

Registration Date:	31-May-2018	Application No:	P/01914/027
Officer:	Christian Morrone	Ward:	Upton
Applicant:	Greenslade Properties Limited	Application Type:	Major
		13 Week Date:	30 August 2018
Agent:	Mr. Slidel, Jaspar Management Ltd Stanmore House, 15-19, Church Road, Stanmore, HA7 4AR		
Location:	186-188, High Street, Slough, SL1 1JS		
Proposal:	Construction of two storey roof extension at third and fourth floor level, a four storey infill extension to front side, and 5 storey extension the rear and side to provide 14 x residential flats (13 x 2 bed; 1 x 1 bed) with an internal courtyard with balconies; external alterations to existing elevations alter the building's appearance and provide additional windows and doors. Integral cycle store and bin store to the ground floor rear.		

Recommendation: Delegate to Planning Manager



P/01914/027

1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager: 1) for approval subject to securing amendments to the appearance of the top floor elevations; finalising conditions, and any other minor changes, or 2) refuse the application if resolution of the outstanding matters is not agreed by 4th February 2019.

1.2 This application is to be determined at Planning Committee as it is an application for a major development comprising more than 10 dwellings.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This is a full planning application for:

- Construction of a two storey extension above the existing second floor of the building to create a third and fourth floor level, a four storey infill extension to east side of the building (above the existing ground floor unit), and a part 4/part 5 storey extension the rear and side, to provide 14 x residential flats (13 x 2 bed; 1 x 1 bed).
- Internal courtyard with balconies.
- External alterations to existing elevations alter the building's appearance and provide additional windows and doors.
- New pedestrian access into the building from Park Street.
- Internal cycle store for 14 cycles.
- Internal bin store for the apartments.
- Retention of the rear service yard.

2.2 The two existing ground floor retail units would be retained albeit slightly re-configured to allow for the access stairs to the apartments to be constructed and alterations at the rear of the existing retail units in terms of the storage areas. In addition there would be a fire escape for the apartments and a bin and cycle store.

3.0 **Application Site**

3.1 The application site is located within the defined Town Centre. The site comprises no. 186 High Street which is a three storey building on the western corner of the High Street and Park, together with no.188 High Street which is a predominantly single storey building with a small two storey element towards the rear of the site. Both buildings front the High Street and include a small parking area and service yard to the rear which

is accessed from Park Street.

- 3.2 No. 186 High Street is used as retail at ground floor (occupied by 'Select Clothing'), the first floor is used for ancillary purposes to the ground floor retail, and at second floor is the City College Nottingham campus which is accessed from the side of the building in Park Street. No. 188 High Street comprises a Pharmacy at ground floor while the first floor is used for ancillary purposes.
- 3.3 The site is positioned on the southern side of the High Street and opposite the Queensmere Shopping Centre which is an eight storey building with retail units at ground floor and offices above. To the west on the opposite High Street/Park Street corner is a three storey building occupied by 'Boots' (A1) at ground floor and offices above. To the east and adjoining the two storey pharmacy building is a three storey building with retail at ground floor (occupied by 'JD Sports') and offices above. To the south beyond the rear service yard is an existing single storey building containing a number of different retail and commercial units.
- 3.4 The character of the area comprises a mix of buildings varying in scale and appearance, however, the predominant environment retail setting within the High Street. No. 186 High Street has a simple appearance with regular fenestration and simple detailing in the brickwork elevations which are clad with red brick and parapets above the flat roof. No. 188 High Street comprises a shopfront which is largely glazed with white window frames and a large white painted fascia and mounted signage.

4.0 **Relevant Site History**

- 4.1 The most recent and relevant planning history for the site is presented below:

No. 186 High Street

- P/01914/026 Change of use from B1 (offices) to D1 (adult education centre).
Approved with Conditions; Informatives. 28-Oct-2015
- P/01914/025 Change of use from B1 (office) to D1 (clinic).
Approved with Conditions; Informatives. 08-Jan-2015
- P/01914/024 Installation of illuminated fascia sign
Approved with Conditions. 08-Jan-1999
- P/01914/023 Installation of new shopfront (retention)
Approved with Conditions. 08-Jan-1999

No. 188 High Street

- P/00464/013 Advertisement consent for 1x internally illuminated folded aluminium fascia sign and 1 x internally illuminated folded aluminium projecting sign.
Approved with Conditions; Informatives. 17-Mar-2015
- P/00464/012 Installation of internally illuminated fascia sign and projecting sign.
Approved with Conditions; Informatives. 12-Dec-2013
- P/00464/011 Installation of new shopfront
Approved with Conditions. 19-Nov-1996
- P/00464/010 Installation of illuminated hanging and fascia signs
Approved with Conditions. 19-Nov-1996

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 outside the site on 20/07/2018. The application was advertised as a major application in the 07/07/2018 edition of The Slough Express. Neighbour letters were sent out on 12/06/2018 to the following addresses:

76a, High Street, Slough, SL1 1EL, J D Sports, 190, High Street, Slough, SL1 1JS, Unit 2, 190, High Street, Slough, SL1 1JS, Poundland, 192, High Street, Slough, SL1 1JS, The Cab Co, 4, Park Street, Slough, SL1 1PD, Unit 4, 4, Park Street, Slough, SL1 1PD, Unit 3, 4, Park Street, Slough, SL1 1PD, Unit 5, 4, Park Street, Slough, SL1 1PD, Unit 1, 4, Park Street, Slough, SL1 1PD, 4, Park Street, Slough, SL1 1PD, Unit 6, 4, Park Street, Slough, SL1 1PD, Unit 7, 4, Park Street, Slough, SL1 1PD, Unit 2, 4, Park Street, Slough, SL1 1PD, Boots, 178, High Street, Slough, SL1 1JR, H Samuel, Queensmere, 19, High Street, Slough, SL1 1DB, Gamestation, Queensmere, 18, High Street, Slough, SL1 1DB, Ann Summers, Queensmere, Unit, 3, High Street, Slough, SL1 1DB, Queensmere, 16, High Street, Slough, SL1 1DB, Subway, Queensmere, 15, High Street, Slough, SL1 1DB, Second Floor, 186, High Street, Slough, SL1 1JS, River Island, 186, High Street, Slough, SL1 1JS, 188, High Street, Slough, SL1 1JS, Coleridge House, 5, Park Street, Slough, SL1 1PE, Coleridge House, Second Floor, 5, Park Street, Slough, SL1 1PE, Coleridge House, First Floor, 5, Park Street, Slough, SL1 1PE, Coleridge House, Part First Floor, 5, Park Street, Slough, SL1 1PE, Coleridge House, Ground Floor, 5, Park Street, Slough, SL1 1PE, William Hill, 6, Park Street, Slough, SL1 1PD, Cancer Research, 8, Park Street, Slough, SL1 1PD, 12, Park Street, Slough, SL1 1PD, Istanbul Grill & Meze Bar, 10, Park Street, Slough, SL1 1PD, Chicago Chicken, 16, Park Street, Slough, SL1 1PD, First Floor Flat,

16, Park Street, Slough, SL1 1PD, Shisha Lounge, 16, Park Street, Al Bakara House, 18, Park Street, Slough, SL1 1PD, Al Bakara House, Ground Floor And Part First Floor, 18, Park Street, Slough, SL1 1PD, Al Bakara House, Part First Floor, 18, Park Street, Slough, SL1 1PD, The Observatory, High Street, Santander, The Observatory, 48, High Street, Slough, SL1 1LE

5.2 One letter of representation has been received from the landlord of a neighbouring property (4 Park Street) objecting to the proposal with the following comments:

- Issues with trading
- Traffic generation
- Highway safety and parking
- Overlooking and loss of privacy
- Noise and disturbance
- Loss of business
- Loss amenities
- Design of the height and bulk position
- Appearance of the building

“These issues will all have a huge impact on the businesses inside of and outside of 4 Park Street”.

5.3 The above concerns are assessed within the corresponding parts of the planning assessment within Part B of this report.

6.0 **Consultations**

6.1 Local Highway Authority:

No objections subject to the revision of the bike store to replace the hanging cycle racks with Sheffield cycle racks as required by the Developer’s Guide.

6.2 Thames Water:

No comments received. Should any comments be provided they will be reported on the amendment sheet.

6.3 Neighbourhood Protection / Environmental Services:

No comments received. Should any comments be provided they will be reported on the amendment sheet.

6.4 Contaminated Land Officer:

I have reviewed the information submitted to support the application at the

site above, together with our database of Potentially Contaminated Land sites.

There are no potentially contaminative land uses associated with the site under development, and there are no significant sources of contamination in the immediate vicinity.

Based on the above, I have no objections to the proposed development.

6.5 Lead Local Flood Authority:

The submitted information (RPS Surface Water Drainage Assessment HLEF64565/001R) addresses our requirements and we have no further comments.

6.6 Crime Prevention Design Advisor:

No comments received. Should any comments be provided they will be reported on the amendment sheet.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

- 7.1 National Planning Policy Framework 2018:
Chapter 2. Achieving sustainable development
Chapter 4. Decision-making
Chapter 5. Delivering a sufficient supply of homes
Chapter 7. Ensuring the vitality of town centres
Chapter 8. Promoting healthy and safe communities
Chapter 9. Promoting sustainable transport
Chapter 11. Making effective use of land
Chapter 12. Achieving well-designed places

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008

- Core Policy 1 – Spatial Strategy
- Core Policy 4 – Type of Housing
- Core Policy 6 – Retail, Leisure, and Community Facilities
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability and the Environment
- Core Policy 9 – Natural and Built Environment
- Core Policy 10 – Infrastructure
- Core Policy 12 – Community Safety

The Adopted Local Plan for Slough 2004

- EN1 – Standard of Design
- EN3 – Landscaping Requirements

EN5 – Design and Crime Prevention
H14 – Amenity Space
T2 – Parking Restraint
T8 – Cycle Network and Facilities
OSC15 – Provision of Facilities in new Residential Developments

Other Relevant Documents/Guidance

- Local Development Framework Site Allocations Development Plan Document
- Slough Borough Council Developer's Guide Parts 1-4
- Proposals Map
- Flat Conversions Guidelines

Composite Local Plan – Slough Local Development Plan and the NPPF

The revised version of the National planning Policy Framework (NPPF) was published upon 24th July 2018.

Planning Officers have considered the revised NPPF which has been used together with other material planning considerations to assess this planning application.

The NPPF 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.

7.2 The planning considerations for this proposal are:

- Principle of development
- Housing mix
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring occupiers
- Living conditions for future occupiers of the development
- Crime prevention
- Highways and parking
- Sustainable design and construction
- Surface water drainage
- Affordable housing and Infrastructure
- Neighbour representations

8.0 **Principle of development**

8.1 The National Planning Policy Framework encourages the effective and efficient use of land, which includes supporting underutilised land that can incorporate a mix of uses. This is reflected within Core Policies 1 and 4 which seek high density non family type housing to be located in the town

centre or urban areas. As the site is located within the town centre and the proposal would be similar in scale and density to the surrounding buildings, the proposal for accords with these objectives.

8.2 The existing site is currently used for retail purposes at ground floor (A1 Use Class) in two separate units with the first floor as ancillary space to the retail, and the third floor for is used as a College (D1 Use Class) within no. 188 High Street. This application proposes the retention of these uses by extending the existing building to accommodate the proposed 14no. residential flats. There would however be a minor loss in retail space at no. 186 High Street (Select Clothing) to accommodate the access and stairwell to the proposed flats. A further loss would also occur at first floor level at no. 188 High Street where first floor ancillary space would be extended and used to accommodate flats. As these would be relatively small areas compared to the existing floor areas, and the remaining floor space at each unit would still be large enough for the shops to continue their use, no objections are raised regarding a small loss of retail space in this instance.

8.3 Having regard to the National Planning Policy Framework and the Local Development Plan, there are no objections to the principle of residential flatted development on this site.

9.0 **Mix of housing**

9.1 The National Planning Policy Framework 2018 seeks to deliver a variety of homes to meet the needs of different groups in the community. This is largely reflected in local planning policy in Core Strategy Strategic Objective D and Core Policy 4. The proposal would provide 13 x 2 bed and 1 x 1 bed units, which, over a small site as proposed provides mix of homes appropriate for the location that would help achieve sustainable, inclusive and mixed communities.

10.0 **Impact on the character and appearance of the area**

10.1 The National Planning Policy Framework 2018 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 Local Plan Policies EN1 and EN2.

10.2 The proposal includes extensions above the existing buildings to bring the overall height up from between two and three storeys to an overall of five storeys. The nearby surrounding buildings within the High Street comprise three storey buildings at each side and the eight storey Queensmere Shopping Centre on the opposite side of the High Street. The proposed fourth floor would include a parapet finish to the elevations that would be consistent with the parapet on the top of the adjoining building at no. 190 High Street, which provides an appropriate visual alignment for the main

part of the proposed frontage. The proposed fifth floor level would exceed the overall height of the neighbouring buildings at each side; however given it would be setback from the frontage by approximately 3 metres and from the side by approximately 1.8 metres, the increase in height over the neighbouring buildings would not appear as overly prominent when viewed from the High Street. Furthermore, the proposal would not result in any significant additional overshadowing within the public realm on the High Street when compared to the neighbouring buildings.

- 10.3 To the side of no. 186 High Street and adjacent to Park Street, the existing building would be extended above the third floor to create a fourth and fifth storey. This would take the building approximately 1.6 metres higher than the neighbouring building to the west on the opposite side of Park Street (Boots). The fifth floor would, however, be set back by approximately 1.8 metres from the external side elevation (west facing), which is considered to provide ample relief to prevent an unacceptable tunnelling effect between the two buildings within Park Street and would not significantly affect the environment of the shopping area.
- 10.4 To the rear, no. 188 High Street would be extended to infill the existing dogleg between each adjoining neighbouring building by five storeys, with the fifth floor covering both properties at nos. 186 and 188 High Street. The buildings to the south comprise single storey commercial units used as retail, restaurants, takeaway, and a betting shop. Although the proposal would be significantly higher than these units, the rear service yard provides ample separation distance of approximately 30 metres from the flank of the nearest retail unit which prevents any undue visual dominance and provides an acceptable relationship in terms of scale.
- 10.5 Based on the above, it is considered that in visual terms the proposed scale and massing would relate well with the surrounding buildings and the public thoroughfares in the High Street and Park Street.
- 10.6 The style and materials of the proposed extensions and over-cladding draw from the styling of the existing building in terms of pattern of fenestration and masonry elevations. The ground floor shop frontages are proposed to be finished in reconstituted stone cladding which is similar to the cladding on the shop frontage opposite the site (occupied by 'H.Samuel'), and slim profile dark grey aluminium framed glazing. The first, second, and third floors would be clad in predominantly light grey brick including buff brick 'speckled' across the brick work, along with protruding brick infill panels between the dark grey aluminium framed windows, all of which are considered to provide a visual improvement over the existing building, and would be compatible in appearance with the surrounding area.
- 10.7 The top floor would be finished in white aluminium cladding with hidden fixings. At the time writing it is unclear if the top floor elevations would have

a flush surface as indicated on plans, or incorporate fins and deep returns as indicated in the Design And access Statement. Should the elevations have a flush surface, this would be acceptable on the front and side elevation where there is a setback from brick elevations below. However, changes would be required to the rear where there is no setback on the top floor, and the continuation from a brick elevation to a flush white aluminium elevation would result in a poor appearance. No objections are raised should the top floor elevations incorporate fins and deep returns as these are considered to provide appropriate visual interest. In any event, conditions would be required for details of materials to be submitted to ensure they are of a high quality.

10.8 Based on the above and subject to revised plans to clarify the type of elevations on the top floor the proposal would have an acceptable impact on the character and visual amenity of the area and therefore comply with Policies EN1 and EN2 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework 2018.

11.0 **Impact on amenity of neighbouring occupiers**

11.1 The National Planning Policy Framework 2018 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 Polies EN1 and EN2.

11.2 The proposal would be sited above an ancillary use for the pharmacy at first floor and above the City College Nottingham campus at second floor. Some concerns are raised over potential noise transition from the college into the proposed residential units that in turn could affect the use of the college through environmental protection. In order to address this, a condition should be included to secure appropriate sound insulation.

11.3 The neighbouring building to the west on the opposite High Street/Park Street corner is a three storey building with Boots (A1) at ground floor and offices above. While the increase in scale and the provision of side facing windows would result in an impact on the side facing windows of these offices, with regard to overlooking, overbearing, outlook and daylight, it is not considered that the impact would be as so harmful to result in unacceptable impact on its day to day use as an office.

11.4 The neighbouring building to the east is a three storey building with retail at ground floor (JD Sports) and offices above to the east, to which the proposal would adjoin. There are no side facing windows in this neighbouring building and the proposed additional height would not result in any undue overbearing impact, and would therefore have an acceptable

impact on the use of this neighbouring property.

- 11.5 To the north on the opposite side the High Street is The Queensmere Shopping Centre which is an eight storey building with retail units at ground floor and offices above. Due to a separation distance of approximately 17metres, there would be ample distance between the buildings to prevent any unacceptable impacts in terms of overlooking, overbearing, outlook and daylight, for both its existing use of the building and any subsequent changes that may occur through the redevelopment of the shopping centre.
- 11.6 To the south is a single storey terraced building comprising a number of retail units, restaurants, takeaway, and a betting shop. Although the proposal would be significantly higher than these units, the rear service yard provides ample separation distance of approximately 30 metres which would ensure that there would not be any significant amenity impacts to these units.
- 11.7 To the south and on the opposite side of the Park Street is a three storey office building which includes a number windows fronting Park Street. However, due to a separation distance of approximately 22 metres, there would be ample distance between the buildings to prevent any unacceptable impacts in terms of overlooking, overbearing, outlook and daylight.
- 11.8 The remaining properties are set away by a distance great enough to prevent any unacceptable neighbour amenity issues.
- 11.9 It is accepted that the construction phase may cause some disruption for the neighbouring occupiers. As this would be for a temporary period it would be appropriate for a condition to be included to secure a construction management plan to mitigate the temporary disturbance as far as practically possible.
- 11.10 Subject to conditions, no objections are raised in terms of the impacts on neighbouring properties and the proposal is considered to be consistent with Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan, and the requirements of the National Planning Policy Framework 2018.
- 12.0 **Living conditions for future occupiers of the development**
- 12.1 The National Planning Policy Framework 2018 states that planning should create places with a high standard of amenity for existing and future users.
- 12.2 Core policy 4 of Council's Core Strategy seeks high density residential development to achieve "a high standard of design which creates attractive living conditions."

- 12.3 The proposed flats would be accessed by a dedicated doorway into the building from Park Street, direct into a proposed stairwell and lift both dedicated for the proposed residential flats, which is considered appropriate.
- 12.4 The proposed flats would have acceptably sized internal spaces that would comply with the Council's guidelines.
- 12.5 The windows proposed within the western side elevation would be positioned approximately 7.6 metres from the side elevation of the western neighbouring three storey building on the opposite side of Park Street. As these flats are proposed at the same level or above the neighbouring third storey, a good level of outlook would be achieved from views over the top of the neighbouring building. In considering this together with the window layout which provides dual aspect views to either the front or to the rear, the proposal would result an acceptable outlook for future occupiers of these flats. This window layout has also enabled an appropriate amount of daylight and sunlight serving these flats which is confirmed by the submitted daylight and sunlight study
- 12.6 The proposed layout includes an internal void that would serve as an atrium to provide light and outlook for the bedrooms within the flats above no. 188 High Street. The separation distance between the opposing bedrooms windows within the atrium would be approximately 20 metres. Although this would not provide an ideal outlook, this would be for bedroom areas only, and the main living areas of the flats would be served by good outlook and light to the front and rear of the site. The submitted daylight and sunlight study confirms that an acceptable amount of daylight (borrowed light) would serve these bedroom areas. Furthermore, these bedroom areas would also be served by external amenity space through balconies and a shared terrace at first floor level for the flats at first floor. Therefore, on balance, the living conditions for the flats above no. 188 High Street would be acceptable. It is recommended that a condition is included to secure an appropriate treatment for the internal elevations of the atrium, and screening from the adjoining neighbouring flat roof.
- 12.7 Three of the proposed flats would not be served by external amenity space, however, given the town centre location being close to public amenity space such as Herschel Park, Lascelles Park, and Upton Park, this is considered acceptable.
- 12.8 Based on the above, the living conditions and amenity space for future occupiers is considered to be in accordance with the requirements of the NPPF, Core policy 4 of Council's Core Strategy, and Policy H14 of the Adopted Local Plan.

13.0 **Crime Prevention**

- 13.1 Policy EN5 of the adopted Local Plan states all development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour.
- 13.2 The proposed flats would be accessed by a secure doorway from Park Street where there would be a good level of natural surveillance from the adjoining streets and also from the proposed windows in the upper floors.
- 13.3 Cycle storage would comprise an integral communal secure store positioned to the rear of no. 188 High Street, and accessed via a pedestrian gate adjacent to the gated vehicular access to the rear service yard. This is considered to provide appropriately secure cycle storage. Lighting in this area should be secured by condition to aid with safe access to the cycle store.
- 13.4 At the time of writing no comments have been provided by the Crime Prevention Officer. However, the applicant is asserting the proposal meets the principles of Secured by Design. In order to minimise any opportunities for crime and anti-social behaviour it is considered appropriate and proportionate to condition any approval for the development to be capable of achieving Secured by Design accreditation.

14.0 **Highways and Parking**

- 14.1 The National Planning Policy Framework 2018 requires development to give priority first to pedestrian and cycle movements, and second - so far as possible – to facilitating access to high quality public transport. Development should be designed to create safe and suitable access and layouts which minimise conflicts between traffic and pedestrians. Plans should also address the needs of people with disabilities, allow for the efficient delivery of goods and access by emergency vehicles, and provide facilities for electric vehicle charging. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 109 of the National Planning Policy Framework 2018 states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 14.2 The pedestrian access into the flats would be taken from the pedestrianised part of Park Street which would provide a safe and suitable access point.
- 14.3 The application proposes vertical type cycle racks to which the Local Highway Authority has raised an objection. Planning Officers accept these can be difficult to use, and negotiations are currently taking place regarding the provision the Sheffield type cycle as required by the Developer's Guide.

- 14.4 The application proposes no parking to serve the proposed residential flats, which, when considering the good access to transport links and facilities together with the nil parking requirement within the town centre for residential uses, is considered acceptable
- 14.5 The rear extension would encroach within the existing service yard and would result in the loss of 2no. parking spaces which serve the existing retail unit(s) on the site. Although regrettable, the loss of 2no. parking would be mitigated by the existing provision of the availability of parking spaces in nearby public car parks, (Observatory, Buckingham Gardens, Herschel Street).
- 14.6 The servicing arrangements would remain the same; however, a condition should be included to ensure the loading area in the service yard is retained for loading and not lost to further parking provision.
- 14.7 As the highway (Park Street) to the site is narrow and the site itself only contains a small service yard, it would be appropriate for a condition to be included to secure a construction management plan to control the types of vehicles accessing the site and a strategy for construction worker parking.
- 14.8 Subject to resolution of an appropriate cycle store and appropriate conditions which include securing the retention of the loading bay, the proposals are considered to accord with Core Strategy Policies 7 and 8, Local Plan Policy T2, and the requirements of the National Planning Policy Framework 2018.
- 15.0 **Economic Impact**
- 15.1 The National Planning Policy Framework 2018 seeks to support the role that town centres play at the heart of local communities. Planning should promote the long-term vitality and viability of town centre by taking a positive approach to their growth, management and adaptation which includes housing as part mixed use developments.
- 15.2 The landlord of a neighbouring property (4 Park Street) objecting to the proposal asserting the proposal would result loss of business, issues with trading that will have an impact on the businesses inside of and outside of 4 Park street.
- 15.3 Planning Officers have assessed the impacts on the use of the neighbouring properties surrounding the site along with the impacts on the highway, and it is found the proposal would not have a significant impact on their existing operations. It is accepted that the construction phase may have an impact on the neighbouring commercial units, however, this would be for a temporary period only and be mitigated as far as practically possible through a construction management plan which can be secured

by condition.

- 15.4 Based on the above, the proposal would not have detrimental impact on the vitality and viability of town centre, and would accord with the requirements of the National Planning Policy Framework 2018.

16.0 Sustainable Design and Construction

- 16.1 Core Policy 8 combined with the Developers Guide Part 2 and 4 requires both renewable energy generation on site and BREEAM/Code for Sustainable Homes. The Developers Guide is due to be updated to take account of recent changes and changing practice. In the interim to take account of the withdrawal of Code for Sustainable Homes new residential buildings should be designed and constructed to be better than Building Regulations (Part L1a 2013) in terms of carbon emissions. Specifically designed to achieve 15% lower than the Target Emission Rate (TER) of Building Regulations in terms of carbon emissions.

- 16.2 No details have been included within the application documents; however, these details can be secured by condition.

17.0 Affordable Housing and Infrastructure

- 17.1 Core Policy 1 of the Slough Local Development Framework Core Strategy states that for all sites of 15 or more dwellings (gross) will be required to provide between 30% and 40% of the dwellings as social rented along with other forms of affordable housing.

- 17.2 Core Policy 10 states that where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.

- 17.3 No affordable housing or other infrastructure is sought as the number of units is below the threshold of 15 dwellings and the proposal would not have a significant impact on off-site infrastructure.

18.0 Surface water drainage

- 18.1 A Ministerial Statement from December 2014 confirms the Government's commitment to protecting people from flood risk. This Statement was as a result of an independent review into the causes of the 2007 flood which concluded that sustainable drainage systems (SuDS) were an effective way to reduce the risk of 'flash flooding'. Such flooding occurs when rainwater rapidly flows into the public sewerage and drainage system which then causes overloading and back-up of water to the surface. Both Core Strategy Policy 8 and paragraph 103 of the NPPF requires

developments to not increase flood risk

18.2 The Government has set out minimum standards for the operation of SuDS and expects there to be controls in place for ongoing maintenance over the lifetime of the development.

18.3 The application includes a drainage strategy which proposes to use existing soakaways which has been assessed by the Lead Local Flood Authority and found to be acceptable. Subject to securing the strategy by condition, no objections are raised.

19.0 **PART C: RECOMMENDATION**

19.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager: 1) for approval subject to securing amendments to the appearance of the top floor elevations; finalising conditions, and any other minor changes, or 2) refuse the application if resolution of the outstanding matters is not agreed by 4th February 2019.

21.0 **PART D: LIST CONDITIONS AND INFORMATIVES (TBC)**

1. Commence within three years

The development hereby permitted shall be commenced within three years of 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. Drawing Numbers

The development hereby permitted shall be carried out in accordance with the following approved plans:

- a) Drawing No. JM_057_PL_0400 Rev TBC; Dated 07/02/2018; Rec'd TBC
- b) Drawing No. JM_057_PL_0401; Dated 07/02/2018; Rec'd 24/05/2018
- c) Drawing No. JM_057_PL_0402; Dated 07/02/2018; Rec'd 24/05/2018
- d) Drawing No. JM_057_PL_0403; Dated 07/02/2018; Rec'd 24/05/2018
- e) Drawing No. JM_057_PL_0404; Dated 07/02/2018; Rec'd 24/05/2018

- f) Drawing No. JM_057_PL_0405; Dated 07/02/2018; Rec'd 24/05/2018
- g) Drawing No. JM_057_PL_0500; Dated 07/02/2018; Rec'd 24/05/2018
- h) Drawing No. JM_057_PL_0600; Dated 07/02/2018; Rec'd 24/05/2018

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. Samples of Materials and architectural detail

Prior to the commencement of development samples of external materials (including, reference to manufacturer, specification details, positioning, and colour) to be used in the construction of external envelope and internal atrium, of the development hereby approved 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.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN1 of The Adopted Local Plan for Slough 2004, and the requirements of NPPF 2012

4. Architectural details

No development shall commence until full architectural detailed drawings at a scale of not less than 1:20 (elevations, plans and sections) of windows (including surroundings and reveals), down pipes, gutters, edging details to flat roofs, balustrades, balconies, and elevations of the top floor (fifth floor) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details 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 Adopted Local Plan for Slough 2004.

5. Construction Management Scheme

No development shall take place until a Construction Management Plan

has been submitted to and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives, visitors and construction vehicles loading (to a minimum Euro 6/VI Standard), off-loading, parking and turning within the site and wheel cleaning facilities during the construction period and machinery to comply with the emission standards in Table 10 in the Low Emission Strategy guidance. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users and in the interests of air quality and to ensure minimal disruption is caused to existing businesses in the shopping centre area in accordance with policies 7 and 8 of the Core Strategy 2008.

6. Sustainable Development

No development shall commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority.

The scheme shall show how the design and construction of dwellings will achieve carbon emissions (all dwellings combined) that will be lower than all of the dwellings combined total Target Emission Rate as calculated in accordance with the Building Regulations 2013 Part L and associated Approved Documents.

The scheme shall include (a) an energy statement listing the Target Emission Rate and dwelling emission rate for each Dwelling and calculations to show the combined figures for both; (b) descriptions of building fabric enhancements, building services enhancements or low or zero carbon energy generating equipment proposed to achieve a better than Building Regulation 2013 Part L carbon emissions requirement. Energy generation on site shall not be from biomass.

The scheme shall be implemented as approved and no dwelling shall be occupied until its associated low or zero carbon energy scheme measures have been installed and are operational and the approved measures shall be retained thereafter

REASON In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy 2008.

7. Designing out crime

No part of the development hereby permitted shall be occupied until

details of the measures to be incorporated into the development to demonstrate how 'Secured by Design Gold Award' accreditation will be achieved has been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall not be occupied or used until written confirmation of Secured by Design accreditation has been submitted to the Local Planning Authority. The approved security measures shall be retained thereafter.

REASON In order to minimise opportunities for crime and anti-social behavior in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026

8. External Site Lighting

No part of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties and to provide safer access to the cycle store in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN5 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2018.

9. Boundary Treatment

No part of the development hereby permitted shall be occupied until details of the proposed boundary treatment along the neighbouring boundary at roof level with 190 High Street, including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Once approved, a suitable means of boundary treatment shall be implemented on site in accordance with the approved details prior to the first occupation of the development and retained at all time on the future.

REASON In the interests of the visual and neighbour amenity, and to ensure no overlooking into the neighbouring site to help ensure that there would not prejudice wider redevelopment in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and H9 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2012.

10. Rear Service Yard

No part of the development hereby permitted shall be occupied until a plan has been submitted proposing new or re-painted designated out loading bay within the rear service yard. The approved details shall be fully installed prior to first occupation and retained in at all times in the future for the loading and unloading of vehicles. The designated loading bay shall be kept free of any obstructions at all times for loading and servicing.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and, and in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the NPPF 2012.

11. Surface Water Drainage

The surface water control measures shall be carried out in accordance with the RPS Surface Water Drainage Assessment HLEF64565/001R; dated; July 2018 and retained thereafter. The drainage system shall be managed and maintained for the lifetime of the development in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policy 8 of the adopted Core Strategy 2006 - 2026

12. Refuse and Recycling

The refuse and recycling facilities as shown on the approved plans shall be provided on site prior to occupation of the development and retained at all times in the future.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T8 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2012

13. Cycle Parking

TBC

REASON To ensure that there is adequate cycle parking available at the site in accordance with Core Policy 7 of The Slough Local

Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T8 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2012.

14. No additional windows

No windows (other than those hereby approved) shall be formed in the eastern and southern flank wall elevation of the development without the prior written approval of the Local Planning Authority.

REASON To protect the privacy of the neighbouring property and to ensure no overlooking to the car park site to help ensure that these would not prejudice wider redevelopment in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and H9 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2012.

15. Shop Front

The windows in the shop front elevations for the retail uses fronting shall be constructed in clear glass and there shall be no obstruction behind the glass that would prevent that restricts views into the ground floor unit.

REASON In the interests of protecting the visual amenity and vitality and viability of Slough town centre in accordance with the provisions of Policies S1 and EN1 of The Adopted Local Plan for Slough 2004 and Policy 12 of the adopted Core Strategy 2006-2026.

INFORMATIVES:

1. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.
2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. 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.
3. All works and ancillary operations during both demolition and construction phases which are audible at the site boundary shall be carried out only between the hours of 08:00hours and 18:00hours on Mondays to Fridays and between the hours of 08:00hours and 13:00

hours on Saturdays and at no time on Sundays and Bank Holidays.

4. Noisy works outside of these hours only to be carried with the prior written agreement of the Local Authority. Any emergency deviation from these conditions shall be notified to the Local Authority without delay.
5. During the demolition phase, suitable dust suppression measures must be taken in order to minimise the formation & spread of dust.
6. All waste to be removed from site and disposed of lawfully at a licensed waste disposal facility.
7. Highways:

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 street naming and/or numbering of the unit/s.

The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a license must be sought from the Highway Authority.

The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.