



Appeal Decision

Site visit made on 30 September 2025

by V Simpson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 October 2025

Appeal Ref: APP/J0350/W/25/3368263

41 & 43 Lake Avenue, Slough SL1 3BY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Gul Nawaz against the decision of Slough Borough Council.
 - The application Ref is P/03038/003.
 - The development proposed is the construction of first floor rear extensions.
-

Decision

1. The appeal is allowed and planning permission is granted for the construction of first floor rear extensions at 41 & 43 Lake Avenue, Slough SL1 3BY in accordance with the terms of the application, Ref P/03038/003, subject to the following conditions.
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos. 2050/1A, 2050/2A, and 2050/3.
 - 3) The external materials of the development hereby permitted shall match those used in the existing building.

Preliminary Matters

2. It is not within the scope of this appeal to determine the lawfulness of the works undertaken to enlarge the roofs of the properties on the appeal site. That being the case, I proceed based on the site as I observed it - which included buildings with rear dormers and gable end roof forms, and the development subject of this decision is limited to that which was applied for, i.e. first floor rear extensions.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. The scale and volume of the extensions would be substantially less than that of the pair of semi-detached houses originally constructed on the site. Its height would also be significantly lower than the ridge of the host properties. As such, and even though their width would equal to the width of the rear of the original buildings, the extensions would be clearly subordinate to them. That being the case, the development would not conflict with the overall design principle at DP3 of the

Council's Residential Extensions Guidelines Supplementary Planning Document¹, which seeks to ensure that extensions be subordinate and in proportion to the original house.

5. Moreover, and despite the proposed extensions having an irregular roof shape, the overall proportions and appearance of the rear and sides of the host buildings would be improved by the development. This is because it would reduce the extent of the long flat-roofed single-storey elements to the rear of the buildings. Furthermore, and in common with parts of the roofs of many nearby properties, the roofs of the extensions would include a hipped form. As such, the extensions would be compatible with both the existing buildings on the site and others in the nearby area.
6. For these reasons, the development would not cause harm to the character and appearance of the area. Consequently, it would comply with policies EN1, EN2, and H15 of the Local Plan for Slough – Adopted 22nd March 2004, and Core Policy 8 of the Council's Core Strategy². Together and amongst other things, these policies require development to be compatible with their surroundings and the style, layout, and proportions of the original structure.

Conditions

7. The statutory condition specifying the period for the implementation of the permission is imposed. For clarity, a plans condition identifying the plans to which this permission relates is also added. In addition, to protect the character and appearance of the area, a matching materials condition is necessary.

Conclusion

8. The proposal complies with the development plan as a whole and nothing indicates a decision otherwise. Therefore, and for the reasons given above, the appeal should be allowed.

V Simpson

INSPECTOR

¹ Slough Borough Council – Slough Local Development Framework – Residential Extensions Guidelines Supplementary Planning Document – Adopted Jan 2010

² Slough Borough Council - Slough Local Development Framework Core Strategy 2006-2026 – Development Plan Document – December 2008