

Meeting: Planning and Development
Committee

Agenda Item:

Date: Tuesday 6th February 2018

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

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1. APPEALS RECEIVED

1.1 None.

2. DECISIONS AWAITED

2.1 None

3. CALLED IN APPLICATIONS

3.1. None

4. DECISIONS RECEIVED

4.1. 17/00224/FP. 8 Windsor Close, appeal against refusal of planning permission for the erection of a two storey rear extension to existing care home.

4.1.1 Issues

The determining issues relate to the effect of the extension of the care home on (a) the living conditions of existing occupiers at 20 Caernarvon Close, with particular regard to outlook and privacy and (b) highway safety.

4.1.2 Conclusions

The extension to form additional accommodation would be located to the rear of the building. It would be part single and part two storey. The rear projection would bring the built form closer to the common boundary with No 20 Caernarvon Close.

The Inspector considered that there is no dispute that the addition would reduce the back to back distance between the two properties. The rear elevation at first floor would contain one large window and one smaller one. He noted that the larger window in the extension would be the sole opening for bedroom 5 and did not consider that fitting this with obscure glazing would be an appropriate solution in this instance. This window would directly face the house and garden of No 20. It would be closer than the windows in the existing building. Overall he considered that it is likely that there would be views between this window and No 20.

Whilst it was recognised that there was a boundary fence separating the two properties, it was noted that the extension would be visible above the fence. Therefore, irrespective of the application of numeric separation distance and appearance, it would ultimately be in close proximity to the boundary with No.20 and would be prominent and visible from that property and its garden. He considered the outlook would be obstructed by an imposing building of a significant height which would be overbearing and harmful to the outlook. Thus he concluded the development would be harmful to the living conditions of the occupiers of No.20, particularly outlook and privacy.

With regard to highway safety the Inspector noted that the development would increase the property from a 3 bed to a 5 bed property and made reference to the Council's adopted parking standards.

However, assessing the proposal, including the fact that the Council's standards are maximums which seek to minimise the use of cars, the Inspector noted that at the time of his visit there were several spaces available within close proximity of the site. He also noted that there were no parking restrictions that would limit the times when staff could park. He went on to state that street parking is not unusual in urban and suburban locations and noted that the appellant has another premises nearby. He, therefore, considered that parking for one vehicle, should it be required, could be accommodated within a reasonable distance of the site. He, therefore, concluded that the development would not have a harmful effect on highway safety and would not be in conflict with policies T15 of the DP and LP policy IT5 in so far as they seek to ensure that new developments make appropriate provision for parking.

- 4.1.3 Decision
Appeal dismissed (decision notice attached).

5. BACKGROUND PAPERS

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. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.