

6d 3/12/2153/FP – External alterations including raising the roof of the existing porch, infill existing doorway, new glazing to existing door opening and infill of windows on the approved extension at The Archers, Havers Lane, Bishop’s Stortford, CM23 3PD for Tesco Stores Ltd

Date of Receipt: 14.01.2013

Type: Full - Minor

Parish: BISHOP’S STORTFORD

Ward: BISHOP’S STORTFORD – CENTRAL

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10)

Directives:

1. Other Legislation (01OL1)

Summary of Reasons for Decision

East Herts Council has considered the applicant’s proposal in a positive and proactive manner with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the ‘saved’ policies of the East Herts Local Plan Second Review April 2007 and in particular policy ENV1); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (215312.FP.FM)

1.0 Background:

- 1.1 Members may recall that this application was previously reported to Development Control Committee on 20th March this year, where it was resolved to defer the application to allow Officers to obtain further information in respect of the use and the purpose of the proposed external staircase. The previous report is attached as ERP A to this report.

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- 1.2 Having regard to the concerns raised by committee members, the applicant submitted amended plans to the Council on the 3rd April 2013. These amended plans now show that the previously proposed external staircase and the first floor entrance door have been removed.

2.0 Consultation Responses:

- 2.1 No consultation responses have been received from any statutory consultees.

3.0 Town Council Representations:

- 3.1 Representations have been received from Bishop's Stortford Town Council who raise no objection to the proposal and note that the plans no longer show the external staircase.

4.0 Other Representations:

- 4.1 All those who were originally notified or commented on the application have been notified of the amended plans and given 21 days to comment. At the time of writing this report one letter of objection has been received which raises concerns with the use of the site; deliveries to the site and potential traffic congestion.

5.0 Considerations:

- 5.1 As stated earlier in this report, when Members previously considered this application the only element of the proposed scheme with which concern was raised was the proposed staircase. This element has now been removed from the application. Having regard to this and that the other proposed alterations to the fenestration of the building are considered to be acceptable, Officers consider that the amended scheme has addressed the issues Members raised at the Development Control Committee meeting on the 20th March 2013. Furthermore, the proposed development would not have any unacceptable impact on the amenities of neighbouring properties, the character and appearance of the existing building or the surrounding area. It is therefore considered that the proposed development accords with Policy ENV1 of the Local Plan.

6.0 Conclusion:

- 6.1 Having regard to the above considerations, and those set out within the previous report, it is recommended that permission be granted subject to the conditions outlined at the head of this report.