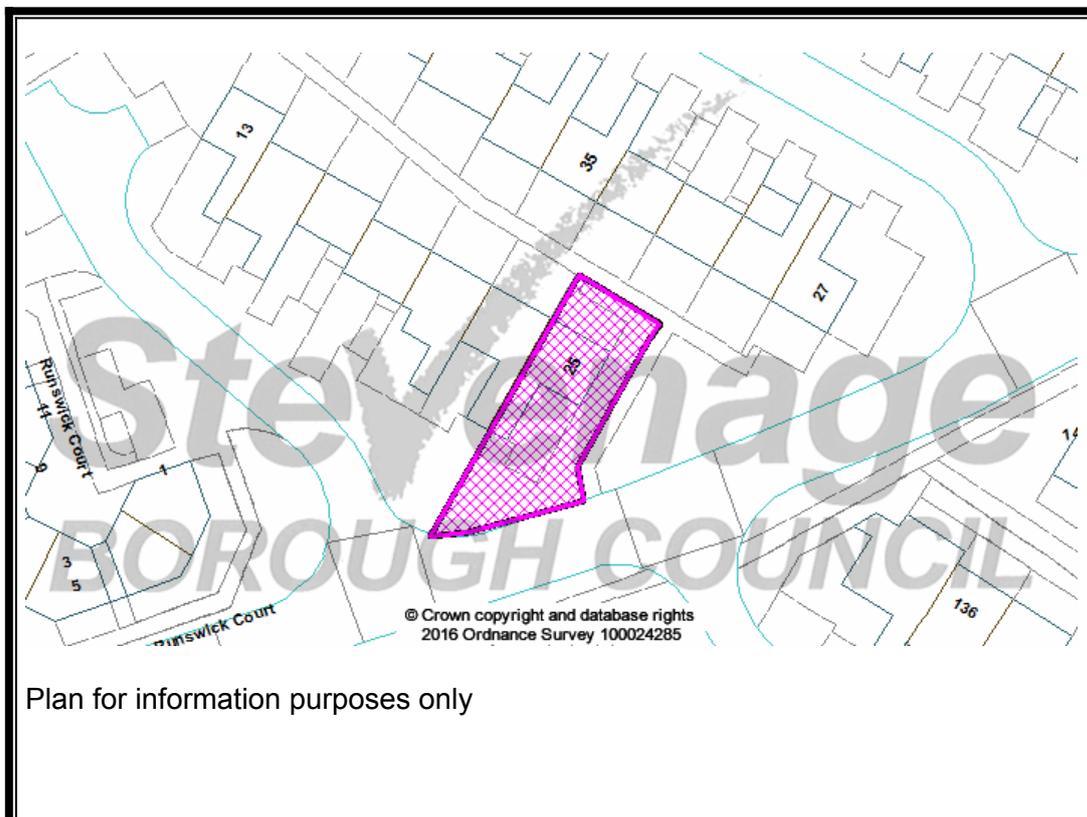


Meeting: Planning and Development Committee
Date: 6 November 2018
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Lead Officer: Chris Berry 01438 242257
Contact Officer: Rebecca Elliott 01438 242836

Application No:	18/00603/FPH
Location:	25 Bude Crescent, Stevenage
Proposal:	Erection of single storey side extension.
Drawing Nos.:	542H-C-012-01 Site location plan; 542H-C-012-02 Existing Block Plan; 542H-C-012-04 Proposed Block Plan; 542H-C-012-03 Existing Elevations and Floor Plans; 542H-C-012-05 Proposed Floor Plans; 542H-C-012-06 Proposed Elevations.
Applicant:	Stevenage Borough Council
Date Valid:	1 October 2018
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 25 Bude Crescent is an end of terrace 'Radburn' style dwelling, located on the northern side of Bude Crescent. The property forms part of a linear display of terraced properties which include minor set-backs between buildings. Vehicular access is provided off the corner of a small spur road of Bude Crescent and the main highway to the south west of the site. To the south east the property abuts a triangular area of green open space in the ownership of the Council.

2. RELEVANT PLANNING HISTORY

- 2.1 Application reference 18/00602/FP for change of use of amenity land to private residential land is also being considered for the property. The proposed change of use of land is required to allow a transfer of the land to No.25 enabling the extension the subject of this application to be constructed at the property.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the erection of a single storey side extension to provide a downstairs bedroom and WC as required under the Council's Aids and Adaptations Department. The proposed extension would incorporate a dual pitch roof with side gable to match the design and pitch of the main property. The approximate measurements of the extension would be 7.6m in length, 3.6m in width, 2.5m in height to the eaves and 4.5m in height at the ridge. The extension would be constructed of brickwork and tile to match the existing dwelling.
- 3.2 The application comes before Committee for consideration as the land in question is in the ownership of Stevenage Borough Council who are also the applicant.

4. PUBLIC REPRESENTATIONS

- 4.1 The application has been publicised by the posting of a site notice on a lamp post immediately south of the land in question. No representations have been received.

5. CONSULTATIONS

- 5.1 None required

6. RELEVANT PLANNING POLICIES

6.1 Background to the Development Plan

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

TW8 Environmental Safeguards
TW9 Quality of Design
T15 Car Parking Strategy

6.4 Emerging Local Plan

SP8 Good Design
GD1 High Quality Design
IT5 Parking and Access

6.5 Supplementary Planning Documents

Stevenage Design Guide Chapter 6 residential Extensions

7 APPRAISAL

7.1 The main issues for consideration in the determination of this application are the design and the impact on the character and appearance of the area, and parking provision.

7.2 Design and Impact upon the Character and Appearance of the Area

7.2.1 The proposed extension is of a design and scale proportionate to the existing dwelling. The simple dual-pitch and gable architecture of the extension is in-keeping with the row of terraced properties and the surrounding area. The use of matching materials will ensure the proposal is of an acceptable appearance against the existing brick flank wall of No.25.

7.2.2 Sited on land the subject of a change of use from amenity land to private residential garden, the proposed extension would sit close to the new side boundary and thus the existing footpath which leads from the main highway of Bude Crescent around the larger area of amenity space to the frontages of the rows of terraced properties. Whilst bringing the built form approximately 3.6m closer to the open space, and with the loss of the existing area of grass, the impact is not considered harmful when considering the large area of open space retained. The proximity of the fencing and extension to the footpath would not create an alleyway, and the proposed fencing as considered under planning reference 18/00602/FP would create a further break in the level of brickwork visible. .

7.2.3 The proposed single storey side extension is considered to be of an acceptable design in its setting and would not harm the character and appearance of the area.

7.3 Parking Provision

7.3.1 The proposal would result in an additional bedroom being created at ground floor level. The existing property is a three bedroom dwelling which would require two parking spaces. The increase to four bedrooms would see the on-site parking provision increase to three parking spaces. The property has an existing attached single garage and hardstanding for two vehicles, thus allowing three cars to park independently of the highway.

8 CONCLUSIONS

8.1 The proposed single storey side extension is considered to be of an acceptable design and would not be detrimental to the character and appearance of the area. Adequate off-street parking provision can be provided for the parking of three cars. 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: 542H-C-012-01 Site location plan; 542H-C-012-02 Existing Block Plan; 542H-C-012-04 Proposed Block Plan; 542H-C-012-03 Existing Elevations and Floor Plans; 542H-C-012-05 Proposed Floor Plans; 542H-C-012-06 Proposed 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 side 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 (paragraph 38) 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 July 2018 and the National Planning Policy Guidance 2014, as amended.