

Meeting: PLANNING AND DEVELOPMENT COMMITTEE **Agenda Item:**

Date: 31 OCTOBER 2017

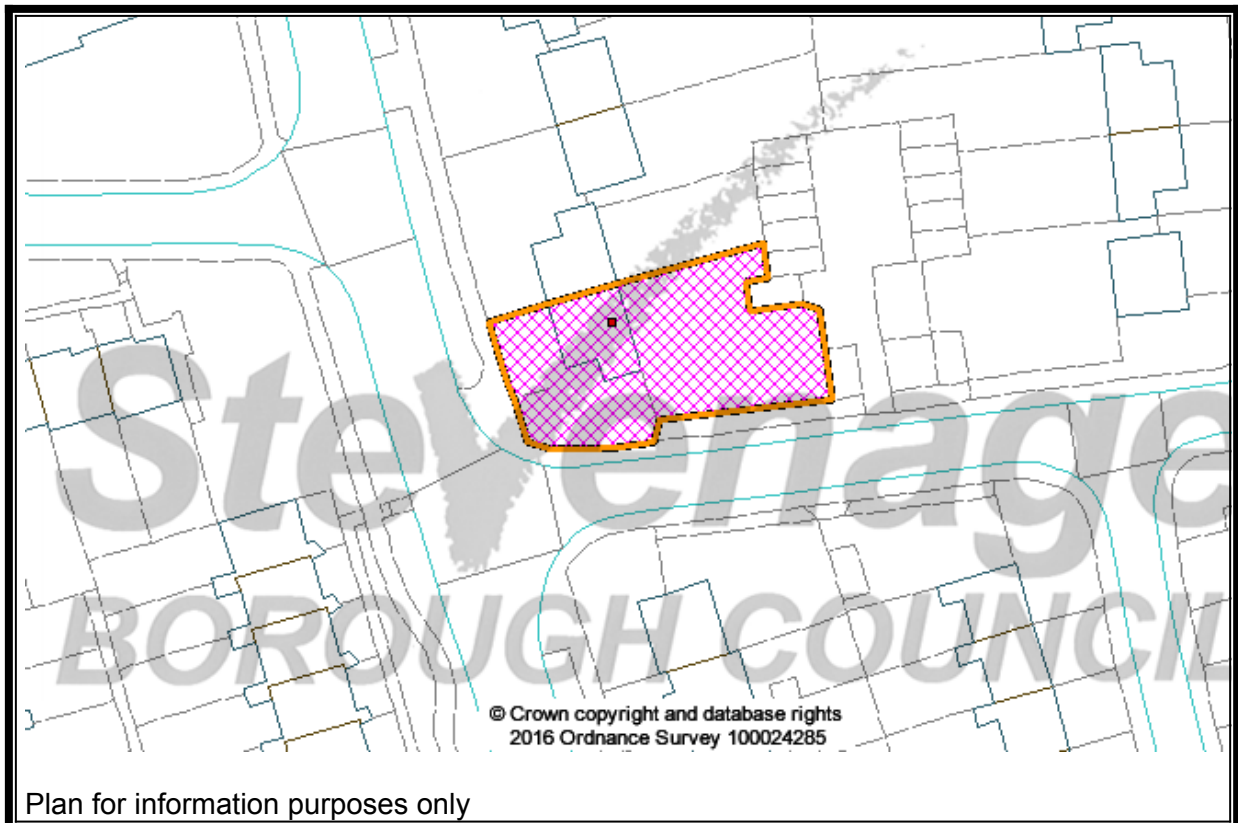
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Application No:	17/00094/FP
Location:	Land at 15 Bedwell Crescent, Stevenage.
Proposal:	Erection of 1no. two bedroom dwelling; erection of a part two storey, part single storey rear extension and a single storey front and side extension to existing dwelling; and change of use from public amenity land to residential.
Drawing Nos.:	2012/23/01/RevB.
Applicant:	Miss J Atkins
Date Valid:	10 March 2017
Recommendation:	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises the curtilage of 15 Bedwell Crescent and a parcel of amenity land to the front and side of the property that is currently within the ownership of the Borough Council. The parcel of amenity land that is seeking the change of use is approximately 28m² in area. The site is bounded to the north by the adjoining dwelling no. 13 Bedwell Crescent, to the east by a garage compound accessed off of Hillcrest, to the south by Hillcrest and to the west by Bedwell Crescent. 15 Bedwell Crescent is a three bedroom semi-detached property constructed in light yellow stock bricks, with cream render as a feature on the front elevation gable end facing Bedwell Crescent and a dual-pitched roof finished in brown bold-roll roof tiles. The property also has a shed to the side which is attached to the property through a flat roof feature. The existing property currently has no car parking available within the curtilage of the property.
- 1.2 The application site comprises an area of 379.6m²

2. RELEVANT PLANNING HISTORY

- 2.1 12/00284/FP Change of use of amenity land to private residential land and erection of two storey side extension. Application withdrawn 13th August 2012.
- 2.2 16/00159/FP Erection of 2no. one bedroom flats; erection of two storey rear extension and single storey front extension and change of use from amenity land to private residential land. Application withdrawn 31st October 2016.

3. THE CURRENT APPLICATION

- 3.1 The current application seeks planning permission for the erection of a two bedroom detached dwelling which would be constructed immediately to the side of the existing property 15 Bedwell Crescent. This would require the demolition of the existing single storey side projection and would require the change of use of existing public amenity land to provide access to the front of the property. The new dwelling would have a kitchen/dining room, hall, WC and lounge on the ground floor and two bedrooms (one with en-suite) and a bathroom at first floor level. The proposal would also provide a part two, part single storey extension to the rear and a small single storey front and side extension to the existing property.
- 3.2 The proposed dwelling would have a maximum length of 9.8m and a width of 5.4m. It would have an eaves height of 4.4m and a ridge height of 5.9m. The small entrance porch feature on the front elevation would be 2.9m in width and would project to a depth of 1.24m. This feature would have an eaves height of 2m and a ridge height of 3.13m to the top of the dual-pitched roof.
- 3.3 The part two storey, part single storey rear extension to the existing property would project to a maximum depth of 3.5m at the ground floor level and 2.5m at first floor level. This feature would be 6.2m in width and would have an eaves height of 4.3m and a ridge height of 6m. The single storey element would project 1m beyond the first floor element and would connect to this feature through a simple mono-pitch

roof arrangement. Finally, the single storey front and side extension to the existing property would have a maximum length of 3.9m and a maximum width of 2.95m. This element would have an eaves height of 2.1m and a ridge height of 3.1m in a dual-pitched arrangement to mirror the porch feature proposed on the new dwelling.

4. PUBLIC REPRESENTATIONS

- 4.1 The application has been publicised by way of letters to adjoining premises and the erection of a site notice at the site. At the time of drafting this report one letter of objection had been received from the occupier of no. 13 Bedwell Crescent. The occupier of 13 Bedwell Crescent has objected to this application as they state that it will dramatically reduce the natural sunlight received both to their kitchen and rear bedroom and that it would exacerbate the existing poor parking situation on Hillcrest. Finally, they have stated that they would dread the amount of construction involved and the noise it would cause during the works.

5. CONSULTATIONS

5.1 Hertfordshire County Council as Highway Authority

- 5.1.1 Consider that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the recommended conditions and a highway informative.

5.2 Hertfordshire County Council as Fire and Rescue Service

- 5.2.1 Access for fire appliances and provision of water supplies appears to be adequate.

5.3 Environmental Health

- 5.3.1 Conditions to be attached to the grant of any planning permission.

5.4 Arboricultural Manager

- 5.4.1 Although, as previously stated, I am not keen on seeing the Maple to the front removed, I believe that re-planting with an instant size Silver Birch would be a good compromise. My only other concern would be the two Acer trees to the rear/side. I suggest these are overall reduced to minimise the impact on the development and the two parking bays are built with a "no dig" system.

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 is 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 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 Local Plan

TW1 Sustainable Development
TW2 Structural Open Space
TW8 Environmental Safeguards
TW9 Quality in Design
H7 Assessment of Windfall Residential Sites
T6 Design Standards
T12 Bus Provision
T13 Cycleways
T14 Pedestrians
T15 Car Parking Strategy
EN13 Trees in New Development
EN27 Noise Pollution

6.4 Stevenage Borough Local Plan 2011-2031 Publication Draft (Emerging Local Plan)

Policy SP1: Presumption in Favour of Sustainable Development
Policy SP2: Sustainable Development in Stevenage
Policy SP6: Sustainable Transport
Policy SP7: High Quality Homes
Policy SP8: Good Design
Policy SP11: Climate Change, Flooding and Pollution
Policy SP12: Green Infrastructure and the Natural Environment
Policy IT4: Transport Assessments and Travel Plans
Policy IT5: Parking and Access
Policy HO5: Windfall Sites
Policy HO9: House Types and Sizes
Policy GD1: High Quality Design
Policy FP1: Climate Change
Policy FP2: Flood Risk in Flood Zone 1
Policy NH5: Trees and Woodland
Policy NH6: General Protection for Open Space

6.5 Supplementary Planning Documents

Parking Provision Supplementary Planning Document January 2012.
Stevenage Design Guide 2009.

7. APPRAISAL

7.1 The main issues for consideration in the determination of this application are the acceptability of the proposal in land use policy terms; the impact on the character

and appearance of the area; the impact on the residential amenities of the occupiers of adjoining properties, highway safety issues and parking facilities to serve the proposed new dwelling.

7.2 Land Use Policy Considerations

- 7.2.1 The application site is not allocated for residential development within the District Plan Second Review 1991 – 2011 and is, therefore, regarded as a ‘windfall site’. The proposed development must, therefore, be considered having regard to policy H7 of the District Plan relating to windfall residential sites. In accordance with this policy, planning permission will only be granted where the site is on land classified as previously-developed or small underused urban sites; development of the site would not lead to the loss of structural open space 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. A full assessment of the proposal against policy H7 will be undertaken in section 7.3 of this report. In addition to the Council’s Housing Policies the proposal also needs to be assessed against the National Planning Policy Framework March 2012 (NPPF).
- 7.2.2 The NPPF states at paragraph 49 that “housing applications should be considered in the context of the presumption in favour of sustainable development” and that “relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.” Taking these issues in turn, the site is considered to be in a sustainable location. Firstly, the application site is only approximately 400m to the north-west of the Bedwell Crescent large neighbourhood centre. This centre has a convenience store, takeaways, a hairdressers and the Poachers public house. There are also bus stops outside this neighbourhood centre, with even closer bus stops on Fairlands Way to the north. A number of schools are in close proximity to the site, including the Broom Barns Community Primary School, the Bedwell Primary School and the St Vincent De Paul Catholic Primary School. The site is just over 600m from Stevenage Town Centre and approximately 1km from the railway station. Given this it is considered that there is good access to local facilities and also good opportunities to access alternative forms of travel to private motorised transport.
- 7.2.3 In relation to the five year supply of deliverable housing, paragraph 47 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The most up to date housing supply figures indicate that the Council is unable to provide a five year supply of deliverable housing and will not be able to until the Green Belt sites are released through the emerging Local Plan process. The fact that the Council is unable to meet its requirement to provide a five year supply of housing is thus a material consideration in the assessment of the application.
- 7.2.4 The fact that the site is considered to be in a sustainable location and that the Council is currently unable to provide a five year supply of deliverable housing sites

are strong material considerations that significantly weigh in favour of the application.

7.3 Compliance with the Council's Housing Policies

- 7.3.1 As set out above, as the site is undesignated within the District Plan, the application site is considered to be a 'windfall' site where policy H7 of the District Plan applies. Policy H7 sets out a number of criteria against which proposals for residential development on sites not allocated in the District Plan should be assessed against.
- 7.3.2 The NPPF confirms (in Annex 2) that previously developed land excludes private residential gardens. Whilst the proposal would require the removal of the existing shed, the majority of the site required for the new house is considered to be undeveloped residential garden and is, therefore, not previously developed land. It is, however, considered that this application can be treated as an exception to policy for the reasons set out below.
- 7.3.3 Firstly, it is considered that the proposal would respect the character of the surrounding neighbourhood. Whilst the proposal would develop land to the side of the existing property, there would still be a relatively large strip of amenity land between the boundary of the proposed property and Hillcrest of approximately 1.65m. This coupled with the remaining amenity land to the front of the property would be sufficient to ensure that a suitable separation is maintained to Hillcrest. This would be a similar separation distance to that which was left in the approval of the new dwelling to the side of no. 17 Bedwell Crescent, on the opposite side of the road and which has an acceptable impact in the street scene. Additionally, although a detached dwelling, the property has been designed to look similar in appearance to the host property and such that it would not look out of place in the street scene.
- 7.3.4 Secondly, it was evident from the site visit that this part of the garden was perhaps the least used part of the garden and in any case the garden for the proposed property coupled with the remaining garden for the host property would be sufficient to continue to support wildlife.
- 7.3.5 Finally, the emerging Local Plan does set out that there will be a greater requirement for smaller residential units in the ratio of residential development to come forward and thus the proposal would accord with this by providing a smaller, two bedroom unit. Whilst the proposed dwelling would not be on previously developed land, it is considered that there is sufficient justification for an exception to policy H7 of the Local Plan in this instance.
- 7.3.6 In respect of the other criteria within policy H7 of the adopted Local Plan which any development must also satisfy, criterion (b) states that development should not lead to any significant loss of structural open space defined in policy TW2 of the Local Plan. The existing grassed and landscaped area adjacent to the property constitutes a small, informal piece of open space as defined by policy TW2. Policy TW2 states that development proposals which have an unacceptable adverse impact on structural open spaces of the town will not be permitted. The criteria used in assessing the impact that a development may have are a) the size, form, function

and character of the structural open space affected by the development proposal;
and b) the impact of the development proposal on the structural open space.

- 7.3.7 There is an existing access path to the front door of the existing property that crosses the amenity land at the front of the property. Whilst this path would be widened and a strip of land in front of the existing fence line of the property would need to be bought from the Council to facilitate the development, this would not detract from the form or function of this amenity space. Currently the amenity space is only a small landscaped area that does have a specific function, other than to give space around these properties in this estate. As only a small strip of this space would be needed to facilitate the development and that a suitably sized area at the front of the property and the grass verge to the side of the property would be retained, the proposal is not considered to adversely affect the size, form and function of this area of open space and would have a suitable impact on the remaining area of open space. As such the proposal would not conflict with policy TW2 of the adopted Local Plan.
- 7.3.8 Criterion (c) of policy H7 states that there should be no detrimental effect on the environment and surrounding or adjoining properties. This issue will be assessed in detail in the following sections considering the impact on the character and appearance of the area and the impact on neighbouring amenity.
- 7.3.9 Finally, policy H7 also requires that there is access to local facilities and that residential proposals include opportunities to access alternative forms of travel to private motorised transport. As shown in paragraph 7.2.2 above the site has good access to local facilities and services and also good access to the public transport network. The site has been demonstrated to be in a sustainable location and as such would comply with criteria (d) and (e) of policy H7 of the Local Plan.
- 7.3.10 The proposal is therefore considered to be a suitable exception to criterion (a) of policy H7 of the Local Plan and to comply with all the other criteria, with the exception of criterion (c) which will be assessed in later sections of this report.
- 7.3.11 In terms of emerging planning policy, the site is also not allocated for residential development in the emerging Local Plan (Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016) and thus is again regarded as a windfall site.
- 7.3.12 Policy HO5 relates to windfall sites and is similar to adopted policy H7 in that it requires development to be on previously developed land, have good access to local facilities and not result in detrimental impacts on the environment and surrounding properties. These issues have already been considered in the paragraphs above. The only two criteria that are different in the emerging policy are that proposals do not prejudice the Council's ability to deliver residential development and the proposed development would not overburden existing infrastructure.
- 7.3.13 Firstly, the development of a single residential unit is not considered to prejudice any of the allocated housing sites coming forward after the adoption of the emerging Local Plan. Secondly, again the proposal of a single, modestly sized dwelling is not

considered to overburden existing infrastructure. Accordingly, the proposal is also considered to be in accordance with emerging planning policy.

7.4 Impact upon the Character and Appearance of the Area

- 7.4.1 In terms of the impact of the new dwelling on the character and appearance of the area, it is considered that the proposal would respect the character of the surrounding neighbourhood. Firstly, although a detached dwelling, the proposal has been designed to mirror the existing host property with a gable end fronting on to Bedwell Crescent, the same pitch of roof, a similar porch feature and the use of brickwork and tiles to match the existing host property. Additionally, it is considered to leave sufficient space around the property which would ensure that it would not detract from the important views up and down Hillcrest. As shown above the proposal is not considered to adversely affect the size, form and function of the open space and finally the proposed building would continue the existing pattern of linear development fronting onto Bedwell Crescent.
- 7.4.2 There have been detailed discussions with the applicant and the Council's Arboricultural Manager with regard to the impact of the proposal on the adjacent trees. A compromise solution has been reached where the Maple tree at the front of the site would be removed to allow the proposed new dwelling to be moved forward such that it reduces the impact to an acceptable level on the two Acer trees to the rear. The loss of the Maple tree would be mitigated by the re-planting of a Silver Birch tree of an instant size in a position to be agreed by the Council's Arboricultural Manager. This can be covered through a condition on any planning permission and with such a condition, it is considered that the impact on the character and appearance of the area of the loss of the existing Maple tree can be suitably mitigated by the planting of a new Silver Birch tree in an appropriate location.
- 7.4.3 With regard to the impact of the extensions to the existing host property on the character and appearance of the area, this is considered to be acceptable. The part two storey, part single storey extension would be set to the rear of the property and would therefore have no discernible impact on the Bedwell Crescent street scene. Additionally, the construction of the new dwelling to the side of the property would block most of the views of the extensions from Hillcrest and there would only be glimpsed views available. In any respect, these extensions would adopt a suitable, subservient design and would use materials to match the existing property such that they would have an acceptable visual impact.
- 7.4.4 The single storey front and side extension to the existing host property would be a modest feature that would only project 1.34m from the front of the existing property and would be 2.95m in width. It would adopt a suitable dual-pitched roof design and with the use of materials to match the original property, it is also considered that this element would have an acceptable visual impact and therefore impact on the character and appearance of the area.
- 7.4.5 Given this assessment it is considered that all the elements of the proposal would have an acceptable visual impact that would have an acceptable impact on the character and appearance of the area.

7.5 Impact upon Neighbouring Amenity

- 7.5.1 In relation to the impact of the proposal on existing residential amenity, the only property that would be materially affected by the proposal would be the adjoining semi-detached property no. 13 Bedwell Crescent. This property would not be unduly affected by the proposed new dwelling, however, an assessment of the impact of the extensions to the host property need to be made on this neighbouring dwelling.
- 7.5.2 Firstly, no. 13 is a handed version of no. 15 Bedwell Crescent. This means that the closest openings to the application property are a kitchen door and window at ground floor level and a bedroom window at first floor level. In terms of a potential overbearing impact to no. 13, both the single storey element and first floor element of the extensions would meet the standards set out in the Stevenage Design Guide which are 3.5m depth at ground floor level and 2.5m at first floor level. As such these proposed extensions are not considered to result in an over-dominant impact to no. 13 Bedwell Crescent. In relation to loss of light the rear extensions would easily pass a 45 degree line drawn on elevation from the centre point of the neighbour's bedroom window which would ensure no undue loss of light to this habitable room. With regard to the impact on the ground floor windows, these windows serve a kitchen, which is not classed as a habitable room. Whilst the proposed extensions would fail a 45 degree test drawn on plan form and would marginally fail a 45 degree test drawn on the elevation, given that the kitchen is a non-habitable room it is not necessary to undertake a full daylight and sunlight assessment. Additionally, this property has two windows on the rear elevation serving the kitchen which ensures that whilst the proposal would have some impact on the nearest door and window arrangement, sufficient light would continue to be received to this room. Finally, the proposed extensions would not materially worsen the existing overlooking arrangement.
- 7.5.3 With regard to the single storey front and side extension, this would be set on the opposite side of the dwelling to no. 13 and would therefore have no adverse impact on the neighbouring property.
- 7.5.4 Finally, the proposed new dwelling would not adversely affect the living conditions of the occupiers of the existing host dwelling no. 15 Bedwell Crescent.

Future Residential Amenity

- 7.5.5 With regard to the nationally described space standards set out in the emerging Local Plan the proposed new dwelling can just achieve the 79m² standard set out for a two bedroom, four person, two storey dwelling and is thus considered to be able to provide a suitable amount of accommodation.

7.5.6 In terms of garden sizes the proposed new dwelling would have a garden size of approximately 90m² which is well in excess of the 50m² size set out in the Stevenage Design Guide. It would also have a garden depth of 12.5m which is again in excess of the 10m depth required by the Stevenage Design Guide. Additionally, the existing host property would be left with a garden depth of 12m and a garden area of 63m², which is in accordance with the Council's standards and which would ensure suitable living conditions for occupiers of both properties.

7.6 Impact on the Highway Network

7.6.1 Hertfordshire County Council as Highway Authority has stated that vehicle to vehicle inter-visibility and pedestrian visibility is achievable, complies with the Manual for Streets and is considered to be acceptable for the speed and hierarchy of the road in both directions. It is also stated that the parking area conforms to HCC standards.

7.6.2 The Highway Authority has further stated that the proposal does not involve a significant increase to the parking provision and, as such, the proposal is not considered to have a significant impact on the local highway network. Given this assessment the Highway Authority has stated that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to conditions to be attached to the grant of any planning permission.

7.7 Parking Provision

7.7.1 The current dwelling no. 15 Bedwell Crescent has no car parking available within its curtilage. Additionally, the extensions to the existing property do not increase the number of bedrooms at the property. Given this it is not considered necessary to provide any additional parking for the existing dwelling. In terms of the new dwelling, two parking spaces are provided with direct access on to Hillcrest. Two parking spaces for this two bedroom dwelling is in accordance with the Council's Parking Provision Supplementary Planning Document and is thus considered to be a sufficient amount of parking provision.

7.7.2 The proposed dwelling would have ample space in the rear garden to store cycles.

7.8 Matters Raised in Representations

7.8.1 The issues raised concerning overlooking, loss of sunlight and parking have been addressed in the paragraphs above. In relation to noise and disturbance during the construction process, there is always inevitably some level of temporary disruption during any form of development. However, with a condition to control the hours of construction, it is considered that this impact could be suitably mitigated and the application could not be refused on this basis.

8. CONCLUSION

8.1 The proposed two bedroom dwelling, change of use of public amenity land to residential curtilage and extensions to the existing host property are considered to comply with the National Planning Policy Framework and the Local Planning

Authority's housing policies in both the adopted Local Plan and the emerging Local Plan. It is considered that the proposal would have an acceptable impact on the character and appearance of the area and would not unduly harm the amenity of the occupier of the neighbouring property. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of car parking for the proposed new dwelling. Accordingly, it is recommended that planning permission is granted.

9. RECOMMENDATIONS

9.1 That planning permission be GRANTED subject to the following conditions:-

1 The development hereby permitted shall be carried out in accordance with the following approved plan: 2012/23/01RevB

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 dwelling and extensions 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 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The scheme shall also include a schedule of works for the trees on the boundaries of the application site. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.

REASON: - To ensure a satisfactory appearance for the development.

5 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON: - To ensure a satisfactory appearance for the development.

- 6 No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: - To safeguard the amenities of the occupiers of neighbouring properties.

- 7 If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The local planning authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

REASON: - To safeguard the amenities of any future occupiers.

- 8 No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

REASON: - Nesting birds are protected from disturbance under the Wildlife & Countryside Act 1981 (as amended).

- 9 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.

REASON: - To ensure that the retained trees and hedges are not damaged or otherwise adversely affected during site operations.

- 10 Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.

REASON: - To ensure that the retained trees are not damaged or otherwise adversely affected during site operations.

- 11 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the new dwelling is occupied.

REASON: - To ensure a satisfactory standard of development in the interests of amenity.

- 12 The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

REASON: - In the interests of highway safety and amenity.

- 13 The access shall be 4.5m wide.

REASON: - In the interests of highway safety and amenity.

- 14 The access shall be constructed in a hard surfacing material for the first 4.8m from the back edge of the footway.

REASON: - To prevent loose material from passing onto the public highway which may be detrimental to highway safety.

Pro-active Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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) (Amendment No. 2) Order 2015.

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. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.
7. Letters received containing representations referred to in this report.