26, Recd On 08/01/2026
 - (b) Drawing No:17435-OB-LP Rev C, dated 22.10.25, Recd On 22/10/2025

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 and to comply with the Policies in the Development Plan.

3. All new external doors and fenestration shall use materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission; the brickwork shall match as closely as possible the colour, texture and design of the bricks used at first floor of the host building at no.27 Chalvey Road West.

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. 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), the outbuilding hereby permitted shall only be used for

domestic purposes incidental to the enjoyment of the dwelling at the site as existing at the date of this permission, with no cooking or sleeping facilities installed. The outbuilding shall not be used as separate self-contained residential accommodation or for any industrial, commercial or business use.

REASON To protect the amenities of the adjoining occupiers and the character of the area in accordance with Core Policies 4 and 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, January 2010.

5. 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 any elevation of the development. The window serving the WC/shower room shall be glazed with obscure glass and shall be fixed shut and/ or inward opening only, and shall be so maintained in perpetuity.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties, and to prevent conflicts with users of the public highway in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004 and Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

Informative(s):

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 is advised that the insertion of additional residential facilities in the outbuilding other than those considered being incidental to that of the main dwellinghouse and the use of the building as separate dwellinghouse is likely to result in enforcement action being taken by the Local Planning Authority. The applicant is in any doubt as to what is considered to be 'incidental', they are advised to seek advice from the Local Planning Authority.