



Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford SG14 1HH
Tel: 01992 552173 Fax: 01992 587643
E-Mail: contact@hertfordplanning.co.uk

PLANNING **STATEMENT**

10A & 10B Burwell Road,
Stevenage,
Herts., SG2 9RF

Demolition of a pair of semi-detached
houses and garage and their
replacement with 20no. one and two
bedroom flats with associated parking

May 2022

1.0 THE APPLICATION SITE

- 1.1 Nos 10a & 10b Burwell Road are a pair of two storey semi-detached houses located along the south-eastern side of the road, between the junctions with Shephall Way and Chertsey Rise, on the eastern side of Stevenage Town Centre. The site lies immediately to the north-east of the recently constructed flat development that has replaced the former March Hare public house that stood close to the junction of Shephall Way and Burwell Road and the neighbouring small commercial parade.
- 1.2 The March Hare has been replaced with a 3 storey development comprising 15 one and two bedroom flats, permitted in February 2018 under reference 17/00586/FPM. The site is in a predominantly residential area, and sustainably located in terms of local services, facilities, open spaces and transport links.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 It is proposed to replace the existing pair of dwellings with a part three, part two storey development of 20 flats, comprising 12 x 1 bedroom and 8 x 2 bedroom units. The layout of the site is shown on drawing 13781-P200-E. The new building would be three storeys high where it adjoins and takes its lead from the recently constructed development of 15 units. The scheme is intended to be the second phase of that Burwell development.
- 2.2 Drawings 13781-P001-F and P202-B show the ground, first and second floor plans in more detail. Drawing 13781-P202-1st shows the elevations to Burwell Road and Chertsey Rise and the internal elevations onto the rear parking area. The new building would follow the design of the Phase 1 development with low pitched gables, stepping up the gradient of Burwell Road, with matching external materials and window detailing.
- 2.3 The building would turn the corner with Chertsey Rise and drop to two storeys at its eastern end. The existing access into the garage court would be retained to serve a total of 18 parking spaces behind the building. Cycle and refuse storage are shown inside the site and areas of open space provided behind the front block and around the junction with Chertsey Rise.
- 2.4 The existing close boarded fence along the Chertsey Rise frontage would be removed to be replaced by soft landscaping in the form of hedgerow planting, screening the flats and their front accesses along this part of the development. The existing dropped crossings onto Burwell Road would be closed, with ramped and stepped pedestrian accesses provided into the building mid-way along its frontage. It is hoped to retain the tree that stands inside the junction with Chertsey Rise and those in the Burwell Street verge would be retained.
- 2.5 The application is also accompanied by an Ecological Impact Assessment undertaken by Windrush Ecology.

3.0 MATERIAL ISSUES

- 3.1 This site lies just north of the former March Hare PH and the Burwell Road Neighbourhood Centre, which is allocated as a housing site (HO1/3) on the Local Plan Proposals Map. It is assumed then that the principle of redeveloping this site in a sustainable residential location will be considered to be acceptable, together with the decision to follow the lead created by the Phase 1 development of the March Hare site, in terms of the scale and design of the new building.
- 3.2 Policy GD1 of the Local Plan deals with High Quality Design and lists the generic design requirements that will be applied to all development. In this case, care has been taken to ensure that the overall development between Shephall Way and Chertsey Rise appears as a single entity, demonstrated by the continuous Burwell Road elevation on drawing P203-1st, with their staggered frontages onto the road and heights which follow the gradient. The building turns the corner at three storey into Chertsey Rise, reducing to two at its eastern end, where it is closest to the development opposite.
- 3.3 The design of the development, its integration into this area of Stevenage, its physical and visual relationship to adjoining and nearby development, compliance with nationally described internal space standards and its active frontages would ensure that it would make a positive contribution to the aims and aspirations of the Stevenage Local Plan, as set out in Policy GD1 of the Plan.
- 3.4 National policy advice within the NPPF is that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also advises that local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards). In this case the redevelopment that is proposed achieves the objective of making effective use of this site, whilst providing acceptable living standards for the residents of the flats.

3.5 The Council's parking standards require 1 space per 1 bed flat and 1.5 spaces per 2 bed flat. It is understood that the site lies within Accessibility Zone 3 wherein the requirement could be reduced to 75% provision. In this case the standards would require 24 spaces, reduced by 75% to 18, which is the number of spaces provided within this scheme. This meets the requirements of Policy IT5 of the adopted Local Plan. Cycle parking, bin and buggy storage is provided as shown on the layout drawing.

4.0 SUMMARY

- 4.1 This redevelopment scheme is effectively the second phase of new housing development along Burwell Road, close to its junction with Shephall Way. The scheme provides a mix of one and two bedroom units, making full and effective use of the land available.
- 4.2 The building would fit comfortably against the phase 1 building, creating a continuous and harmonious frontage onto Burwell Street. It turns the corner with Chertsey Rise and reduces to two storeys at its eastern end.
- 4.3 In design terms the scheme achieves the high quality of housing demanded by Policy GD1 and the parking provision is in accordance with Policy IT5.
- 4.4 It is hoped that the Council will agree that this development, just like that which has been constructed on the adjoining former March Hare site, is acceptable in both principle and detail. However, in the event of any aspect of the application needing further attention, revision or clarification then we would appreciate being given the opportunity to respond and/or provide it before a decision is taken.

**Hertford Planning Service
May2022**