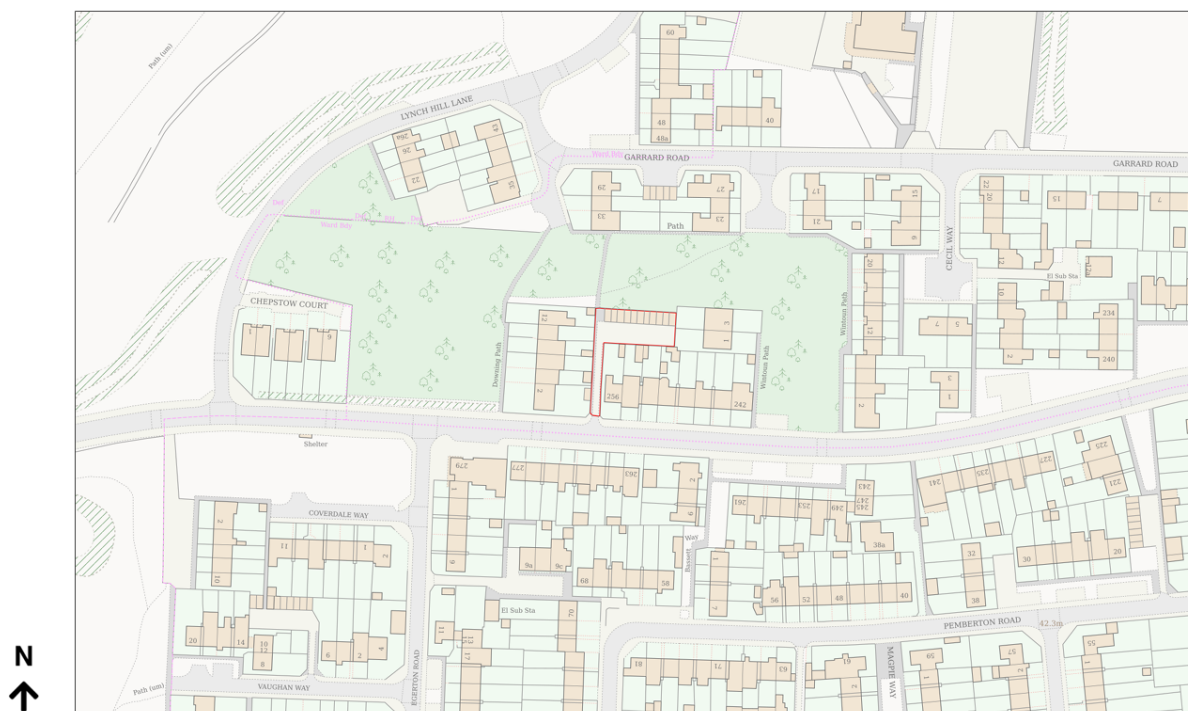


Registration Date:	26-May-2026	Application No:	P/21070/000
Officer:	Daniel Terry	Ward:	Britwell
Applicant:	Belgravia Prime Ltd	Application Type:	Minor - Dwellings
		8 Week Date:	21 July 2026
Agent:	Olesea Morozan, Maplin Studio Limited, 15 Station Road, Upminster, RM14 2SJ		
Location:	Land to the Rear of 250-256 Long Furlong Drive, Slough, SL2 2PJ		
Proposal:	Construction of a proposed 2no. three bedroom dwelling following demolition of existing garages.		

Recommendation: Delegate to the Planning Manager to approve subject to planning conditions.



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Under the current constitution this application is being brought to Committee for decision as the application has received more than 5 objections from members of the public.
- 1.2 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager for approval subject to planning conditions listed at the end of this report.

PART A: BACKGROUND

2.0 Proposal

- 2.1 The application site comprises a former Slough Borough Council 'garage site' in which the applicants are seeking to demolish all existing buildings and erect a pair of two-storey semi-detached dwellings, each comprising of three bedrooms. The dwellings will face east-west with parking in the form of two spaces provided to the front (west) of each dwelling. These spaces will be accessed from an existing track leading from Long Furlong Drive located to the south which runs adjacent to No.256 Long Furlong Drive. Vehicle gates are also proposed along this track, set back 5m from the junction.
- 2.2 The proposed dwellings would each have a width of around 5.5m and a depth of 8m with gardens that would have a depth of 10.3m. The pair of semi-detached houses would have a dual-pitched roof with gable ends and a maximum height of 7.2m. Dormers are used to provide accommodation within the roofspace.
- 2.3 The 'materials schedule' submitted indicates that red facing brickwork will be used to the external elevations which would harmonise with surrounding built form together with the use of dark grey concrete roof tiles.
- 2.4 As stated on the application form and within the Design and Access Statement, the applicants did engage with the LPA through the pre-application advice service prior to submission of the application. The proposed layout plan has been copied and pasted below:

5.2 Objections have been received from 11 separate addresses in relation to the following planning matters (as summarised):

- Proposed gates would result in disturbance, noise and enjoyment of No.256 Long Furlong Drive
- No turning room for delivery vehicles and unclear whether emergency vehicles could access the site
- Inappropriate backland development and overdevelopment of the site
- Harm to residential amenity through overlooking, loss of privacy, loss of light, noise and disturbance
- Unsafe access arrangements and parking impact through displaced parking
- Development fails to respect the character and pattern of surrounding area
- The proposals, particularly the dormers and accommodation within the roofspace result in greater visual bulk compared to neighbouring buildings
- Separation distances between proposals and existing properties are insufficient and result in an intrusive and overbearing development
- Proposals are contrary to Saved Policies H13, H14 and EN1 of the Slough Local Plan and Core Policy 8 of the Core Strategy, as well as being contrary to the Residential Extensions Guidelines SPD
- The adverse effects on 12 existing homes would outweigh the potential benefits of the proposals
- Overshadowing of neighbouring properties
- Impact on ecology and no biodiversity gain provided
- Proposed 'fortress style' gates would not be in-keeping with the character
- Noise from occupation of the site would affect the enjoyment of the adjacent woodland

5.3 The following objections were also received, however these are not material planning considerations and cannot therefore be taken into consideration:

- Rights of way, easements, covenants
- Neighbours unable to maintain their boundaries
- Disruption during construction works
- SBC did not consult neighbours before selling the land
- Concerns that access to the site for building works will be over the public open space which would require the removal of trees outside of the site
- The applicant has not identified whether any drains, sewers, gullies etc. would be built over, obstructed or made inaccessible
- Errors on application forms (Officer Note: These inaccuracies do not materially affect the merits of the scheme)
- Potential fire hazard to properties in Downing Path who lose a rear escape route
- Existing garages likely to comprise asbestos
- Loss of adjacent woodland meaning the paths cannot be used and children would have to walk on roads instead (Officer Note: The proposals do not include any land to the north comprising woodland and the footpaths would not be affected).

6.0 Consultations

6.1 Britwell Parish Council

No comments received.

6.2 Planning Policy

In brief no objection in principle with regards to Core Strategy housing policy. Design/layout is a matter [for the Officer to] address.

Core policy 3 housing distribution and paragraph 7.52 are relevant. Whilst it opens the opportunity for some backland development the notional limit on such suburban location small site development (referred to in CP3) has no doubt been breached. But bearing in mind, subsequent to CS adoption, greater emphasis on addressing housing need, Slough's higher need figure and previous garage court infill development has not been restricted as a matter of principle regarding land use there is no reason to restrict this one.

For info, the open space to north of the site is Council owned and designated Public Open Space (POS) on the proposals map. The application site has probably been recently sold by the Council via its disposal strategy.

From my brief look at application did not see much info on refuse collection arrangements - it might not comply with standard in Developers Guide (updated early this year) with reference to drag distances and no reference to where bins might be placed on highway edge.

6.3 Contaminated Land Officer

No comments received.

6.4 Natural England

Natural England initially objected to the proposals, however SBC confirmed that there is capacity at the Upton Court Park Suitable Alternative Natural Greenspace (SANG). Natural England were re-consulted following this confirmation and an update will be provided at the meeting.

6.5 Thames Water

No comments received.

6.6 Rights of Way Officer

No comments received.

6.7 Transport and Highways

No comments received at the time of writing this report. Officers have sought an update from the Highways Officer and an update will be provided on the Amendment Sheet. Please note conditions are subject to change / new conditions depending on the highways response.

7.0 Policy Background

7.1 National Planning Policy Framework:

- Chapter 2: Achieving Sustainable Development
- Chapter 4: Decision making
- Chapter 5: Delivering a sufficient supply of homes
- 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
- Chapter 14: Meeting the challenge of climate change and flooding
- Chapter 15: Conserving and enhancing the natural environment

7.2 Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document policies 2008:

- Core Policy 1 (Spatial strategy)
- Core Policy 3 (Housing distribution)
- Core Policy 4 (Type of housing)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability and the Environment)
- Core Policy 9 (Natural, Built and Historic Environment)

7.3 Local Plan for Slough March 2004 policies:

- H13 (Backland/infill development)
- H14 (Amenity space)
- EN1 (Standards of Design)
- EN3 (Landscaping Requirements)
- EN5 (Design and Crime Prevention)
- EN22 (Protection of sites with nature conservation interest)
- OSC1 (Protection of public open space)
- T2 (Parking restraint)
- T7 (Rights of way)
- T8 (Cycling network and facilities)

7.4 Slough Local Development Plan and the NPPF

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The revised version of the National Planning Policy Framework (NPPF) was published in December 2024.

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.

7.5 National Planning Practice Guidance (NPPG)

The NPPG was first published in 2014 and is an iterative web-based guidance that is designed to complement the NPPF across a range of topics.

7.6 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 16 of this report.

8.0 **Planning Considerations**

8.1 The planning considerations for this proposal are:

- Principle of Development
- Housing need & type
- Design and impact on the character and appearance of the area
- Impacts on neighbouring amenity
- Living conditions of future occupiers of the development
- Transport, Highways and parking
- Biodiversity
- Other matters

9.0 **Principle of Development**

9.1 Core Policy 1 of the Core Strategy states that the requirement for new development to comply with the Spatial Strategy includes that on sites other than those in the town centre and on key regeneration locations the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.

9.2 Core Policy 4 of the Core Strategy 2008 states that in the urban areas outside of the town centre, new residential development will predominantly consist of family housing and be at a density related to the character of the surrounding area. The Core Strategy defines family housing as:

9.3 *"A fully self-contained dwelling (with a minimum floor area of 79* 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."*

*The figure was updated from 76sqm following the publishing of the Government's Nationally Described Space Standards (NDSS).

9.4 The proposal is for a pair of semi-detached three-bedroom dwellings, each of which would have a floor area of around 94sqm. This therefore exceeds the

guideline and the provision of three-bedroom dwellings with private rear gardens would accord with the Core Policy's definition of family housing.

9.5

The proposals would make a modest contribution to the Borough's housing supply. The site is not located within the Green Belt and new housing development will generally be acceptable in principle in accordance with the above.

9.6

Saved Policy H13 (Backland/Infill Development) states that 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.

9.7

The design-related criteria are discussed in more detail below in the relevant sections of this report. The proposals are otherwise acceptable in principle. As the Council cannot currently demonstrate a 5-year housing land supply, the presumption in favour of sustainable development set out in Paragraph 11 of the NPPF would apply. The following sections of this report attribute weight to the overall planning balance with a conclusion provided towards the end of this report.

10.0 Housing provision

10.1

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.

10.2

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.

10.3

The Local Planning Authority cannot demonstrate a Five-Year Housing Land Supply. As of 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. The overall planning balance is set out at the end of this report.

- 10.4 With regard to the housing mix, one of the aims of National Planning Policy is to deliver a wide choice of high-quality homes and to create sustainable, inclusive and mixed communities. This is reflected in Core Strategy Policy 4. The Local Housing Needs Assessment for RBWM, Slough & South Bucks (October 2019) suggests in table 39 the following percentage mixes are needed within Slough:

	1 bed	2 bed	3 bed	4+ bed
Market	5%	19%	57%	20%
Affordable home ownership	33%	32%	26%	10%
Affordable housing (rented)	44%	27%	25%	4%

- 10.5 Given the tilted balance is engaged, the contribution towards housing would in principle attract positive weight. That being said, the benefit of housing would be tempered to the fact that only two dwellings are being provided in the context of the overall Borough Housing Need. Notwithstanding this, Paragraph 73 of the NPPF acknowledges that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly.

- 10.6 With regard to 'housing mix' 2 x three-bed dwellings is considered acceptable in this instance, having regard to the size of dwellings locally and further noting that these are the most needed houses based on the abovementioned needs assessment. The size of the dwellings also needs to correspond with the size of the plot available, which is particularly important in the case of back-land development.

- 10.7 The provision of housing in the absence of a 5-year housing land supply is a benefit to be attributed significant positive weight in the overall planning balance. However, this weight is tempered in scale to the fact that only two dwellings are proposed in the overall context of the Borough's housing need.

11.0 **Design and Impact on Appearance and Character of the area**

- 11.1 Paragraph 129 of the NPPF states, amongst other things, that decisions should support development that makes efficient use of land, taking into account e) the importance of securing well-designed, attractive and healthy places. Paragraph 131 meanwhile states that 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.
- 11.2 Paragraph 135 of the NPPF states, inter alia, that planning decisions should ensure that developments: b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 11.3 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 watercourses. Poor designs which are not in keeping with their surroundings and schemes that overdevelop the site will not be permitted.

- 11.4 Core Strategy Policy 8 states that all development in the borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change. Core Policy 8 outlines:

'All development will:

- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;*
- b) Respect its location and surroundings;*
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and*
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.'*

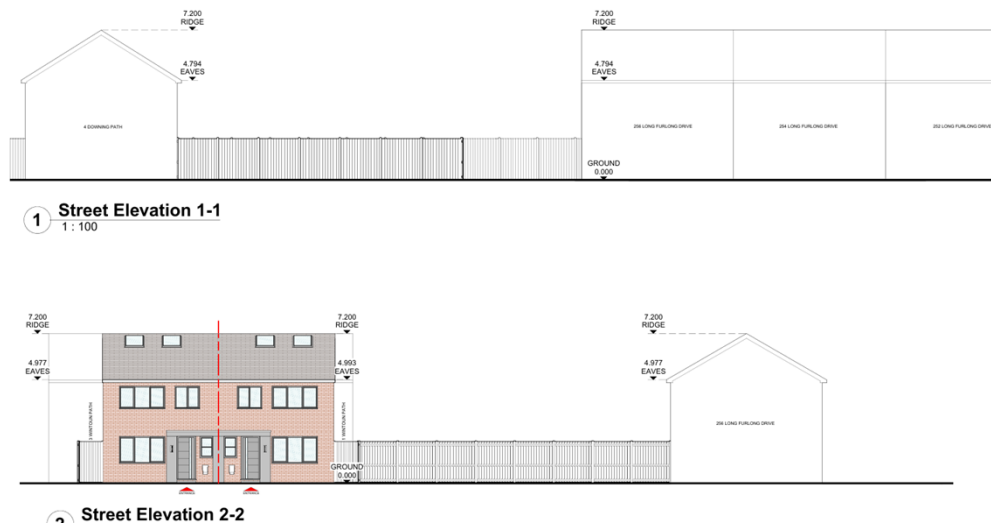
- 11.5 As set out above, Saved Policy H13 of the Slough Local Plan is also of relevance.

- 11.6 Firstly, with regard to the wider context, it is acknowledged that the local area is predominantly made up of rows of terraced housing, however there are some examples of semi-detached dwellings as shown on the aerial image below and highlighted by red circles. The application site is denoted by the red arrow.



- 11.7 On this basis, it is not considered that the proposed semi-detached dwellings would be out of character, not least due to the presence of No.1 and No.3 Wintoun Path which adjoin the application site to the east.
- 11.8 Officers do not consider that the proposals would be an overdevelopment of the plot, nor would it be considered to result in a density that is too high having regard to surrounding built form. Paragraph 130 of the NPPF states that applications should be refused where development is proposed at too low a density and where it would not make efficient use of land. This is particularly important given the housing shortfall and the likely need to release greenfield sites to accommodate housing needs. The use of brownfield sites (Previously Developed Land) should therefore be attributed appropriate positive weight in this regard.
- 11.9 One of the concerns that Officers raised at pre-application stage was the need to ensure that these backland dwellings are appropriately subordinate in scale and height given their positioning behind dwellings in Long Furlong Drive. In response, the dwellings have been designed with a ridge height of 7.2m indicating that this matches those dwellings

that front Long Furlong Drive and Downing Path and would be no taller. This is shown on the drawing below:



As a result, the dwellings would not be readily seen from public vantage points in Long Furlong Drive, besides glimpsed views over the garden of No.2 Downing Path. These views would be glimpsed views, and it was noted at the time of the site visit that No.2 comprises a mature tree and other vegetation within their rear garden which would help to shield the proposals from the main highway.

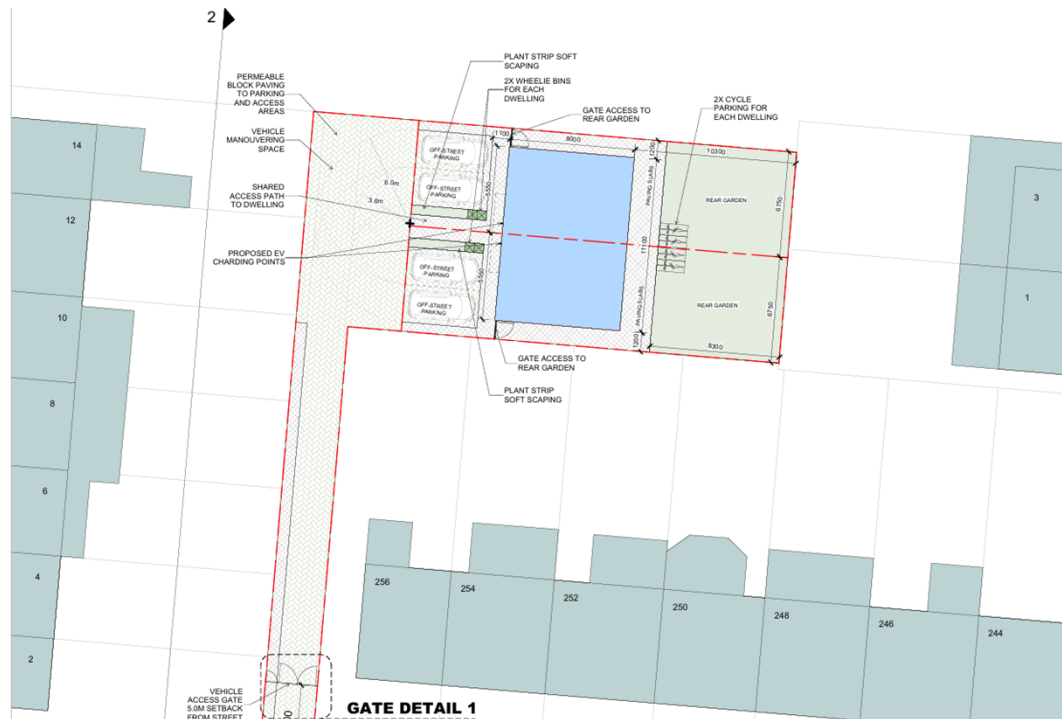
11.10 The proposals will be visible from the public open space to the north, not least because this is generally 'open' in character with sporadic trees throughout. There is some mature vegetation that exists along the northern boundary of the site (which is understood to be Council owned).

11.11 It is acknowledged that some of the objectors have raised concerns that this vegetation will be removed to facilitate the proposals, however there is no apparent evidence that this would in fact be required. In any case, separate consent would need to be sought from the Council for the removal of any vegetation which is on land outside the ownership of the applicant. Importantly, the two proposed dwellings would be viewed in the context of existing surrounding residential development to the east, south and west and therefore would not look out of character in this context when viewed from the public open space.

11.12



11.13 At a more localised level, the proposed backland development would respect the layout and arrangement of development that surrounds the site, noting from the drawing below that the development would not encroach to the north when considering the positioning of No.1 and No.3 Wintoun Path and No.12/14 Downing Path. Whilst there is no 'established building line' at the rear per se, the proposals would nonetheless respect the pattern of development locally.



11.14 Officers do acknowledge that the gardens are slightly below the 'norm' when compared to surrounding properties but that this is typically the case with backland development. One alternative option to address neighbour concerns would be a proposal for a single dwelling which would then have a garden that is larger than the 'norm', however Officers would likely have concerns with this from the perspective of making efficient use of land. The matter of amenity space is discussed in more detail below in this report with regard to living conditions of future occupiers.

11.15 In terms of the design and appearance of the dwellings, this is again considered acceptable. The concerns from an objector regarding the dormers and how these aren't typical of the area are noted, however dormers can typically be added to dwellings by exercising 'permitted development rights'. The dormers have been sensitively designed so that they occupy a small amount of the roofslope and do not therefore dominate it. They do not result in a building that appears top-heavy. The dwellings have a modern appearance which is considered to be in-keeping with surrounding built form.

11.16 Officers consider that the proposed materials are acceptable in principle, however specific details have not been provided at this stage. For the avoidance of doubt, details of the materials to include type, size, colour, supplier etc. will be secured by way of a planning condition. Furthermore, for reasons set out throughout this report, Officers consider it appropriate to remove permitted development rights for extensions and outbuildings, meaning that a formal planning application will need to be submitted should any future occupier of the development wish to extend any dwelling or construct an outbuilding, for example. A further planning condition ensuring that the dwellings remain in a lawful C3 use will also be imposed to protect housing stock and the amenity of the local area.

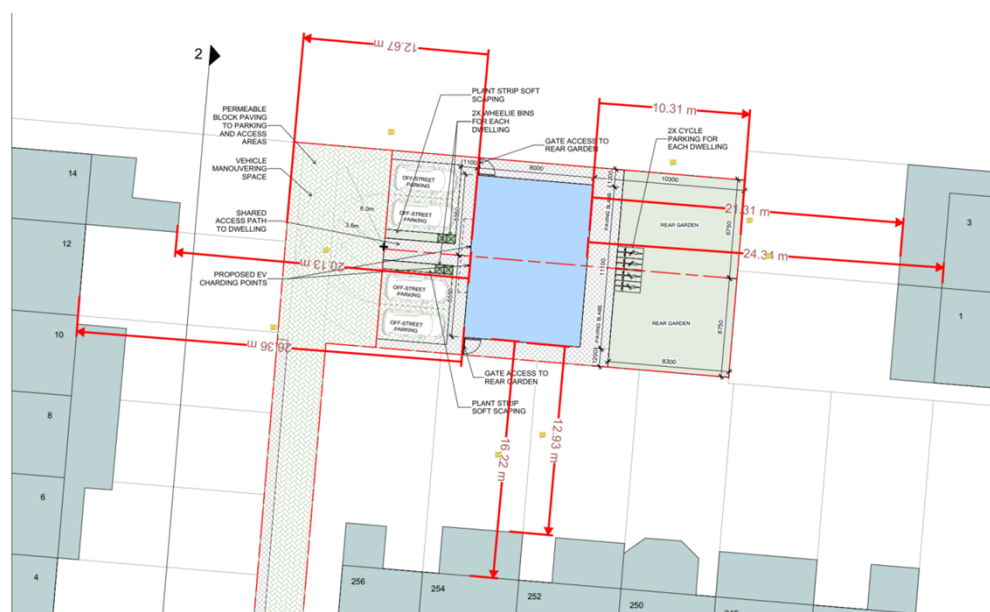
11.17 The ratio of hard to soft landscaping is also considered acceptable in this instance. Again, a planning condition will be imposed to ensure that details are provided before

development commences above slab level and subsequently implemented prior to occupation of any dwelling. This will ensure that a sufficient amount of soft landscaping is provided to soften the visual impacts of the development. It will also provide an enhancement compared with the existing site which is entirely hardsurfaced.

- 11.18 Officers further note that concerns have been raised with the proposed gates to the front from a design perspective, suggesting that they are not in-keeping in the streetscene. The proposed gates would be set back 5m from the footpath edge i.e. the public highway and slightly farther back from the vehicular highway. However, gates are not uncommon for shared parking areas and access routes where there is a need to prevent anti-social behaviour and fly-tipping. It is not therefore considered that the proposed gates result in any significant visual harm in this instance.
- 11.19 In conclusion, Officers consider that the density would be appropriate, that the proposals would make efficient use of land, and that the design and appearance are acceptable. In terms of the planning balance, these are not benefits per se but demonstrate compliance to which weight would be attributed neutrally.

12.0 Impact on neighbouring amenity

- 12.1 Core Policy 8 of the Core Strategy requires that the design of all new developments should respect the amenities of adjoining occupiers. As already set out above, Saved Policies EN1 and H13 of the Local Plan are also of relevance.
- 12.2 As set out above in Section 5 of this report, objections have been received in relation to potential impacts from noise and disturbance, overlooking and loss of privacy, as well as loss of light and overshadowing. Concerns have been raised that the separation distances are insufficient and therefore contribute towards these harms.
- 12.3 Turning firstly to the matter of the separation distances, Officers have measured from the drawings submitted and note that extensions have been considered by the applicant. Having regard to the site visit that was carried out, Officers consider that the drawing submitted is a fair and true reflection of surrounding built form in terms of extensions, although outbuildings in neighbouring gardens have not been shown.



12.4 The measurements indicate that the proposals would be nearest to No.254 Long Furlong Drive's rear extension at just under 13m but around 16.2m from their first-floor windows. To the east, the gardens are shown with a depth of 10.3m and the nearest parts of No.1 and No.3 Wintoun Path are around 21.3m at ground floor and 24.3m to the first-floor windows. Finally, the distances to the west are around 12.7m to the gardens of No.12 and No.14 Downing Path, around 20.1m to the nearest part of No.14's rear extension and around 26.3m to the first-floor windows of those two neighbouring houses.

12.5 It is worth noting that, whilst there are no specific distances set out within the Development Plan for backland development, the Residential Extensions Guidelines SPD is a useful guide as to the requirements for distances between buildings. This includes EX18 which suggests that a minimum distance of 15m should be maintained between the primary elevation of an existing house and the flank wall of a proposed development (i.e. side to rear relationship).

12.6 There are no specific guidelines relating to back-to-back or back-to-front relationships, but it is informally held that separation distances should be a minimum of 21m in such instances. Applications must be assessed on their own merits having regard to site specific circumstances and any issues such as changing land levels.

12.7 From the site visit carried out, it was considered that the land is generally flat. There did not appear to be any obvious drop offs in land levels on neighbouring land, noting that many of the surrounding properties appear to have vehicular accesses onto the application site. Based on the measurements taken from the drawings and as shown in the screenshot above, it is considered that the separation distances are sufficient in this instance.

12.8 The proposals would not appear to result in any significant or unreasonable level of overlooking, having regard to the layout of development locally and the 'typical' relationship that can be found. The nearest dwelling proposed towards the southern edge of the site would not likely result in any significant overlooking than that which is already possible from No.1 Wintoun Path, for example. It appears to be the perception of overlooking from the resultant re-development of the site that is the issue, however this would not be unacceptable. It is acknowledged that the proposed dormers given an elevated position from which views of neighbouring gardens will be possible, but this again is not significant enough to warrant refusal of the application given distances in excess of 21m are achievable.

12.9 In terms of the physical built form itself, it is not considered that overshadowing or loss of light would occur to any significant extent. Having regard to the orientation of the sun and the fact that the proposals are located directly north of properties in Long Furlong Drive, there would be no material impact on these neighbours. There would be some nominal impacts on properties in Wintoun Path and Downing Path but this would only appear to be at the very start or very end of the day and even then, only likely in the summer months. The separation distances involved mean that there would not be any unacceptable impacts on neighbours in terms of loss of light or overshadowing.

12.10 The final matter to be addressed in this regard relates to the proposed operation of the gates and alleged noise and disturbance. There is no information available or otherwise apparent reason why the gates would make any significant noise when being opened and closed. The provision of two houses means that these gates are not likely to be opening and closing continuously throughout the day but realistically during peak times in the morning and evening. There is no evidence to suggest

that these gates will reduce the amenity of No.256 Long Furlong Drive (or any other neighbouring properties for that matter) to unreasonable levels.

- 12.11 Officers have given careful consideration to the objections which have been received following the advertising of this planning application. The concerns raised by neighbours have been addressed above and it has been found that there would not be any significant impact on neighbouring amenity. As such, this is a matter that would be attributed neutral weight in the planning balance. Even if Officers were to conclude that there was harm in this regard, it would likely only attract limited negative weight in the planning balance and would not likely outweigh the potential benefits of the scheme.
- 12.12 Officers have also noted that several issues have been raised which are not material planning considerations. No weight can be given to these concerns. This includes matters such as rights of way, easements and covenants. It also includes matters such as whether the roofs of the garage buildings contain asbestos. The demolition of the buildings and any potential hazardous materials is covered by separate legislation outside of the planning process. Furthermore, it is reiterated that no works are proposed to the public open space to the north and no building will take place on this land outside the red edge shown.

13.0 Living conditions of future occupiers of the development

- 13.1 With regard to the internal living conditions of the future occupiers of the development, there are no specific adopted policies in the Local Plan although the Nationally Described Space Standards (NDSS) act as a useful guide in establishing whether the future occupiers would have an acceptable standard of living.
- 13.2 In this regard, the NDSS states that three-bedroom houses with 5 bed spaces should be a minimum of 93sqm in the case of a two-storey house, or a minimum of 99sqm in the case of three-storey houses. The proposals are for a two-storey building but with accommodation within the roofspace. Each dwelling would measure around 94sqm. It is further noted that the double bedrooms would exceed the 11.5sqm requirement whilst the single bedrooms exceed 7.5sqm.
- 13.3 Whilst the proposals would be slightly short of the requirement for a three-storey house (by around 5sqm), it is important to note that these are guidelines and have not been formally adopted by the Council. As such, the Planning Inspectorate do not typically give weight to this when determining appeals, as only policies formally adopted by the Council should be given weight. Nonetheless, the proposals demonstrate broad compliance and there is no suggestion that the houses would be unduly cramped. All windows serving habitable rooms would appear to have an adequate outlook and access to natural light.
- 13.4 Turning to the proposed amenity space, EX48 of the Residential Extensions Guidelines SPD (2010) states that two/three bedroom houses should be provided with gardens that are a minimum depth of 9m. Paragraph 11.2 adds that, in cases where...the retained garden area is at or just marginally above the guidelines as set out above, planning conditions will be imposed which remove permitted development rights on the property. This will give the Council a degree of control over the scale, size, appearance and siting of any structures or buildings which an owner/occupier may wish to construct in the rear garden at some future date.
- 13.5 As already alluded to above, the gardens to each dwelling would have a depth of around 10.3m, this complying with this guideline. It is therefore considered that

sufficient amenity space would be provided to each dwelling and the proposals are therefore acceptable in this regard.

13.6

It should be noted that the proposals have demonstrated a compliance with planning policies with regard to the living conditions of future occupiers of the site and this is not in itself a benefit of the scheme. The absence of harm in this regard should be attributed neutral weight in the overall planning balance.

14.0

Transport, Highways and Parking

14.1

The National Planning Policy Framework states that planning should seek to locate development where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians.

14.2

Paragraph 116 of the National Planning Policy Framework 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, following mitigation, would be severe, taking into account all reasonable future scenarios'*.

14.3

Core Policy 7 of the Core Strategy states that all new development should reinforce the principles of the transport strategy as set out in the council's Local Transport Plan and Spatial Strategy, which seek to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

14.4

Saved Policy T2 of the Local Plan 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.

14.5

Officers did raise some concerns during the course of the pre-application with regard to the access track and turning space to the front of the dwellings. In response, the applicants have provided a swept path analysis drawing with the submitted Design and Access Statement further suggesting in Section 9 that the arrangements would be acceptable.

14.6

Notwithstanding this, Officers remain concerned that the parking areas will be somewhat tight with a minimum of 3-point turns being required to access some spaces, as well as being dependent on the size of the vehicle. The LPA cannot control the number or size of vehicles belonging to future occupiers in this regard. In the absence of any comments from a Highways Officer, it is difficult for the LPA to reasonably substantiate this however.

14.7

In terms of the access itself, there are no particular concerns on the basis that this scheme seeks to utilise an existing access onto Long Furlong Drive and, moreover, when the site was used for garaging, it would likely have been in more frequent use noting that there are 11 garages. As noted by objectors, there are other vehicular gates to neighbouring properties on each side. By comparison, the traffic movements associated with two dwellings will be far fewer. As such, there are no reasonable concerns in terms of highway safety and the continued use of the access onto Long Furlong Drive.

14.8

- The proposed access gates would be set back a minimum of 5m from the public footpath. Although Officers do share some concerns with the gates themselves and their necessity, this is not a sufficient reason to refuse the application. Importantly, from a highway perspective, they are set back such that they would not impede the flow of traffic on the main highway or the public footpath. Vehicles will be able to pull clear whilst waiting for gates to open.
- 14.9
- There is limited information provided with regard to servicing and deliveries and it does not appear that a refuse vehicle would be able to access the site, meaning bins will need to be dragged to the public highway. Furthermore, it has not been demonstrated that delivery vehicles such as vans could access the site and turn, particularly if all 4 spaces are occupied by the residents' cars. It would not be appropriate for the delivery drivers to reverse back down the track given the distances involved and the proposed gates. Whilst this would not appear to meet the NPPF's relatively high threshold for refusing planning applications on highway safety grounds, Officers consider that it should be attributed negative weight in the planning balance.
- 14.10
- The provision of two parking spaces per dwelling would accord with the Council's Car Parking Standards. The site does not provide any visitor parking and so this would either need to take place within the occupants' spaces or on-street. Officers have noted from the site visits carried out that parking is limited in the local area, however it does not appear to be subject to such high levels of parking stress that the application could reasonably be refused for this reason. Moreover, specific and dedicated visitor parking is not required or expected for a 2-dwelling scheme.
- 14.11
- Overall, the site is considered to be sustainable in locational terms with bus stops on Long Furlong Drive providing hourly bus services between Wexham Park Hospital and Bracknell (route 53, Thames Valley Buses, services roughly between 7am to 7pm). In further support of sustainable transport, the scheme proposes a cycle store to each dwelling. This is required in order to comply with Saved Policy T8 of the Local Plan. Given that limited details have been provided at this stage, a planning condition will be imposed to ensure that details are submitted and approved by the LPA. This is particularly important given the removal of PD rights referred to above in this report.
- 14.12
- Therefore, Officers conclude that the proposals are not sufficiently harmful to warrant refusal of the application given the NPPF's relatively high threshold for refusing applications. However, the limited space for turning/manoeuvring and lack of access for refuse vehicles and delivery vehicles does attract limited negative weight against the proposals.
- 15.0
- Ecology and Biodiversity Net Gain (BNG)**
- Protected species*
- 15.1
- The application has been supported by a Preliminary Ecological Appraisal, carried out by DJOGS Limited and dated April 2026. Officers noted at pre-application stage that the garage buildings have been vacant for some time and that there is relatively mature vegetation adjoining the site and garages to the north. As such, the applicant was required to demonstrate that there would be no undue impact upon any protected species.
- 15.2
- The appraisal involved a site survey, and photos have been provided within the report. The results indicate that there is negligible potential for any protected species on site and therefore Officers are satisfied that further surveys are not

15.3 required in this instance. There would be no apparent impact to bats, badgers, Great Crested Newts or other reptiles, mammals or fauna.

As such, the proposals would not harm protected species and are therefore acceptable in this regard.

15.4 *Biodiversity Net Gain (BNG)*

15.5 It is now a mandatory requirement for all development in England to achieve a minimum, measurable 10% Biodiversity Net Gain (BNG). This means leaving a site at least 10% better/improved in biodiversity terms than it was pre-development. This was introduced under the Environment Act 2021.

15.6 The NPPF states in Paragraph 187 that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, d) minimising impacts on and providing net gains for biodiversity.

15.7 Core Policy 9 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough, including corridors between biodiversity rich features.

15.8 Saved Policy EN22 sets out that special account will be taken of nature conservation interest when determining proposals for development which would be detrimental to land which contains features of ecological importance. Ecological appraisals are required where proposed development is likely to threaten any nature conservation interest.

The application is seeking an exemption on the grounds that the proposals meet the 'de minimis' exemption insofar as less than 25sqm of habitat or hedgerow would be affected. Having visited the site and noted that it is almost entirely hardsurfaced except for some weeds, Officers are satisfied that the proposals would be exempt in this regard. It is noted that one of the objectors raised concerns that the proposals would result in the removal of vegetation on land to the north, however there is no evidence to suggest that this is required.

15.9 In any case, the proposals would see the introduction of soft landscaping so, although there is no policy basis for requiring biodiversity net gains, these would still be provided through improvements to the site.

Burnham Beeches Special Area of Conservation (SAC)

15.10 The site lies within the 5.6km Zone of Influence for Burnham Beeches. Generally speaking, an increase in population within this zone of influence will increase the pressure on Burnham Beeches SAC in providing open space enjoyment. However, in accordance with the Council's approach to schemes under 10 dwellings (Mitigation Strategy re new residential development and protection of Burnham Beeches), the LPA are satisfied that there is sufficient capacity at the Upton Court Park Suitable Alternative Natural Greenspace (SANG) to accommodate the proposed increase in dwellings.

15.11 The applicant has provided a Shadow Habitats Regulation Assessment (HRA) and Shadow Appropriate Assessment to assist the LPA in considering the potential impacts of the proposals. The LPA accepts the findings in the HRA and appropriate assessment. Natural England were consulted and objected, however it is worth noting that Natural England were consulted in error as the Burnham Beeches SAC contributions are only sought on schemes of 10 dwellings or more. This is for a two dwelling scheme. Therefore, notwithstanding the objection from

NE, the application is policy compliant. It is therefore anticipated that Natural England would remove their objection and an update will be provided at the meeting.

- 15.12 As such, the proposals are acceptable in this regard. Officers consider that the proposals would be acceptable with regard to protected species, BNG and with regard to potential impacts on designated sites, not least the Burnham Beeches SAC. The absence of harm in this regard is attributed neutral weight in the planning balance.

16.0 Equalities Considerations

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

- 16.2 The proposals, by virtue of their small scale and nature, would not result in any particular adverse impacts to individuals with protected characteristics. Some temporary impacts to those with health conditions may be experienced during the course of the building works themselves, where dust and noise etc. may feature. However, impacts from construction works which are temporary in nature are not a planning material consideration in themselves.

- 16.3 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.

17.0 PART C: RECOMMENDATION

- 17.1 The application has been evaluated against the Development Plan and other material considerations including the NPPF. The Local Planning Authority has assessed the application against the core planning principles of the NPPF and this includes Paragraph 11 which applies a presumption in favour of sustainable development. For decision-taking, this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 17.2 As the LPA cannot demonstrate a 5-year housing land supply, c) above does not apply. With regard to d), Officers acknowledge that there would be potential benefits from the provision of housing, which is a significant benefit, although this benefit is tempered in scale to the fact that only two dwellings are being provided in the context of the overall Borough's housing need. It is acknowledged that there would be some short-term economic benefits from the construction of the development itself and some longer terms benefits resulting from the occupation of the site, whose occupants would contribute to the local economy.
- 17.3 Officers find that there would be a 'neutral' impact with regard to design, living conditions, impacts on neighbours, and with regard to ecology and BNG. These weigh neither in favour nor against the proposals.
- 17.4 Officers have found that there would be some limited harm in highway safety terms, as it does not appear that refuse or delivery vehicles can access the site. Although it does not appear to be a substantive reason to refuse planning permission, this is an aspect to be attributed negative weight.
- 17.5 Notwithstanding the above, the adverse impacts of the proposals would not significantly and demonstrably outweigh the potential benefits associated with the proposal and as such, planning permission should be **GRANTED** subject to the following conditions:

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 by the Local Planning Authority:

- (a) Drawing No. Planning Portal Location Plan, Dated 26/05/2026, Recd On 26/05/2026
- (b) Drawing No. 36803, Dated 22/05/2026, Recd On 26/05/2026

- (c) Drawing No. 36804, Dated 22/05/2026, Recd On 26/05/2026
- (d) Drawing No. 36805, Dated 22/05/2026, Recd On 26/05/2026
- (e) Drawing No. 36806, Dated 22/05/2026, Recd On 26/05/2026
- (f) Drawing No. 36807, Dated 22/05/2026, Recd On 26/05/2026
- (g) Drawing No. 36808, Dated 22/05/2026, Recd On 26/05/2026
- (h) Drawing No. 36809, Dated 22/05/2026, Recd On 26/05/2026

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. External Materials

No development shall commence above slab level (excluding demolition and site clearance) until details of the external materials to be used on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter 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 Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Surface Access Materials

The materials to be used in the construction of the access track and footpath areas within the development hereby approved shall comprise of porous material that allows surface water to seep through.

REASON To mitigate any risk of flooding and 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 Adopted Plan for Slough 2004.

5. Cycle Stores

No development shall commence above slab level until details of the cycle stores have been submitted to and approved in writing by the Local Planning Authority. The cycle stores shall be constructed in accordance with the approved details prior to occupation of any dwelling.

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. Landscaping

Prior to development above slab level (excluding any demolition or site clearance works), a plan showing a comprehensive landscaping and tree planting scheme including the type, density, position and planting heights of new trees and shrubs shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented before any dwelling is occupied, or during the first available planting season after occupation of any dwelling and in the event of loss by death or other means, any such planting shall be replaced and maintained permanently thereafter.

REASON In order to enhance and maintain the visual amenity of the completed development in accordance with Saved Policies EN1 and EN22 of the Slough Local Plan

(2004) and Core Policy 8 of the Core Strategy (2008).

7. Car Parking Spaces

Prior to first occupation of the development hereby approved, the car parking spaces shown on the approved plans shall be laid out and made available for use and the spaces shall be retained at all times for the parking of cars and for no other purpose, and the turning areas shall be laid out and kept free of parked vehicles for turning and manoeuvring purposes only.

REASON To ensure adequate car parking to serve the development in accordance with Policy T2 of the adopted Local Plan for Slough (2004) and to ensure that vehicles can exit the site in a forward gear and that the development will not prejudice highway safety in accordance with Paragraphs 115-117 of the National Planning Policy Framework (2024).

8. Fencing

Prior to occupation of any dwelling, close-board fencing at a height of 1.8m shall be erected to the boundaries in accordance with the approved plans and details submitted.

REASON To safeguard the visual amenities of the locality and the privacy and amenity of adjoining properties.

9. No windows

Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be formed in the southern flank elevation of the development.

REASON To protect the amenity and privacy of adjacent occupiers in accordance with Saved Policies EN1 and H15 of The Adopted Local Plan for Slough (2004).

10. Permitted Development Removal

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 & E, no extension to the house hereby permitted or buildings or enclosures shall be erected, constructed or placed on the site.

REASON The rear garden is considered to be only just adequate for the amenity area appropriate for houses of the size proposed. It would be too small to accommodate future development(s) which would otherwise be deemed to be permitted by the provision of the above order in accordance with Policy H14 of The Adopted Local Plan for Slough 2004. Any further extensions to the dwelling by virtue of the above Classes would likely result in a cramped and overdeveloped appearance to the plot and may otherwise reduce the amenity of neighbouring properties including through overlooking.

11. Use Class

The dwellings hereby permitted shall be used only in a Class C3 use of the Use Classes Order 1987 (as amended) and shall not be sub-divided or used in multiple occupation.

REASON To ensure that the site is developed in accordance with the submitted application, to protect housing stock in accordance with Core Policy 4 of the Core Strategy (2008), 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 Saved Policy EN1 of the Slough Local Plan (2004).

INFORMATIVE(S):

1. The applicant is advised that unless the advertisement is removed from the site within 6 months from the date of this decision enforcement action will be taken to secure the removal of the unauthorised advertisement.
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. 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.
4. The applicant is advised of their requirement to comply with the Party Wall Act 1996, including the need to serve appropriate notices on neighbours before work commences.
5. Applicants are advised to discuss the new requirements for access for disabled persons under the Building Regulations with the Council's Building Control Service.
6. The applicant is advised that before any access can be constructed on to the public highway an application must be approved by the Head of Transportation.
7. 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.
8. The applicant is reminded of the following:
CONTROL OF NOISE ON CONSTRUCTION AND DEMOLITION SITES
LEGISLATIVE CONTROLS

(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:

1. 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.

2. 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.
3. 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 should include method of piling, the anticipated maximum depth of piling and the predicted soil conditions, and the activity equivalent continuous sound pressure level at 10 metres for one piling cycle.
4. 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.
5. All plant and machinery in use shall be properly silenced and maintained in accordance with manufacturer's instructions.
9. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto any adjoining property.