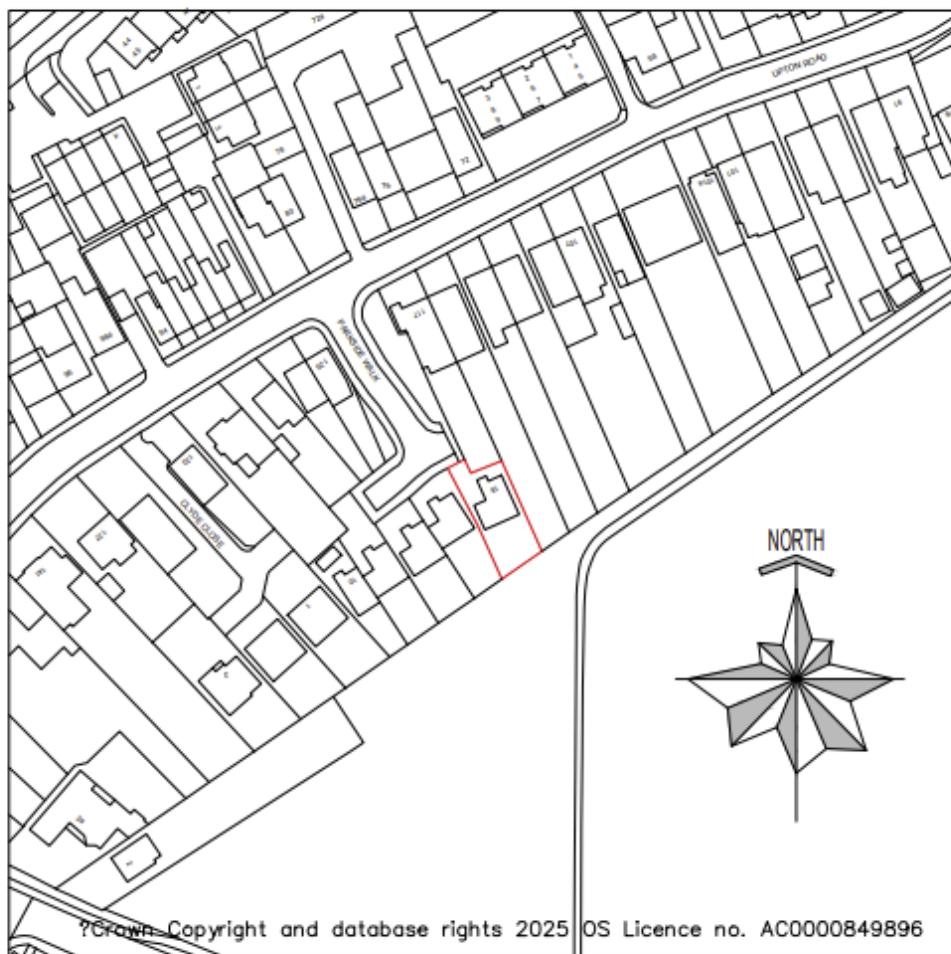


Registration Date:	04 November 2025	Application No:	P/20897/000
Officer:	Nyra John	Ward:	Upton
Applicant:	J Dhillon	Application Type:	Householder
		8 Week Date:	30 Dec 2025
			EOT Received to 29 Jan 2026
Agent:	Prabh Singh		
Location:	18 Parkside Walk, Slough, SL1 2BL		
Proposal:	Planning application for the conversion of existing garage to habitable accommodation.		

Recommendation: Delegate to the Planning Group Manager for Approval



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 the conversion of the existing garage to habitable accommodation (a study). There would be no external additions to the property, aside from the replacement of the existing garage doors, to replacement brick and windows to the front and side elevation.

3.0 Application Site

- 3.1 The site relates to a three-bedroom, two storey, detached residential dwelling located on the southern side of Parkside Walk, a cul-de-sac with access from Upton Road. The property benefits from parking and landscaping to the front of the site. Upton Road is within a Controlled Parking Zone, however, Parkside Walk itself is not.
- 3.2 Surrounding development is residential in nature comprising of two storey linked-detached dwellings constructed in the 1990s of similar architectural form and design with soft landscaping, parking to the front and attached garages. The site itself is the only detached dwelling on the road.
- 3.3 For completeness, it should be noted that the site is not located in a designated Town Centre area, a high-risk Flood Zone or a Conservation Area, although it lies 130m to the north of Upton Park/Upton Village Conservation Area, where the nearest Tree

Preservation Orders lie. Directly to the rear of the property is Lascelles Playing Fields.

4.0 Relevant Site History

4.1 The plotting sheet below demonstrates the original built development at Upton Road (as of 1984):

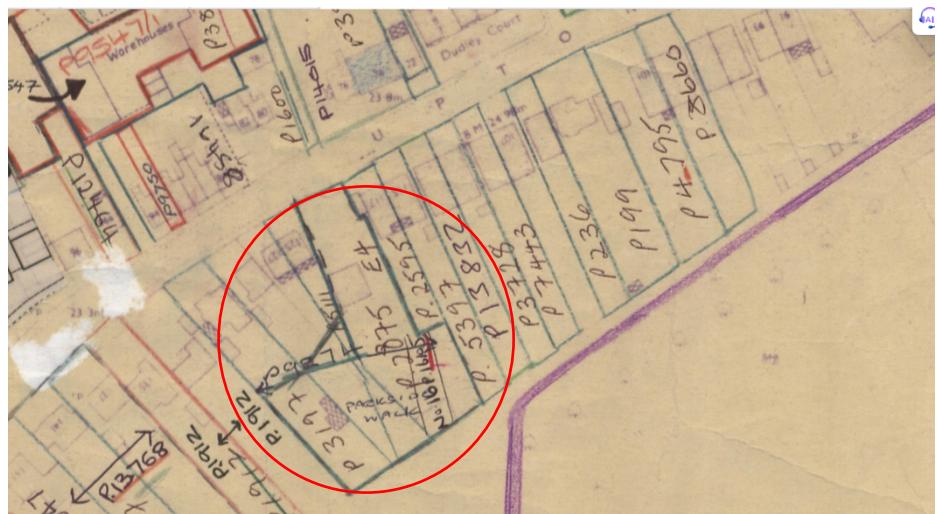


Figure 1: Extract of Historic Plotting Sheet

4.2 The relevant site history is as below:

P/09274/001

Land between 117 & 125 and R/O 117-131, Upton Road, Slough

Erection of 5 no. three bedroom houses with garages.

Approved with Conditions; Informatives 28-Jul-1994

Condition 2:

The garage(s) hereby permitted shall only be used to accommodate cars which are used ancillary to the enjoyment of the dwelling-house on the site and shall not be used for any trade or business purposes; nor adapted as habitable room(s) without the prior permission in writing from the Local Planning Authority.

REASON To ensure that adequate off-street parking provision is available at all times to serve the development, to minimise the amount of hardstanding at the front of the dwellinghouse(s) and to protect the amenities of the area.

CONDITION 3:

At all times the car parking spaces shown on the approved plans shall be available for occupiers of, or visitors to the premises hereby approved.

REASON To ensure that at all times adequate on-site parking is available.

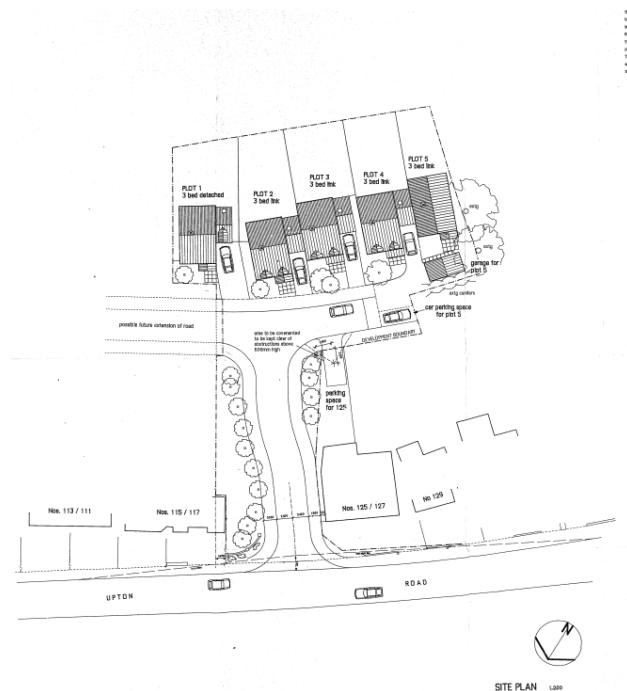


Figure 3: Extract of Proposed Site Plan for application P/09274/001

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 26th August 2025. The consultation period was until 16th September 2025. These site notices were each placed immediately adjacent to the perimeter of the application site on the nearest lampposts. No representations were received over the consultation period.

6.0 Consultations

6.1 Transport and Highways

No comments received.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 National Planning Policy Framework 2024

Section 2: Achieving sustainable development

Section 9: Promoting sustainable transport

Section 12: Achieving well-designed places

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

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

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

Policy EN1 (Standards of Design)

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

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 National Planning Policy Framework 2024 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 (December 2024) 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

9.0 Design and Impact on Street Scene and Character

9.1 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.

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 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.

9.4 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.

9.5 The garage doors are proposed to be replaced with a window and brickwork. The proposed external changes would be in keeping with the main dwelling and the character of the area, and a condition is recommended that new external work shall be carried out in materials that match the colour, texture and design of the existing building. Whilst garages are common in Parkside Walk, many properties in the surrounding locality on Upton Road do not have integrated garages (including 76a Upton Road that was approved without a garage P/14015/004 Approved 05 May 2011).

9.6 Internally, the garage is proposed to be converted to a “study”, with an internal door inserted from the open plan dining/ lounge area. It is considered that this room would be an adequate size, with natural daylight, outlook and ventilation provided by the proposed window. It is noted from a site visit, that the garage is currently not being used as such, with carpeted floors and it is being used as storage for the main

dwelling. The garage doors are only 2.2m width and would not meet the current standard width of 2.4m for a car to fit in. The application therefore seeks to formalise the use of this room for habitable use.

9.7 In conclusion, it is considered that the proposed development would be in accordance with Policy EN1 with regards to design and visual impact, 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 2024 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.

10.2 DP8 of the REGSPD 2010 states that window positions should avoid direct overlooking of neighbouring properties including gardens. EX9 of the REGSPD 2010 also states that flank wall windows will not normally be permitted.

10.3 Amended plans were received 11/12/2025 to confirm that there are no flank wall windows proposed, and therefore there would be no overlooking nor privacy impacts to the neighbouring dwelling at no. 16 Parkside Walk. There are no extensions proposed, so there would be no overshadowing impacts.

10.4 Overall, the proposed development would not result in harm to neighbouring occupiers from loss of privacy and this would be in accordance with Policy EN1 of the Adopted Local Plan for Slough 2004 and the Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.

11.0 Car Parking

11.1 The NPPF 2024 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 and 2 car parking spaces for a 2-3 bedroom dwelling.
- 11.3 The site history as above highlights that the dwelling was constructed in the mid 1990s, with a condition placed on it that the garages could not be used as habitable room(s) without the prior permission in writing from the Local Planning Authority (LPA). This does not preclude a planning application being submitted to the LPA to assess whether a conversion would be acceptable. The reason this condition was placed was to ensure that adequate off-street parking provision is available at all times to serve the development, to minimise the amount of hardstanding at the front of the dwellinghouse(s) and to protect the amenities of the area.
- 11.4 The proposal would retain the existing off-street car parking within the front of the site which includes 2 car parking spaces on the existing hard surfacing. Officers had measured this to ensure it affords adequate car parking spaces, meeting the technical requirements of 2.4m x 4.8m. There would also be adequate width of 1m for a pedestrian route to the front door. The proposal would not change or increase any amount of hardstanding to the front of the dwelling, in line with the reasoning of the original 1994 permission, Condition 2.

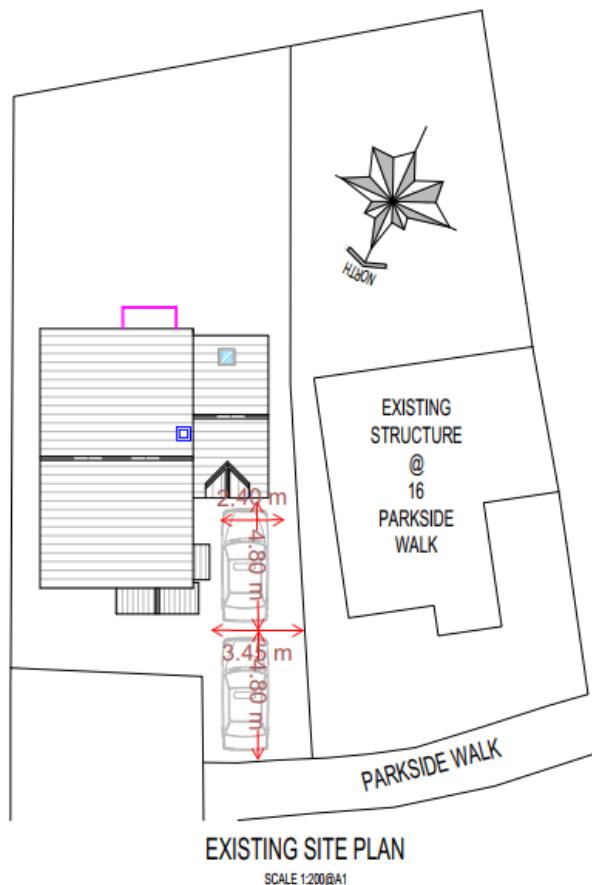


Figure 3: Extract of Existing Site Plan with measurements of car parking spaces

11.5 It is noted that the neighbouring dwelling no. 16 Parkside Walk had a similar application for “Conversion of garage to habitable room and new obscured window to side elevation of existing dwelling” that was refused 06 May 2015 for two reasons:

1. The development fails to provide adequate car parking spaces for the dwelling house contrary to the adopted Slough Borough Council standards and if permitted is likely to lead to additional on street car parking or to the obstruction of the access to neighbouring parking spaces to the detriment of highway safety and convenience. The development is contrary to Slough Borough Council's Core Strategy 2006-2026 Core Policy 7 and Policy T2 of the Slough Local Plan 2004 .(Incorporated in the Composite Local Plan for Slough 2013) and the National Planning Policy Framework and section 10.1 and 10.4 (Garages, Parking and Hard Surfacing), EX42, of the Slough Local Development Framework Residential Extension Guidelines Supplementary Planning Document Adopted January 2010.

2. The parking layout as submitted does not comply with Slough Borough Council's Vehicular Footway Crossing Policy and as such

would result in an unsatisfactory form of development. The development is contrary to Core Policy 7 Slough Borough Council's Core Strategy (2006-2026) December 2008 and Policy T3 of the Slough Local Plan 2004.

- 11.6 Officers consider that in this instance, no. 16 Parkside Walk would not be able to provide 2 car parking spaces on site, given there is a lamppost to the front of the dwelling that would prevent a second space being provided on site and the second car parking space would have resulted in the loss of the soft landscaped area to the front of the dwelling. The decision for no. 16 Parkside Walk was also made under a different NPPF over 10 years ago and no. 18 Parkside Walk is considered on its own merits; to be different in context, being the only detached dwelling, with adequate access and front car parking spaces for two cars.
- 11.7 Overall, the proposal would comply with the car parking provision under EX40, Core Policy 7 of the Core Strategy 2008 and Policy T2 of the Local Plan 2004 and the NPPF 2024.

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. EX48 of the RESPD 2010 requires a depth of 15m/ area of 100sqm for a 4+ bedroom dwelling and a depth of 9m/ area of 50sqm for a 2-3 bedroom dwelling.
- 12.2 The conversion of the garage does not result in additional bedrooms and would have two car parking spaces to the front of the dwelling as remaining. 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 9m depth/ area of 95sqm.
- 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

CONDITIONS:

1. The development hereby permitted shall be completed 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. 18PW-GC/07082025/PD, Dated 07/08/2025,
Received 11/12/2025

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 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 amenities 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), no window(s), shall be formed in the side elevations of the development 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.

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. This notice (letter/acknowledgement etc.) DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether an application is required.