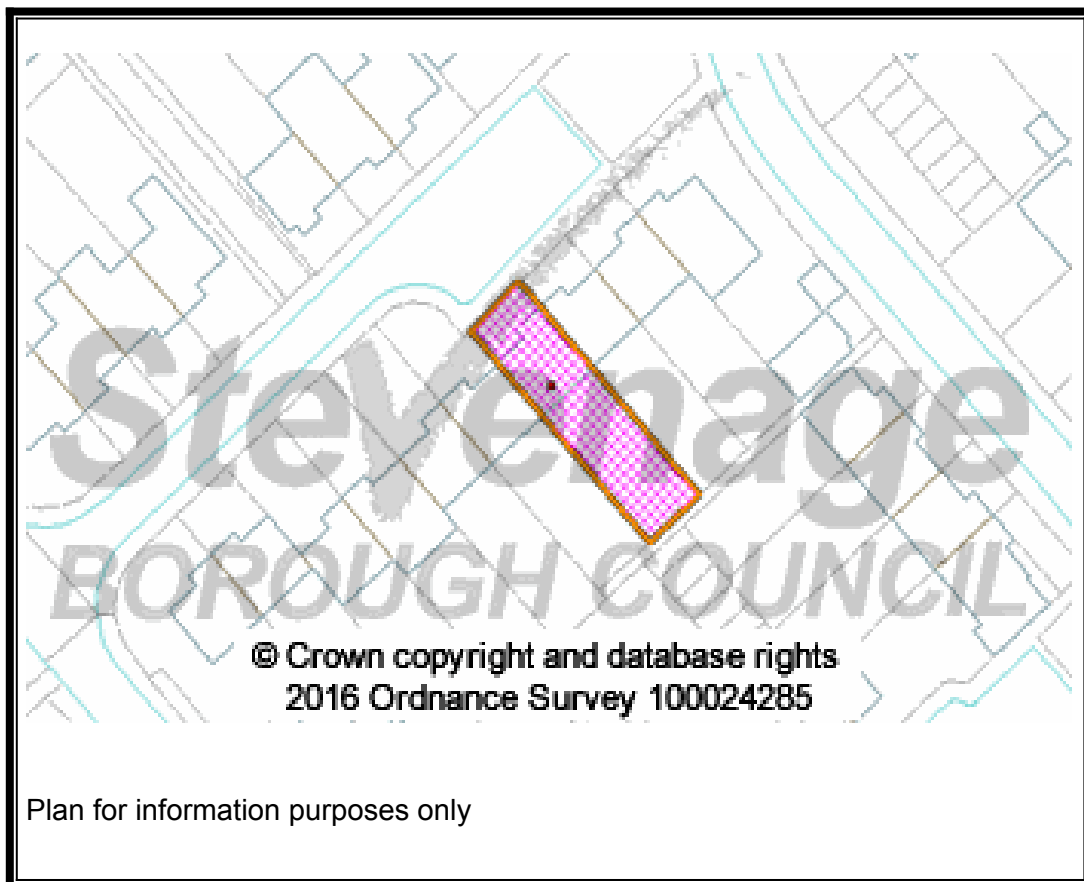


Meeting: Planning and Development Committee **Agenda Item:**
Date: 24 May 2018
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Lead Officer: Zayd Al-Jawad 01438 242257
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Application No:	18/00191/FPH
Location:	14 Leslie Close, Stevenage
Proposal:	Erection of single storey front extension.
Drawing Nos.:	542H-C-013-100 Site Location Plan, 542H-C-013-102 Proposed Plans and Elevations, 542H-C-013-101 Existing Plans and Elevations.
Applicant:	Housing and Investment Architects, Stevenage Borough Council
Date Valid:	10 April 2018
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 14 Leslie Close is a mid-terrace dwelling located on the south eastern side of Leslie Close, a small cul-de-sac off Gonville Crescent. The area is residential and characterised by terraced properties. The property has a modest hard surfaced frontage, and is open to the front, and bounded by a footpath and facing onto a parking layby. The front elevation has an existing flat roof porch canopy over the front entrance.

2. RELEVANT PLANNING HISTORY

- 2.1 No relevant history for the site.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the erection of a single storey front extension to provide an enclosed porch and hallway which would be wheelchair compliant. The extension would be sited across the existing front entrance, replacing the existing canopy, up to the existing porch canopy at No.16 and the north eastern boundary of the site. The design incorporates a mono pitch roof and a single entrance door with slim side panel of glazing and a single opening serving an external store. The extension would have a width of approximately 4m, a maximum height of approximately 3.5m and a depth of approximately 1.5m. The materials to be used would match the existing property.
- 3.2 The application comes before Committee for consideration as Stevenage Borough Council are the applicant.

4. PUBLIC REPRESENTATIONS

- 4.1 The application has been publicised by way of letters to immediately adjoining premises and a site notice posted on a lamp post to the north west of the site on the opposite side of the road. One letter of objection has been received from No.12 Leslie Close with concerns over the ability of the current tenant at No.14 to use the proposed porch as a smoking area, and the existing anti-social behaviour of the tenant and visitors to the property, including poor upkeep of refuse in the frontage of the property, and thus not abiding by their tenancy agreement.

5. CONSULTATIONS

- 5.1 None required

6. RELEVANT PLANNING POLICIES

6.1 Background to the Development Plan

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
- The Stevenage District Plan Second Review 2004.

The Council has now commenced work on the new Stevenage Borough Local Plan 2011-2031. The draft version of the Plan was published in January 2016 and will be used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Site Specific Policies DPD, the draft Gunnels Wood Area Action Plan (AAP), the draft Old Town AAP, the Pond Close Development SPG, Stevenage West Masterplanning Principles SPG, the Gunnels Wood Supplementary Planning Document and the Interim Planning Policy Statement for Stevenage are no longer material considerations in the determination of all planning applications registered on or after Wednesday 6 January 2016.

- 6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.
- 6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in any emerging Development Plan Document, the adopted Development Plan policies currently continue to have greater weight.

6.2 Central Government Advice

- 6.2.1 In March 2012 the National Planning Policy Framework (NPPF) was published and in doing so it replaced many documents including all Planning Policy Guidance Notes and Planning Policy Statements. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 215 of the NPPF applies which states that only due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.
- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.
- 6.2.3 In addition to the NPPF, advice in the National Planning Practice Guidance (March 2014) also needs to be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

6.3 Adopted District Plan

TW2 Sustainable Development
TW8 Environmental Safeguards
TW9 Quality of Design

6.4 Emerging Local Plan

- SP1 Presumption in Favour of Sustainable Development
- SP8 Good Design
- GD1 High Quality Design

7 APPRAISAL

7.1 The main issues for consideration in the determination of this application are the impact of the development on the character and appearance of the area and upon neighbour amenity.

7.2 Impact upon the Character and Appearance of the Area

7.2.1 The proposed front extension is of a size and design proportionate to the size of the parent property and in-keeping with the simple architectural style of the row of terraces and wider area. The use of matching materials and mono pitched roof design will help the extension blend in with its surrounding built form, giving an appropriate design solution.

7.2.2 At approximately 1.5m in depth, the proposed extension is larger than the existing porch and neighbouring porch. However, the proposed depth of projection accords with the Council's Design Guide, retaining an acceptable level of front garden space and proximity from the highway edge. Several properties in the area have enclosed the original open porches and added a pitched roof, maintaining the existing size or enlarging the porch. The proposal is, therefore, considered not to harm the character and appearance of the street scene.

7.3 Impact on Neighbour Amenity

7.3.1 By virtue of the siting of the proposal to the north eastern side of the front elevation, adjacent to the existing porch and front entrance at No.16, the proposed extension would not cause a loss of light or privacy and thus would not adversely impact this neighbour.

7.3.2 To the south west, the neighbouring property No.12 is separated from the proposed extension by the lounge window at No.14. Due to the handed layout of the neighbouring property, its own lounge window is closest to the boundary with the application site. Subsequently, the proposal passes the required BRE 45 degree tests for light to the lounge window at No.12, and at 1.5m in projection is an acceptable depth, such that it would not cause an overbearing impact or cause undue loss of outlook from this habitable window.

7.3.3 The objector has raised concerns over the behaviour of the tenant not abiding by their tenancy agreement and the likelihood of the proposed porch to be used as a smoking area by the tenant and their visitors. These concerns are not material planning considerations and have been passed on to the relevant departments.

8 CONCLUSIONS

8.1 The proposed single storey front extension is considered to accord with the Council's Design Guide and Policies in terms of design, visual amenity and neighbour amenity. The application is, therefore, recommended for approval.

9 RECOMMENDATION

9.1 Planning permission be GRANTED subject to the following conditions:-

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: 542H-C-013-100 Site Location Plan, 542H-C-013-102 Proposed Plans and Elevations, 542H-C-013-101 Existing Plans and Elevations.

REASON: - For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The materials to be used in the construction of the external surfaces of the single storey front extension hereby permitted shall match the materials used in the construction of the original dwelling to the satisfaction of the Local Planning Authority.

REASON: - To ensure the development has an acceptable appearance.

Pro-active Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

10 BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Emerging Stevenage Local Plan 2011-2031.
4. Central Government advice contained in the National Planning Policy Framework March 2012 and the National Planning Policy Guidance 2014.
5. Letters received containing representations referred to in this report.