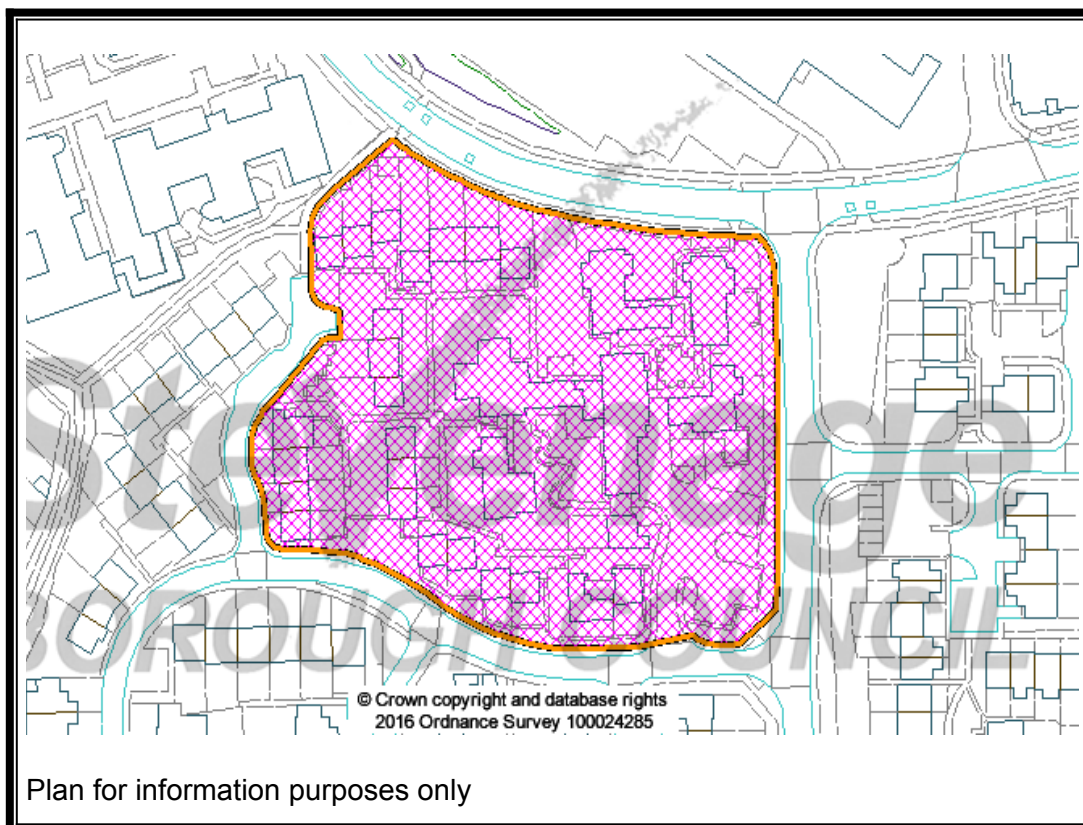


**Meeting:** Planning and Development Committee  
**Agenda Item:**  
**Date:** 11 September 2018  
**Author:** Rebecca Elliott 01438 242836  
**Lead Officer:** Chris Berry 01438 242257  
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Application No:	18/00473/FP
Location:	Silkin Court, Campkin Mead, Stevenage
Proposal:	Two storey infill extension; internal alterations and remodelling of main entrance to facilitate creation of 5no. one bed flats.
Drawing Nos.:	615-C-002-300 Site location plan; 615-C-002-301 Existing floor plans; 615-C-002-302 Existing roof plan; 615-C-002-303 Existing elevations; 615-C-002-304 Proposed floor plans; 615-C-002-305 Proposed roof plan; 615-C-002-306A Proposed elevations; 615-C-002-307 Proposed bin store.
Applicant:	Stevenage Borough Council
Date Valid:	2 August 2018
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 The application site is within the Silkin Court purpose-built supported housing block for the elderly, which was built in the early 1980s. The area comprises the ground floor walkway and stepped back first floor link between blocks numbered 17 to 18 and 38. This area is to be infilled with a two storey extension and would include internal alterations to building 38 (wardens house) and an existing store, bin store, communal area and kitchen. Vacant land to the south of block 33 to 37 is proposed to house an external bin store and an area of grass/landscaping to the east of here is to provide additional parking provision. Silkin Court is accessed from Campkin Mead, which leads off of Cotney Croft. Silkin Court is bounded to the north by Magpie Crescent, to the east by Minsden Road, to the south by Cotney Croft and to the west by residential properties in Blackberry Mead.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 13/00459/FP 35 Silkin Court – Conversion of maisonette into two flats. APPROVED 10 December 2013 at Planning Committee.

## **3. THE CURRENT APPLICATION**

- 3.1 The application seeks planning permission for the erection of a two storey infill extension between blocks 17 to 18 and 38 and internal alterations to create 5no. one bedroom flats; creation of new entrance and erection of main entrance canopy over; erection of external brick built bin store to the south of block 33 to 37; and creation of additional parking spaces. The internal alterations would see the loss of a three bedroom warden's unit, meeting room, kitchen, communal area and bin store. These provisions are provided throughout the existing building, and as part of the internal alterations. The proposed extension would maintain a walkway at ground floor, through from the car park to amenity space between the buildings. The proposals would include the insertion of and re-arrangement of external fenestration.
- 3.2 The application comes before Committee for consideration as the applicant is Stevenage Borough Council.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 The proposal has been publicised by way of a site notice posted on a lamp post to the east of the site on Minsden Road. At the time of drafting this report no letters of representation have been received.

## **5. CONSULTATIONS**

- 5.1 Hertfordshire County Council have advised that the proposal does not have any highway issues associated with it and as such the Local Highways Authority does not wish to restrict the grant of planning permission.

## **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 reached an advanced stage in the preparation of a new Stevenage Borough Local Plan 2011-2031. The Plan has been used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Plan has now been through the Examination process and the Inspector's Report was received in October 2017. This recommended approval of the Plan, subject to modifications proposed. The Plan is currently subject to a holding direction placed upon it by MHCLG, which prevents its adoption whilst MHCLG are considering whether or not to call it in.

- 6.1.2 The National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework.
- 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, bearing in mind the positive Inspector's Report, significant weight will be afforded to policies within the emerging Local Plan.

## **6.2 Central Government Advice**

- 6.2.1 A revised National Planning Policy Framework (NPPF) was published in July 2018. 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 213 of the NPPF applies which states that 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 Planning Practice Guidance must also be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 11 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**

TW1 Sustainable Development  
TW8 Environmental Safeguards  
TW9 Quality of Design

- H7 Assess of Windfall Residential Sites
- T15 Car Parking Strategy

#### **6.4 Emerging Local Plan**

- SP1 Presumption for Sustainable Development
- SP8 Good Design
- GD1 High Quality Design
- HO5 Windfall Sites
- IT5 Parking and Access

#### **6.4 Supplementary planning Guidance / Documents**

Parking Provision Supplementary Planning Document January 2012  
Stevenage Design Guide

### **7 APPRAISAL**

7.1 The main issues for consideration in the determination of this application are the principle of the creation of additional residential units, the impact of the proposal on the character and appearance of the area, the impact on the amenities of neighbouring occupiers and the adequacy of parking provision.

#### **7.2 Land Use Policy Considerations**

7.2.1 The principle of residential development within urban areas is set out in both national and local policy. Paragraph 61 of the National Planning Policy Framework (NPPF) 2018 still requires that the planning system should deliver a mix of housing particularly in terms of tenure and price to support a wide variety of households in all areas. Policy H7 of the adopted local plan, which deals with the assessment of windfall housing sites, outlines a set of criteria that must be met for a development to be considered acceptable. These criteria state that; the site is on land classified as previously developed or underused urban sites; development of the site would not lead to the loss of features as defined in Policy TW2; there is no detrimental effect on the environment and the surrounding or adjoining properties; there is access to local facilities; and they include opportunities to access alternative forms of travel to private motorised transport.

7.2.2 Furthermore, in the emerging Local Plan 2011-2031, Policy HO5 for Windfall Sites will replace Policy H7 and also states that permission will be granted where: the site is on previously developed land or is a small, underused urban site; there is good access to local facilities; there will be no detrimental impact on the environment and the surrounding properties; proposals will not prejudice our ability to deliver residential development on allocated sites; and, the proposed development would not overburden existing infrastructure.

7.2.3 As additional units within the Silkin Court development, the proposal is on previously developed land and would benefit from all the facilities available at Silkin Court as well as the supermarket and facilities available within the Poplars Neighbourhood Centre which is located on the opposite side of Magpie Crescent. The proposal is thus considered to be acceptable in land use policy terms.

#### **7.3 Impact upon the Character and Appearance of the Area**

7.3.1 Looking firstly at the proposed two storey infill extension, this would follow the external building lines of unit 38, and would have eaves and ridge height the same. A variety of changes are proposed on the ground and first floor elevations of unit 38 and the building known as units 17 to 18 including the removal of the external store and bin store doors and rearrangement of the

fenestration to accommodate the proposed units. The fenestration size and type would be in-keeping with the existing buildings within Silkin Court. The proposal replaces an existing first floor link between the two buildings, and as such it is not considered the additional scale and bulk of the two storey extension would have a detrimental impact on the character and appearance of the area. The proposals would include the use of render on the elevations of units 17 to 18 to replace the existing brickwork, this is not considered harmful.

- 7.3.2 The proposed entrance canopy would be located on the eastern elevation of building 17 to 18 and would be open sided, and covering the proposed main entrance to the building reception. Details of materials have not been provided, but the concept is acceptable in design terms, and a condition could be imposed to agree materials to ensure they are of a high standard and acceptable for the character and appearance of the area.
- 7.3.3 Lastly, the proposed bin store is located to the south of unit 35, on an area of disused land, partially enclosed with fencing and landscaping. Whilst there would be loss of landscaping to this area at the front of the buildings, the area is un-kept in appearance. The proposed bin store would form an 'L' shaped foot print and built of brick and tile. The proposal would measure 7528mm by 7528mm square, with a cut-out of 2700 by 2700mm in the south eastern corner. The store would measure 2400mm to the eaves and 4.8m approximately to the ridge. Whilst the store would be visible from the public realm, its design and the proposed materials ensures it is in-keeping with the Silkin Court development, and would not therefore have an adverse impact on the character and appearance of the area.

#### **7.4 Impact on the Amenities of Neighbouring Occupiers**

- 7.4.1 The proposed extension and alterations would not result in any adverse impacts on any of the neighbouring existing units within Silkin Court. In terms of privacy levels for existing neighbouring properties, the new and existing windows at first floor level on the western rear elevation would only serve the entrance corridor for the units and not habitable rooms. As such existing privacy levels are maintained.
- 7.4.2 The location of the bin store, to the south of No.35, is sited approximately 4.5m from the ground floor lounge opening for the flat in this building. Whilst the height of the bin store at 4.8m is high, it is considered to be of sufficient distance to not adversely affect the amenity of the occupier of this flat, passing the relevant BRE 25 degree test for sunlight/daylight purposes.

#### **7.5 Impact on the Amenities of Future Occupiers**

- 7.5.1 The emerging local plan outlines prescribed space standards for new dwellings, which are nationally prescribed standards, as set out in the Department for Communities and Local Government document 'Technical housing standards - nationally described space standards' 2015 as detailed below;

Number of bedrooms (b)	Number of bedroom spaces (persons)	1 storey dwellings	Built-in storage
1b	1p	39	1.0
	2p	50	1.5

- 7.5.2 The minimum internal sizes of the units have been measured as 49, 48, 52, 46 and 50 square metres (approximate) for the ground and first floor flats respectively. Furthermore these standards state that a double bedroom is considered at 11.5 square metres. Two of the units would only provide a 10 square metre bedroom, which would have to be considered a single bedroom; however these are the flats with unit sizes of 46 and 48 square metres, which would exceed the requirements for a one bedroom one person flat. Thus the proposals are acceptable in terms of assessing amenity for future occupiers.

## 7.6 Parking Provision

- 7.6.1 In relation to car parking provision sheltered housing for the elderly is provided at between 0.5 to 1 spaces per unit in accordance with the Council's Parking Provision Supplementary Planning Document. The proposal would see the loss of the three bedroom warden housing, which would require two parking spaces. The proposal, five units of one bedroom would require five spaces. The proposal would provide eight additional spaces, four being allocated to disabled parking, of which there are currently no allocated spaces. The provision is therefore considered acceptable.

## 8 CONCLUSIONS

- 8.1 The proposal is considered to be acceptable in principle as it would accord with both national and local policy in terms of providing housing for a specific group of people by varying the mix of units. It is further considered that the proposal would have an acceptable impact on the character and appearance of the area, would not detrimentally affect neighbouring residential or future occupancy amenity and has sufficient parking provision. Accordingly the application is considered to be acceptable and it is, therefore, recommended that planning permission be granted.

## 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: 615-C-002-300 Site location plan; 615-C-002-301 Existing floor plans; 615-C-002-302 Existing roof plan; 615-C-002-303 Existing elevations; 615-C-002-304 Proposed floor plans; 615-C-002-305 Proposed roof plan; 615-C-002-306A Proposed elevations; 615-C-002-307 Proposed bin store.

**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. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the canopy hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. The materials to be used in the construction of the external surfaces of the two storey extension, external alterations and bin store hereby permitted shall match the materials used in the construction of the original development or as specified on the approved drawings to the satisfaction of the Local Planning Authority.

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

5. The additional parking spaces hereby approved shall be constructed of a porous material, or provision shall be made to direct surface water run-off from the hardstanding to a permeable or porous area or surface within the curtilage of the development, and shall be marked out and available for use prior to the occupation of the approved units. The parking shall remain in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To ensure adequate parking provision is made available in accordance with the approved plans and to ensure the development is sustainable and accords with the aspirations of the Town and Country Planning (General Permitted Development) Order 2015.

### **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 2018 and the National Planning Policy Guidance 2014.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.