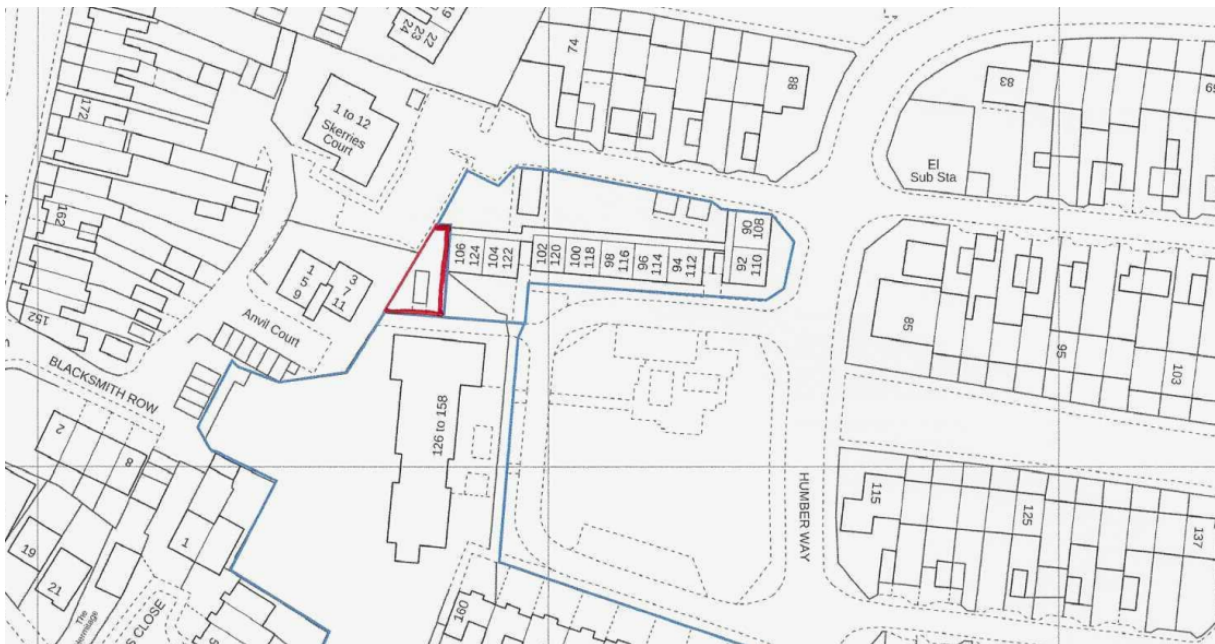


Registration Date:	06-May-2026	Application No:	S/21061/000
Officer:	Daniel Terry	Ward:	Langley Foxborough
Applicant:	Mr Ian Stone, Slough Borough Council	Application Type:	Minor - Other
		8 Week Date:	1 July 2026
Agent:	Mr Ray Fletcher, Limeblue Innovation Ltd, Post Office Buildings, Freestone Yard, Park Street, Colnbrook, Slough, SL3 0HT		
Location:	Land adjacent to 90-124 Humber Way, Slough, SL3 8ST		
Proposal:	Demolition of existing garage and construction of a plant room, installation of 3 x air source heat pumps and erection of an enclosure.		

Recommendation: Approve subject to planning conditions.



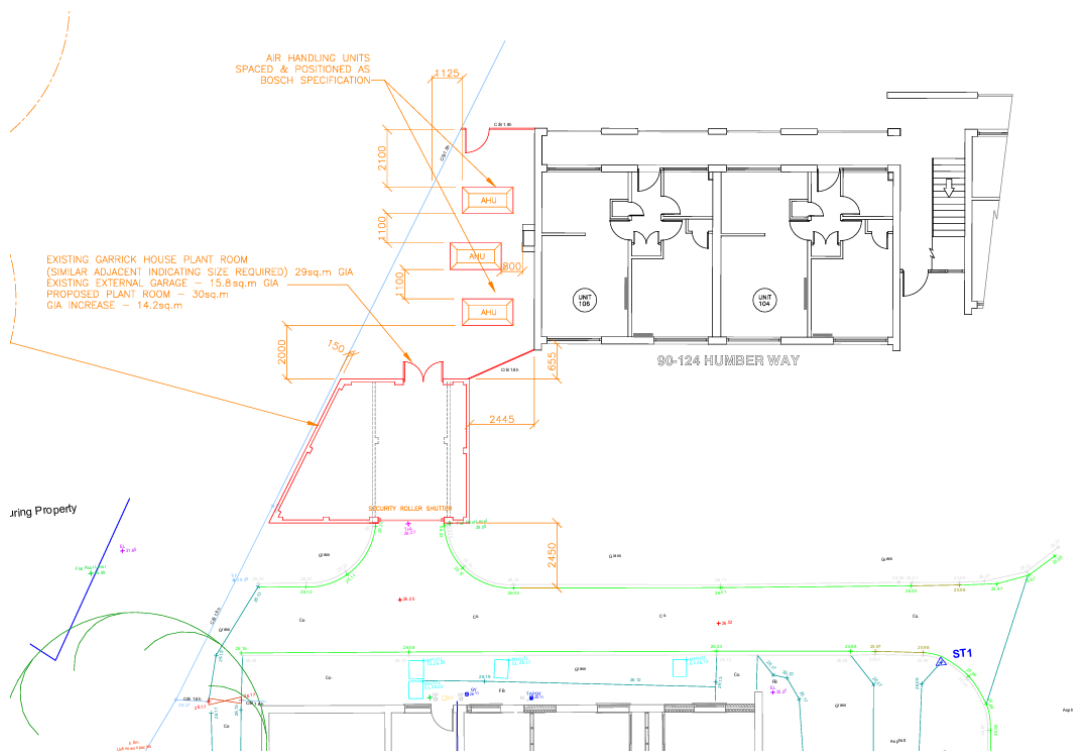
1.0 SUMMARY OF RECOMMENDATION

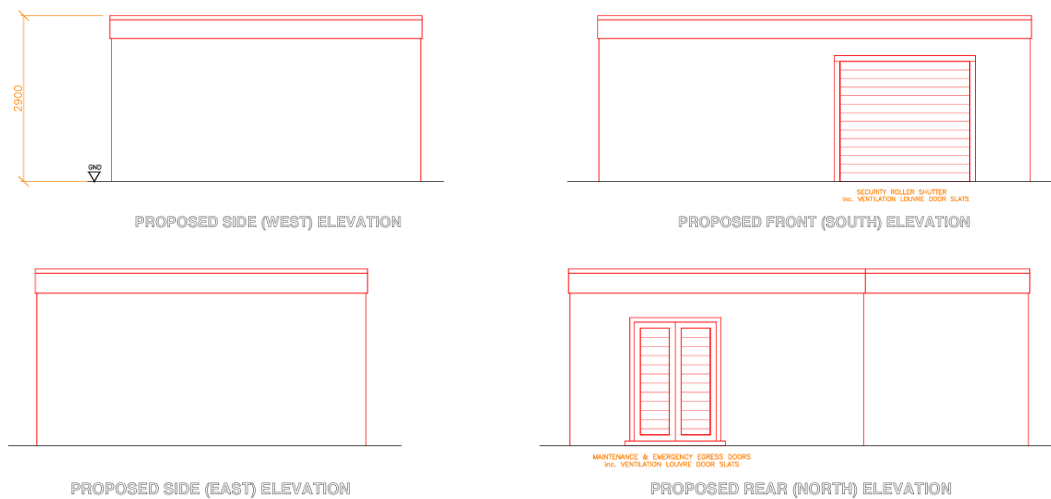
- 1.1 Under the current constitution this application is being brought to Committee for decision as the application has been submitted on behalf of Slough Borough Council and an objection has been received.
- 1.2 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be **GRANTED** subject to planning conditions listed at the end of this report.

PART A: BACKGROUND

2.0 Proposal

- 2.1 The application seeks full planning permission for the demolition of an existing Council owned, dilapidated unused garage building and the erection of a new structure to serve as a plant store, together with three air source heat pumps located to the rear (north) of the building. The air source heat pumps are said to be associated with the improvements to No.90-124 Humber Way which are forthcoming, as the Council seeks to improve the energy efficiency of its housing stock.
- 2.2 The proposed building would have a maximum width of 7.56m and a depth of 5.43m and incorporate a flat roof with a maximum height of 2.9m. The submission also indicates that it will be built of materials that match the adjacent buildings to the site. The proposed floor plan and elevations are shown below:





- 2.3 The scheme has been amended following receipt of an objection and Officers raising concerns with the potential impacts on neighbouring residential properties. The building has been repositioned and amended with a tapered western flank wall but remains of a similar footprint and overall size.

3.0 Application Site

- 3.1 The application site comprises a broadly triangular parcel of land to the north of Garrick House and west of No. 90-124 Humber Way. It is currently occupied by a detached single garage and is otherwise laid to lawn with some hardstanding.
- 3.2 At the time of the site visit, the site was mostly fenced off and included a generator and shipping container which are understood to be associated with the recent re-development of Garrick House. Former bungalows to the south of Garrick House have recently been demolished in order to make way for further re-development of this Council owned site.
- 3.3 To the west lies Anvil Court (accessed from Blacksmith Row) and north-west lies Skerries Court, accessed from Humber Way. Garrick House lies due south. The site is not subject to any planning constraints of note; the site does not fall within the Green Belt or a Conservation Area.

4.0 Site History

- 4.1 None.

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), site notices were displayed around the site in Humber Way and Blacksmith Row on 20 May 2026.
- 5.2 Alongside one objection being received, Officers raised concerns with the positioning of the building relative to the nearest windows serving residential uses. The drawings were amended and the application was re-advertised on 17 June 2026.

5.3 As noted above one letter of objection has been received from an occupant of Garrick House, raising the following planning issues (as summarised) in respect of the original submission:

- Loss of outlook and visual amenity
- Impact on living conditions
- Impact on the character of the area/visually intrusive
- Dominant built structure where the site currently has an open setting
- Overbearing and sense of enclosure
- Potential noise and disturbance

6.0 Consultations

6.1 Resilience and Enforcement (Environmental Health)

“Having looked at the location of the heat pumps I do not have any concerns as they should be far enough away from any receptors to cause any nuisance.”

7.0 Policy Background

7.1 National Planning Policy Framework:

- Chapter 2: Achieving Sustainable Development
- Chapter 4: Decision making
- Chapter 8: Promoting healthy and safe communities
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- 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 7 (Transport)
- Core Policy 8 (Sustainability and the Environment)
- Core Policy 10 (Infrastructure)

7.3 Local Plan for Slough March 2004 policies:

- EN1 (Standards of Design)
- EN3 (Landscaping Requirements)
- EN5 (Design and Crime Prevention)

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 24 of this report.

8.0 Planning Considerations

8.1 The planning considerations for this proposal are:

- Principle of Development
- Design and impact on the character and appearance of the area
- Impacts on neighbouring amenity
- Transport, Highways and parking
- Biodiversity

9.0 Principle of Development

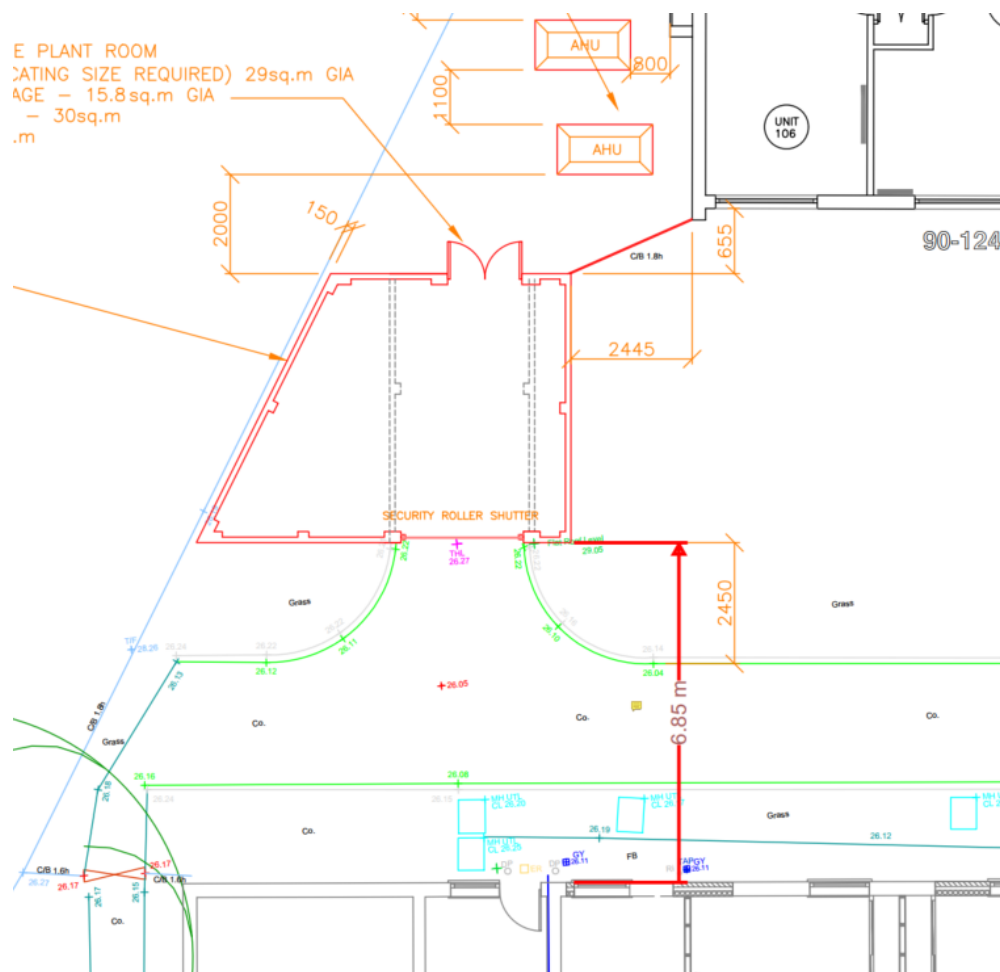
9.1 The site lies within a built-up residential area wherein new development is generally acceptable in principle. The plant room, and air source heat pumps are intended to serve the existing dwellings at No.90-124 Humber Way to make the building more energy efficient and subsequently less reliant upon fossil fuels. The site is not subject to any planning constraints which would prevent the proposals in this instance; it is not within the Green Belt nor a Conservation Area.

10.0 Design and Impact on Appearance and Character of the area

10.1 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.

- 10.2 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.'*
- 10.3 The proposals involve the demolition of an existing garage, said to be in a dilapidated state, and its replacement with a larger building which would contain relevant plant in association with the surrounding buildings. It is understood from the statement submitted that the proposals will facilitate the upgrading and refurbishment of the flats contained within the building at No.90-124 Humber Way. The submission also suggests that these flats will be served by solar panels, although that is separate from what is being considered in this current application.
- 10.4 In the context of the existing buildings and residential use, it is not considered that the proposals would unduly affect the character of the area. It is akin to an electricity sub-station being located/proposed in a residential area and a necessary part of infrastructure to serve nearby dwellings. It is acknowledged that the site currently acts as a somewhat 'buffer' between the Humber Road site and development to the west, which is accessed from Blacksmith Row, however there is existing timber fencing to the boundaries, as observed at the time of the site visit.
- 10.5 Given the scale of development proposed, not least the ridge height proposed would be the same as the existing garage building; it is not considered that the proposals would result in any significant visual harm in this instance.
- 11.0 Impact on neighbouring amenity**
- 11.1 Policy 8 of the Core Strategy requires that the design of all new developments should respect the amenities of adjoining occupiers. Saved Policy EN2 of the Local Plan states that proposals for extensions to existing buildings should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. Extensions should not result in the significant loss of sunlight or create significant overshadowing as a result of their construction.
- 11.2 As set out above in this report, concerns have been raised by an occupant of Garrick House. In terms of outlook, the proposals represent a slight worsening of the existing relationship of this flat with the existing garage building. The nearest part of the proposed building measures to be around 6.85m away and is separated by an access track which could otherwise be in frequent use if not for the hoarding associated with the ongoing redevelopment of the wider site.
- 11.3 It should be further noted that the revised proposals would now mean that the replacement structure only extends around 750mm farther east than the existing building, limiting the potential impacts on neighbours. This is indicated on the image below, with the existing structure to be demolished shown with a hatch. Furthermore, the building would have a matching ridge height to that of the

existing building, again limiting and potential impacts on neighbours compared to the existing structure.



- 11.4 Turning to No.106 Humber Way, located to the north-east of the proposed building, Officers did initially raise concerns with the impact on this window, as the original proposal would have seen a building fairly close to this window. The revised proposals have now 'shifted' the built form towards the west, moving it away from this nearest window in No.106 at ground floor level. As already mentioned above, the replacement structure would now only be around 750mm closer to this window, however, importantly, it is not considered that the loss of outlook or loss of daylight/sunlight would be significant enough to warrant the refusal of this application.
- 11.5 Following receipt of the amended drawings, it is now considered that the proposals would not unduly affect neighbouring amenity in terms of built form.
- 11.6 Turning to the proposed air source heat pumps, it is understood that these are intended to make the adjacent building No.90-124 Humber Way more energy efficient and subsequently less reliant upon fossil fuels etc. The submission suggests that solar panels will also be added to the building in the future although that is a separate matter not included in this application.
- 11.7 Officers consulted the Council's Environmental Health (Resilience and Enforcement) team on the proposals who confirmed that there are no objections, based on the proposed location of the units. It was noted from the site visit that there are no windows in the flank wall of No.90-124 Humber Way which face the proposed heat pumps. A condition is recommended to ensure the development does not increase the existing background ambient noise level.

Moreover, any substantial noise or nuisance is unlikely but, in any case, would be covered by other environmental legislation.

12.0 Transport, Highways and Parking

- 12.1 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.
- 12.2 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'*.
- 12.3 The proposals do not result in the loss of any on-site parking, as the existing garage is described as dilapidated and in any case, does not appear to be for residents' use. Some plant and machinery including landscape maintenance equipment may be stored within the building, but these do not raise any particular highway safety concerns.
- 12.4 By their nature, the proposals would not result in any increased requirement for parking on site and given its siting and dedicated crossover, it would appear to not give rise to any concerns relating to access/servicing. As such, there are no concerns in this regard.

13.0 Landscape, Ecology and Biodiversity Net Gain (BNG)

- 13.1 The application type means that the site is liable to Biodiversity Net Gain (BNG) requirements. However, exemptions apply and this includes a *'de minimis'* exemption where less than 25sqm of habitat is affected.
- 13.2 Officers have carried out a site visit and are satisfied that less than 25sqm of habitat would be affected and therefore the application is exempt in this instance.

14.0 Equalities Considerations

- 14.1 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in close proximity to the development, or visiting neighbouring residents, 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).

14.2 The proposals, by virtue of their small scale and nature, would not result in any particular adverse impacts to individuals with protected characteristics.

14.3 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.

15.0 PART C: RECOMMENDATION

15.1 Having considered the relevant policies set out above, comments from consultees and neighbours representations as well as all relevant material considerations it is recommended the application be **GRANTED** subject to the following conditions, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992.

CONDITIONS:

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

(a) Drawing No. Site Location Plan, Dated 05/05/2026, Recd On 06/05/2026

(b) Drawing No. rpf1462sht2b, Dated 15/06/2026, Recd On 16/06/2026

(c) Drawing No. rpf1462sht3b, Dated 15/06/2026, Recd On 16/06/2026

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. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

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

REASON To protect the amenity and privacy of adjacent occupiers in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

5. The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall so enclosed and/or attenuated that noise from there does not, at any time, increase the ambient noise level when the plant, etc. is in use, as measured

at any adjoining or nearby premises in separate occupation, or as measured outside these premises.

REASON To protect the amenities of the locality including nearby residential properties in accordance with Saved Policies EN1 and EN2 of the Slough Local Plan (2004).

INFORMATIVE(S):

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.