

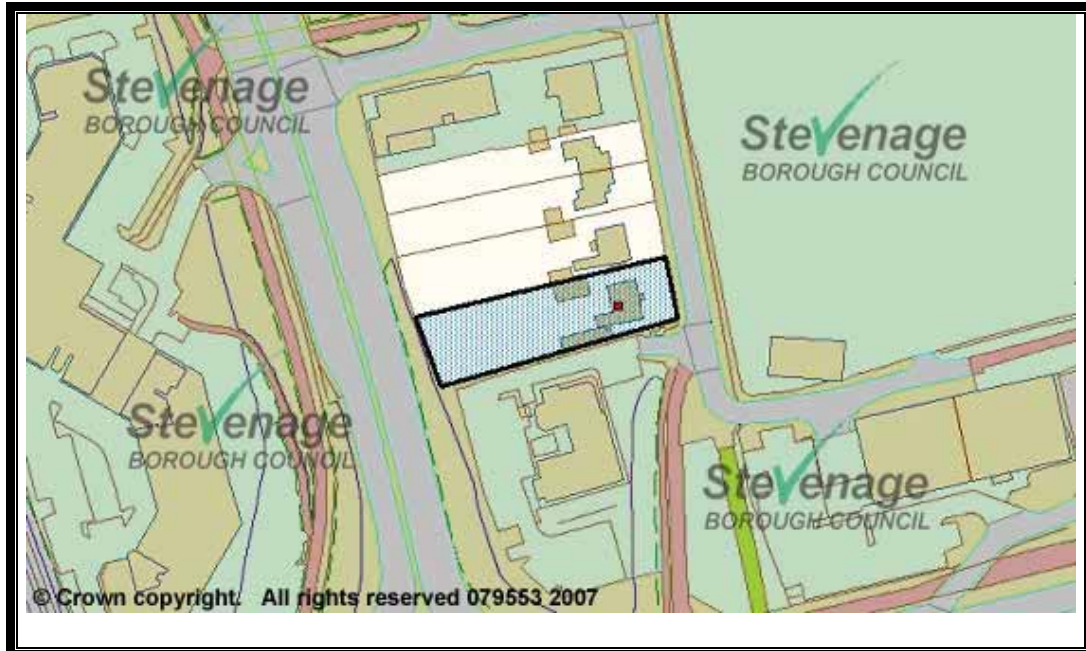
Committee: Planning and Development **Author:** David Rusling - 01438 242837

Date: 24th May 2007

Lead Officer: Peter Bandy – 01438 242288

Contact Officer: David Rusling - 01438 242837

Application No :	07/00138/FP
Location :	Fairlight Veterinary Centre 6 Ditchmore Lane Stevenage Herts
Proposal :	Change of use and sub-division of existing veterinary surgery into 2no two bed flats and erection of three storey building to accommodate 4no one bed and 5no two bed flats, with associated car parking and refuse storage
Drawing Nos.:	Site location plan, 3003 P02, 3003 P05, 3003 P06, 3003 07, 3003 P10A, 3003 P15, 3003 P20, 3003 P25, 3003 P30 and ELA/155/1
Applicant :	Caroline Kesby
Date Valid:	5th March 2007
Recommendation :	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site, which measures 0.15 hectare in area, is located on the west side of Ditchmore Lane. The land is abutted by a four-storey office block (Saffron Ground) to the south and by a two storey residential property to the north. To the west the site extends to Lytton Way, which is separated by a steep highway verge. To the east, opposite the site, is the Stevenage Cricket Club, beyond which is the King George V playing field. The site comprises a two and a half storey detached property, which has

accommodation in the roof space, served by two dormer windows sited in the front roof slope.

- 1.2 The building is constructed out of yellow brickwork to the front elevation, with the remainder of the elevations finished in red brickwork. The roof is constructed in slate. The property is set back from Ditchmore Lane by a grassed front garden set behind a low wall. The rear garden is accessed by a driveway to the side (north) of the property which leads to a hard surfaced parking area, beyond which is a garden which contains a number of trees. Attached to the rear of the property is a small single storey outbuilding. A detached two storey outbuilding is located to the rear of the property adjacent to the northern boundary of the site. The property is currently used as a veterinary practise and is located at the south end of the Old Town Conservation Area.

2. THE CURRENT APPLICATION

- 2.1 The proposal seeks the conversion of the existing building to form two 2-bedroom dwellings. The submitted plans indicate the rear additions to the property being removed and the openings bricked up. An enclosed bin store will be provided to the rear of the converted building. The remaining three elevations will remain unaltered. The existing two-storey outbuilding would be demolished as part of the scheme. To the rear of the site, it is proposed to erect a new three-storey building to provide four 1-bed and five 2-bed flats. The submitted plans indicate the building being sited 22m to the rear of the existing building and projecting beyond the rear of the adjoining office building to its south.
- 2.2 The new building would have an eaves height of 8.5m and a ridge of 11.7m. The design of the flats is such that there would be a gable projection incorporated in the front and rear elevations. The element adjacent to the northern boundary would be set back from the front of the building. These features add interest to the design, a fact that is further aided by the introduction of balconies to the front and rear gable projections. It is proposed to construct the new building in brickwork with clay roof tiles, although the precise details can be covered by a condition. Access to the site would be via the existing access to the north of the existing building, albeit this would be widened slightly. A parking area would be provided to the rear of the existing building for 11 cars. A private amenity area of approximately 280sqm would be provided to the rear of the new building. A number of trees at the site would need to be removed as part of the development.

RELEVANT PLANNING HISTORY

- 3.1 Permission refused under ref 2/0050/87 in March 1987 for block of four flats with private access road and car parking facilities.
- 3.2 Permission granted under 2/0368/88 in October 1988 for two storey rear extension to form consultancy and operating rooms on the ground floor and residential accommodation on first floor and single storey rear double garage in association veterinary surgery.
- 3.3 Permission granted under ref 2/0334/91 in February 1992 for two-storey rear extension and ground floor rear extension for residential and veterinary surgery use and car parking spaces.
- 3.4 Permission granted under ref 01/0171/FP in May 2001 for retention of rear staircase and single storey rear extension.

4. PUBLIC REPRESENTATIONS

- 4.1 The application was advertised by means of site and press notices and letters to the occupiers of neighbouring properties. No responses have been received.

5. CONSULTATIONS

- 5.1 Hertfordshire Highways. In transport policy and planning terms the application is considered to be acceptable subject to the imposition of conditions and the provision of a financial contribution of £5,500 toward improvements to public transport facilities in Stevenage.
- 5.2 Hertfordshire County Council Property Services. Require appropriate financial contributions in respect of primary and secondary education as well as libraries and youth and childcare facilities. These can be secured by way of a legal agreement.
- 5.3 **BEAMS** (Council's Conservation and Listed Building Advisors): Recommend refusal due to the impact upon the south end of end of the Old Town Conservation Area. The proposed construction of a three storey building of nine flats would result in a new building of considerable height that would be seen from both the road and the proposed two driveways, and would result in a reduction of green space and mature trees to the rear of No.6 which is not characteristic of similar neighbouring properties (nos. 3, 4 and 5 Ditchmore Lane).

The proposals are considered uncharacteristic of the south end of the Old Town Conservation Area and would harm its character and appearance contrary to Stevenage Local Plan Policy 7.2.4 (to maintain the character of conservation areas, the Borough Council can control development so that changes are in scale and harmony with the character of the area...) and Policy EN1 (new developments...will only be permitted in conservation areas if proposals are sympathetic to the design, scale, siting, form and materials of the adjacent properties and with the character and appearance of the area).

- 5.4 **Council's Arboriculturalist. No comment.**
- 5.5 **Head of Environmental Health – No objection.**

6. PLANNING POLICIES

6.1 Adopted District Plan

TW1	Sustainable Development
TW8	Environmental Safeguards
TW9	Quality in Design
TW11	Planning Requirements
H7	Assessment of Windfall Residential Sites
H8	Density of Residential Development
T1	Transport Implications from Developments
T6	Design Standards
EN1	Developments in Conservation Areas
EN2	Demolition in Conservation Areas
T15	Car Parking Strategy
L15	Outdoors Sports Provision in Residential Developments
L16	Children's Play Space Provision in Residential Developments
EN13	Trees in New Developments
OT1	Old Town High Street Area
OT2	Old Town High Street (North and South)
OT3	Redevelopment Proposals in the High Street
OT4	New Developments in the High Street
OT17	Redevelopment proposals – High Street South.

6.2 Adopted Environmental Safeguards

Chapter 2 – General Criteria Relating to All Types of Development

Chapter 3 – Residential Developments.

7.0 APPRAISAL

7.1 The main issues for consideration in the determination of this application are the acceptability of the proposed development in land use policy terms; its compliance with the Council's policies for housing developments; the impact on the amenities of neighbouring properties; the visual impact of the proposed development and its impact upon the Conservation Area; the suitability of the proposed residential environment and the impact of the scheme on the surrounding highway network and the adequacy of the proposed parking provision.

7.2 Land Use Policy Considerations

7.2.1 The site lies within the Old Town High Street (south) as defined by policies OT1 and OT2 of the adopted District Plan. Policy OT17 is also relevant which accepts that the residential conversion of existing properties is appropriate.

7.2.2 Notwithstanding this fact, the 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 relating to windfall residential sites. In accordance with this policy planning permission will only be granted where: the site is on land previously classified as previously-developed or small underused urban sites; development of the site would not lead to the loss of features as defined in policy TW2 or community facilities in relation to policy TW3; 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.

7.2.3 For the purpose of clarity, the definition of previously-developed land, as stated within Planning Policy Statement 3 – Housing, is "that which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure" By this definition the application site, which comprises of a building with associated car parking and garden area is considered to be previously-developed land.

7.2.4 Policy TW2 of the District Plan relates to the structural open spaces that exist throughout the town. In this instance, the site is located in a well-established residential area, and has no structural open space in the immediate locality.

7.2.5 Policy TW3 of the Adopted Plan states that proposals will not be permitted which involve the loss of neighbourhood facilities, except where it is proven that there is no need for the facility in its existing use or any other social, community, education or leisure use. The proposed development would not result in the loss of any neighbourhood facilities.

7.2.6 In accordance with policy H7, residential developments of windfall sites must have a good level of access to local facilities. In this instance, the site is within easy walking distance of the town centre being located only 25m from the pedestrian bridge linking Ditchmore Lane with the Tesco Superstore at the northern end of the town centre. Added to this the site is very close to the Old Town and the facilities contained therein.

7.2.7 Access to the site by non-car modes of transport is also an important consideration in respect of windfall residential sites. The application site enjoys very good links to pedestrian and cycle routes and is within a short walking distance of the town's bus and rail stations.

7.2.8 Setting aside the environmental impact of the proposed development, which will be considered later in this report, the proposed residential use is considered to be acceptable in land use policy terms.

7.2.9 As the site lies within the Old Town South, Policy OT17 of the adopted plan is of relevance, which encourages the re-use of properties if they are considered suitable for conversion. Amongst other things, the use for residential purposes is acceptable.

7.3 Compliance with Policies for Housing Developments

7.3.1 The proposed development would be at a high density of approximately 87 dwellings per hectare. Policy H8 of the Adopted Plan states that the density of all residential developments will respect the characteristics of the site and the character and amenity of the surrounding area. Generally, the density of new housing is expected to be within the range of 30 – 50 dwellings per hectare, and higher densities are encouraged in the town centre and neighbourhood centres.

7.3.2 The high density of the proposed scheme results from the development consisting of smaller (one and two bed) flats to be provided on a relatively small site. The impact of the proposed scheme on the character and appearance of the locality is considered elsewhere in this report. Whilst the application density is well in excess of that stated in the adopted plan, given its location and proximity to the town centre, public transport facilities and other non car modes of transport, it is considered that a density of this level can be satisfactorily accommodated in this town centre location.

7.4 Impact on the amenities of adjoining properties

7.4.1 The application site is located in an area of mixed developments which comprises office use, other commercial properties, residential properties and a hotel. The premises most affected are Saffron Ground, a four storey office development to the south and a No.5 Ditchmore Lane to the north, which is used as a hostel for the homeless. With regard to this latter property, this has a window at ground floor level in the side elevation facing No.6. There are no windows existing in the side of No.6 and the conversion will not change this arrangement. On this basis, the conversion to two residential properties would not worsen the living environment of the occupiers of these properties. Similarly, as a parking area already exists to the rear of No.6, which can accommodate in the region of 10 cars, it is not considered that the access and parking arrangements proposed by the development would significantly worsen the existing situation. The new building would be sited 18m to the rear of No.5, however, given the angled relationship it is not considered that this property would be overlooked such as to warrant a refusal of permission. However, given that balconies are proposed in the front and rear elevations of the new buildings, it is considered necessary to ensure that privacy screens are introduced at the ends of the balconies to minimise any direct overlooking of the rear garden of this property. Given the angled relationship and distance between the properties it is not considered that the proposal would result in unacceptable over dominance.

7.4.2 Turning, to the impact upon the office building to the south, this structure is an imposing building, sited at the junction of Lytton Way and Fairlands Way. Access to the building is taken from Ditchmore Lane to the south of the application site. The siting of the new building to the rear of No.6 would have some impact upon the office building, however, whilst this may worsen light to windows in the side of the building, given the relative positions of the two buildings and a separation distance of approximately 10m, it is not considered that the working environment of employees would be worsened such as to justify refusal of permission. Due to the relationships between the proposed building and the existing properties, it is not considered that there would be any material loss of amenity to either of these properties.

7.5 Effect on Character and Appearance of the Conservation Area

7.5.1 The visual impact of the proposed flat block is an important consideration. Policy OT3 of the adopted District Plan refers to redevelopment proposals in the High Street and

states that the redevelopment, infilling or demolition of properties in the Old Town High Street will be required to contribute to the conservation and enhancement of the character of the High Street and Conservation Area. Policy OT4 refers to new developments in the High Street and suggests that they will be required to be in harmony with the surrounding area in terms of scale and materials. It goes on to state that buildings should normally be no more than two storeys in height and should be in keeping with the scale of existing buildings in the surrounding area. The proposed development would be visible from Lytton Way to the west of the site and would be visible from Ditchmore Lane, primarily when viewed from the access to the site. The character of the area as indicated in paragraph 7.4.1 above, is of mixed development, comprising commercial properties and residential properties of varying styles and heights. The building would be set back behind No.6, which is two and a half storey in height. To the south is the significantly higher modern red brick office building. On the opposite side of Lytton Way is the Icon building. To the north properties are generally traditional two storey former dwellings with gardens to the rear, although a modern hotel is located at the corner of Ditchmore Lane and Gates Way, which has an extensive frontage along Gates Way, backing on to Lytton Way. Consequently, whilst the site lies within the Old Town Conservation Area, there is no particular pattern or style of development that predominates.

7.5.2 The retention of the existing period building is welcomed which would in essence, be reverting it back to its previous use as a residential property. The removal of a modest rear extension and refurbishment of the rear elevation is not considered to adversely affect the appearance of the Conservation Area. The existing two storey outbuilding, although being attractive in appearance is set back from Ditchmore Lane and only the flank elevation is readily visible. On this basis, its demolition is not considered to harm the appearance of the Conservation Area. However, given its size and volume a separate application for Conservation Area Consent for its demolition would be required. The proposed new building would be three storeys in height and of a design and appearance that would complement the existing two storey properties. Set back behind the existing property, although being higher, it would not be seen as over prominent in the Ditchmore Lane street scene, particularly as views would only be through the existing access road to the north of No.6 and at an angle through the gap between this property and the higher office building to the south. The new element would be visible from Lytton Way, however, it is set back from the frontage and would be seen in the context of the larger modern office developments adjoining the site and to the west (Icon building). Given the attempt to articulate the design by introducing projections, having a set back of the north elevation, the introduction of balconies and the use of traditional materials, it is considered that it would not be out of character in this location. It is noted that BEAMS have recommended that the application be refused for the reasons set out at paragraph 5.3 above, however, given the differing styles and heights of buildings in this part of the old Town Conservation Area, and the fact the existing frontage building would be retained and the new building would be set back and seen against the adjoining four storey office building the surrounding road, it is considered that the development would preserve the appearance of the Old Town Conservation Area.

7.6 Suitability of Proposed Residential Environment

7.6.1 In what is proposed as a relatively high-density scheme, there is a need to ensure that the amenities that would be available to the occupiers of the proposed residential units are of a suitable standard. In making this assessment, regard must be had to the Council's adopted Environmental Safeguards although it is recognised that these standards need to be reviewed to take account of the desire to achieve higher residential densities in line with Government policy set out in PPS3 and policy H8 of the Council's District Plan. The new and converted building would have a back to front separation distance of 22m with habitable rooms proposed in the facing elevations of the two properties. This relationship is considered acceptable in this comprehensive development of the site for flatted development, which is in a town centre location.

7.6.2 All of the proposed flats would enjoy adequate levels of daylight and sunlight. Separate private amenity areas are not generally considered necessary for a scheme of this type

but in any event the occupants of the flats will have easy access to communal amenity space within the site. Added to this, the site is within close walking distance of King George V Playing Fields

7.6.3 Having regard to these factors, whilst the proposed scheme would be of a relatively high density, it is considered that the living conditions it would offer to prospective residents would be of an acceptable standard.

7.7 Transportation Issues

7.7.1 The application proposes the widening and continued use of the existing vehicular access into the site providing a parking and turning area to the rear of No.6 as presently exists. The County Council, as highway authority, have considered the proposed development and, following the receipt of an amended plan and the applicant's agreement to make a financial contribution toward improving public transport facilities, have advised that they are satisfied that the proposed scheme would not adversely impact upon the operation of the surrounding highway network.

7.8 Car Parking

7.8.1 The proposed scheme would provide a total of 11 car parking spaces (including 1 disabled space), comprising parking for the converted building and proposed flat block. In the Council's Supplementary Planning Guidance on Vehicle Parking Provision, which was adopted pursuant to policy T15 of the adopted District Plan in May 2003, the application site is identified as being within parking zone 2. Application of the Council's adopted parking standards for a zone 2 site comprising 7 two bed and 4 one bed flats would require a maximum of 10 spaces for the proposed development. The scheme, although slightly exceeding these standards, is considered acceptable.

7.9. Other Considerations

7.9.1 The proposed scheme would result in the removal of several individual trees and some smaller bushes and hedges within the rear of the site. A tree survey has been submitted with the application indicating the quality and health of the existing trees at the site. One mature Sycamore tree is to be removed as part of the development, however, this specimen has signs of decay. Whilst the loss of this tree is regrettable, there will still remain a number of mature sycamores within the boundary of the site as well as those located just outside the site, but which contribute to its character. Whilst it is the Council's policy to seek the retention of trees within new developments, the loss of this sycamore and the smaller less prominent trees and hedging can be mitigated by new planting that would take place in conjunction with the proposed development.

7.9.2 Policy L15 of the Adopted Plan addresses the issue of outdoor sports provision in residential developments where the size of the site does not warrant these facilities being provided within the development. Due to the size of the application site, the provision of such facilities on site is not considered viable and, in these circumstances, the applicants have agreed to make a contribution towards the provision or improvement of off-site outdoor sports facilities. This contribution would need to be secured through a Section 106 Agreement.

7.9.3 Policy L16 of the Adopted Plan addresses the issue of children's play facilities in residential developments. In this instance it is not considered that a proposal of this size warrants the provision of on site facilities and, in these circumstances, the applicants have agreed to make a contribution towards the provision or improvement of nearby facilities. This contribution would also need to be secured through a Section 106 Agreement.

7.9.4 Finally, in accordance with policy TW11 of the Plan, the applicants have also agreed to make financial contributions to Hertfordshire County Council towards the provision of primary and secondary education, youth and childcare facilities and libraries, to take account of the additional demand for these facilities that would result from their proposed development, and to provide any fire hydrants that may be required. Added to this a contribution toward improving public transport facilities is also to be provided.

8.0 CONCLUSIONS

- 8.1 In conclusion, whilst the application site is not allocated for residential development within the adopted District Plan, the proposed development is considered to meet the Council's criteria for the residential development of windfall sites and is, therefore, acceptable in land use policy terms.
- 8.2 The siting and design of the proposed building is such that the proposed scheme would not harm the amenities of the occupiers of neighbouring properties, and the residents of the proposed housing would enjoy an acceptable level of amenity. Furthermore, given the differing type and style of properties in this part of Ditchmore Lane, it is considered that the introduction of a three storey building of the design and material proposed set behind the retained building would preserve the appearance of this part of the Old Town Conservation Area.
- 8.3 Accordingly, it is recommended that planning permission be granted subject to the applicants first entering into a Section 106 Agreement to provide financial contributions towards the provision and/or improvement of off-site outdoor sports facilities, children's play space, improvements to public transport, primary and secondary education, library facilities, and other community services provided by the County Council.
- 8.4 Members will be aware of the need for the Council to determine applications, particularly major applications within the target periods set by government. The 13 weeks allowed for determination in this case expires on the 4th June 2007 and, without prejudice to the Committee's determination of this application, the preparation of a Section 106 agreement has already commenced, subject to the Committee's resolution to permit the scheme. It is not considered that there is any reason why this agreement should not be completed by 4 June 2007. However, in the event that the applicants are not able to complete such an agreement within the required time frame, a contingency recommendation for refusal is proposed on the ground that the requirements of policies TW11, L15 and 16 relating to the securing of the necessary planning obligations have not been met.

9.0 RECOMMENDATION

- 9.1 (A) That the committee resolve to GRANT PLANNING PERMISSION upon completion of a Section 106 Agreement by the 4th June 2007 to cover the matters referred to in paragraph 9.2 and subject to the conditions contained in paragraph 9.3.
- 9.1.1 The Section 106 Agreement shall encompass the following matters:-
- (a) a financial contribution towards the improvement/ provision and maintenance of outdoor sports provision;
 - (b) a financial contribution towards children's play facilities;
 - (c) financial contributions to Hertfordshire County Council towards the improvement of public transport facilities and the provision of education, library, youth and childcare facilities and the provision of fire hydrants to serve the development.
- 9.1.2 The following planning conditions shall be imposed:-
- 1. SC01b Time Limit – Full Permission
 - 2. SC43 Sample of materials 'building'
 - 3. SC20 Submission of Landscaping Scheme
 - 4. SC21 Implementation of Soft Landscaping
 - 5. SC22 Implementation of Hard Landscaping

6. SC23 Landscaping Replacement
7. SC44 Details of Boundary Measures
8. Before any development commences, including any site clearance or demolition works, any trees to be retained on site and the surrounding woodland areas shall be 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(s) and adjoining woodland are not damaged or otherwise adversely affected during site operations in accordance with policy EN13 of the adopted Stevenage District Plan Second Review 1991 – 2011.
9. SC27 Protection of Areas Around Trees '8'
10. The on-site parking spaces and vehicle manoeuvring space as indicated on plan reference 3003 P10A shall be provided prior to the first occupation of the building hereby permitted and permanently maintained thereafter.
Reason:- To ensure that adequate parking provision is made to serve the proposed and existing residential properties and that vehicles can enter and leave the site in a forward gear in the interests of highway safety, in accordance with Policy T15 of the Stevenage District Plan Second Review 1991 - 2011.
11. No part of the development shall be occupied until the means of access has been altered in accordance with the approved drawing No 3003/P10/A and constructed in accordance with " Roads in Hertfordshire A Guide for New Developments".
Reason:- In order to minimise danger, obstruction and inconvenience to users of the highway and of the access in accordance with Policy T6 of the Stevenage District Plan Second Review 1991 - 2011.
12. SC18 Wheel Washing Equipment
13. Prior to the commencement of development, details of cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority, and the details as agreed shall be implemented prior to the first occupation of the development.
Reason:- To promote the use of sustainable transport modes and reduce reliance on the private car in accordance with policy T13 of the Stevenage District Plan Second Review 1991 - 2011.
14. Prior to the commencement of the development hereby permitted, details of the access to the site for construction vehicles and the arrangements for construction workers to park their vehicles on the site during the period of construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details as approved.
Reason:- In the interests of highway safety in accordance with policy T6 of the Stevenage District Plan Second Review 1991 - 2011
15. SC34 Hours of Construction '0800 – 1800' '0830 – 1300'
16. Prior to the first occupation of the flats hereby permitted details of the privacy screens to be installed in the balconies identified on the new building hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The screens shall be installed in accordance with the approved details and shall thereafter permanently retained and maintained.

Reason:- To protect the amenities and privacy of the occupiers of adjoining properties in accordance with policy TW8 of the Stevenage District Plan Second Review 1991-2011.

9.1.3 The grant of permission is justified on the following grounds:-

The proposed development satisfies the Council's criteria for the development of windfall sites in the adopted District Plan. The density of the development is considered acceptable in this location. The proposed development would not harm either the amenities of the occupiers of neighbouring residential properties or the character or appearance of the Old town Conservation Area. The quality of the residential environment that would be created would be of an acceptable standard. The proposed development would not adversely affect the operation or safety of the local highway network, would have an acceptable level of accessibility by non-car modes of transport and enjoy suitable access to local facilities. Parking provision within the development would be adequate. Suitable provision would be made for the increased demand for community facilities that would result from the development.

In reaching its decision, the Council has had regard to the following policies of the Stevenage District Plan Second Review 1991 – 2011:-

TW8, which relates to the Council's development control standards and criteria;
TW9, which requires developments to achieve a high standard of design;
TW11, which seeks planning obligations in appropriate circumstances;
H7, which relates to windfall residential developments;
H8, which relates to the density of residential developments;
T1, which sets out the principles to be considered in assessing transport implications from development proposals;
T6, which relates to transportation design standards;
T15, which relates to the provision of on-site car parking;
EN1; which relates to developments in conservation areas;
EN13, which seeks the retention of trees in new developments;
L15, which relates to outdoor sports provision in residential development;
L16, which relates to children's play space provision in residential developments; and
OT1, which relates to the Old Town High Street Area,
OT2, which relates to the Old Town High Street (North and South)
OT3, which relates to redevelopment proposals in the high street;
OT4, which relates to new development in the high street
OT17, which relates to redevelopment proposals – High Street South.

9.2 (B) In the event that no Section 106 agreement is completed by the 4th June 2007 in respect of the planning obligations detailed in section 9.1, it is recommended that **PLANNING PERMISSION BE REFUSED** for the following reason:-

1. The proposed development fails to make provision for mitigating the additional pressures it would exert on community and open space facilities within the town. The proposal is therefore contrary to the provisions of Policies TW11, L15 and L16 of the Stevenage District Plan Second Review 1991 – 2011.

10 **BACKGROUND PAPERS**

- 10.1 1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Letters received containing representations referred to in this report.
3. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
4. Stevenage District Plan Second Review 1991-2011 and Environmental Safeguards.

5. Stevenage Borough Council Standard Conditions - February 1999.
6. Hertfordshire County Council Supplementary Planning Guidance on Parking Provision at New Development – Adopted December 2000.
7. Stevenage Borough Council Supplementary Planning Guidance – Vehicle Parking Provision – Adopted May 2003.
8. Planning Policy Statement 3 - Housing