

Meeting: Planning and Development Committee **Agenda Item:**

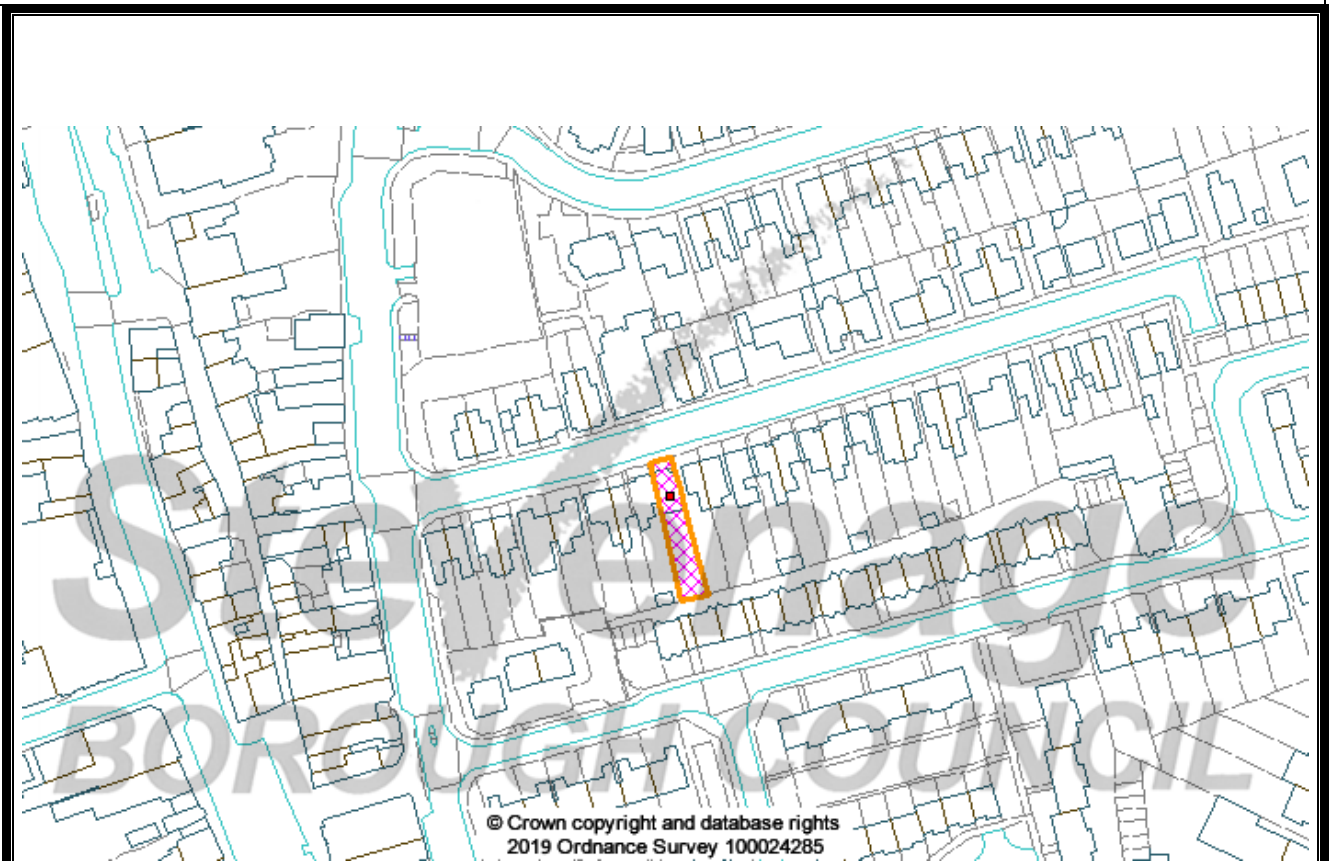
Date: 14 July 2022

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Application No: 21/01302/FPH
Location: 22 Grove Road, Stevenage.
Proposal: Part single-storey, part two-storey rear extension and front porch.
Drawing Nos.: 2110-11(P)001; 2110-11(P)002; 2110-11(P)101; 2110-11(P)102A; 2110-11(P)201B; 2110-11(P)202B; Design Proposal: Comparative Orientation Study.
Applicant: Alison Fraser
Date Valid: 9 December 2021
Recommendation: GRANT PLANNING PERMISSION.



Plan for information purposes only

1. SITE DESCRIPTION

- 1.1 The application site comprises a two-storey, end of terrace dwellinghouse within the Old Town Ward of Stevenage. The property comprises a cat-slide roof clad in concrete interlocking bold roll tiles and two-storey gable-end projection with a ground floor bay window. This part of the property is finished in brick painted white at ground floor level with the first floor finished in a Tudor style. Positioned between the application property and number 20 Grove Road is a shared alleyway which runs towards the rear garden areas of each respective property. The front garden area of the application property is enclosed by a low level brick wall.
- 1.2 To the rear of the property is an existing single-storey extension, finished in red brick with a mono-pitched concrete tiled roof. The rear elevation of the property is also finished in red brick. The fenestration detailing of the application property comprises of uPVC windows and doors.
- 1.3 The surrounding area is characterised by a mixture of detached, semi-detached and terraced housing of varying architectural styles and finishes. Properties are predominantly constructed from red brick with concrete tiled roofs. Grove Road also contains the Catholic Church of the Transfiguration of our Lord. To the west lies the junction of Church Lane which forms the eastern edge of the Old Town High Street.

2. RELEVANT PLANNING HISTORY

- 2.1 No relevant planning history (Rear extension was likely constructed under permitted development).

3. THE APPLICATION

- 3.1 This application seeks planning permission for the erection of a part single-storey, part two-storey rear extension and front porch. Dealing firstly with the rear extension, the proposed works at ground floor level would measure approximately 2.24m in length, span 4.51m in width with a maximum height of 2.84m. At first floor level, the proposed works would measure approximately 3.10m in length, span 3.30m in width with an eaves height 4.52m with an overall height 6.48m. The ground floor part of the extension would comprise of a shallow mono-pitched style roof. At first floor level, the extension would have a gable-end roof.
- 3.2 Turning to the proposed front porch, this would measure approximately 1.74m in length, span 1.86m in width with an overall height of 2.23m. The porch would comprise of a flat roof.
- 3.3 This application comes before the Council's Planning and Development Committee as the application was called-in by Councillor Lorraine Rossati due to concerns from local residents around loss of privacy, sunlight and daylight as well as concerns over design and materials.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letter and the erection of a site notice, two representations against the application have been received from the immediate neighbouring properties. A summary of the objections raised are as follows:-
- The proposal will have a detrimental impact on the level of sunlight and daylight received by neighbouring properties;

- The proposal will create an unacceptable level of overshadowing to neighbouring properties;
- The proposal will cause a loss of trees located within the curtilage of neighbouring properties;
- The proposal will have a detrimental impact on privacy;
- The external appearance of the proposal is out of character;
- Will have an unacceptable impact on the quality of life of residents (existing and future);
- The proposal will cause an unacceptable loss of views;
- There are errors on the submitted drawings;
- The proposed development is considered to be too bulky;
- The proposed location of the kitchen and associated ventilation would lead to the creation of unacceptable smells which would cause a significant nuisance to residents;
- The street has a clearly defined character of 2 to 3 bedroom dwellings with every house having small back gardens.

4.2 The aforementioned is not a verbatim of the objections which have been raised. Full copies of the representations received can be viewed on the Council's website.

4.3 Separately, a further consultation was undertaken with neighbouring residents following the receipt of amended plans. At the time of publishing this report, no additional representations were received. Therefore, any additional representations received will be reported at the Planning and Development Committee accordingly.

5. CONSULTATIONS

5.1 Council's Arboriculture and Conservation Manager

5.1.1 There is no objection from an arboricultural view. It is expected the impact on this 2 metre tall Yew tree/shrub, which has already been considerably cut back by the owner, to be minimal but urge care with the roots during the excavation for the foundations.

6. RELEVANT PLANNING POLICIES

6.1 Background to the Development Plan

6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the decision on the planning application should be in accordance with the development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- The Stevenage Borough Council Local Plan 2011-2031
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014); and
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007).

6.2 Central Government Advice

6.2.1 A revised National Planning Policy Framework (NPPF) was published in July 2021. This largely reordered the policy substance of the earlier 2012 version of the NPPF albeit with some revisions to policy. The Council are content that the policies in the Local Plan are in conformity with the revised NPPF and that the Local Plan should be considered up to date for the purpose of determining planning applications. The NPPF provides that proposals which accord with an up to date development plan should be approved without delay (para.11) and that where a planning application conflicts with an up to date development plan, permission should not usually be granted (para.12). This indicates the weight which

should be given to an up to date development plan, reflecting the requirements of section 38(6) of the 2004 Act.

6.3 Planning Practice Guidance

The PPG contains guidance supplementing the NPPF and with which Members are fully familiar. The PPG is a material consideration to be taken into account together with the National Design Guide (2019) which has the same status as the PPG.

6.4 Adopted Local Plan (2019)

6.4.1 The policies set out below are relevant in the determination of this application:

Policy SP1: Presumption in favour of sustainable development;

Policy SP2: Sustainable development in Stevenage;

Policy SP8: Good design;

Policy IT5: Parking and access;

Policy GD1: High quality design;

Policy NH5: Trees and woodland.

6.5 Supplementary Planning Documents

Parking Provision Supplementary Planning Document October 2020

Stevenage Design Guide Supplementary Planning Document January 2009.

7. APPRAISAL

7.1.1 The main issues for consideration in the determination of this application are the visual impact of the development, impact upon neighbouring amenities, parking provision and impact on trees.

7.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 Visual impact of the development

7.2.1 Paragraph 126 of the NPPF states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”. It goes on to state that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

7.2.2 Paragraph 130 of the NPPF sets out a number of requirements for new development, including that development:

- will function well and add to the overall quality of an area;
- is visually attractive as a result of good architecture; layout and appropriate and effective landscaping;
- is sympathetic to local character and history;
- establishes or maintains a strong sense of place;
- optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

- 7.2.3 Paragraph 131 of the NPPF places great importance on the role of trees in helping to shape quality, well designed places “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change”.
- 7.2.4 Paragraph 132 of the NPPF states that applicants “should work closely with those affected by their proposals to evolve designs that take into account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”.
- 7.2.5 The National Design Guide (2019) which was published by National Government is a material consideration in the determination of planning applications. It sets out that Buildings are an important component of places and proposals for built development are a focus of the development management system.
- 7.2.6 Policy SP8 of the adopted Local Plan (2019) requires new development to achieve the highest standards of design and sustainability which can deliver substantial improvements to the image and quality of the town’s built fabric. Policy GD1 of the Local Plan generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.
- 7.2.7 Turning to Chapter 6 of the Council’s Design Guide SPD (2009), it stipulated that all extensions respect the size, height, materials, features and layout of the building concerned, as well as the surrounding buildings. Extensions should also be built so that, as far as possible, they look like a part of the main building rather than an obvious addition to it. The Guide also requires development to respect surrounding buildings in terms of scale, massing, height and design. As such, it encourages good design as it can enhance the appearance of places.
- 7.2.8 Further to the above, the Design Guide stipulates that extensions should appear subservient to the original to the original by respecting its overall scale and proportions. Extensions should also reflect the overall design of an application property and materials uses should draw on the colour, type and texture of those used on the original house.
- 7.2.9 With regards to the proposed rear extension, it is noted that the ground floor aspect of the proposal would be an addition to the existing extension. As such, the proposal would have a combined depth of approximately 5.70m. This would exceed the 3,5m depth standard which is set out in the Council’s adopted Design Guide SPD. However, this is not out of character because a number of properties in Grove Road have extensions which are greater than 3.5m in depth. A select sample of these extensions are set out below:
- 20 Grove Road has a single-storey extension built in the 1990’s (planning reference 2/0401/97) which has a depth of approximately 5.4m;
 - 36 Grove Road had a single storey extension which would have a combined length of 7.16m, approved under planning permission 17/00296/FPH;
 - 38 Grove Road has a single-storey rear extension with a depth of 5.8m approved under planning permission 18/00498/FPH;
 - 43 Grove Road had a single-storey extension with a depth of 4.3m approved under planning permission 06/00406/FP;
 - 64 Grove Road had a 4.4m deep part two storey, part single storey rear extension approved under application 16/00603/FPH.
- 7.2.10 Given the aforementioned, the proposed extension, despite its overall depth, would not appear out of character. Turning to the proposed works at first floor level, the works would exceed the 2.5m depth standard set out in the Design Guide. However, its depth is not dissimilar to the two-storey outrigger (original wing) located at number 24 Grove Road

which has a depth of approximately 4m. Moreover, there are a number of properties which have outriggers or two-storey extensions / first floor extensions which are not too dissimilar in depth. Consequently, the proposed rear extension works in this instance, would not be out of character with the overall established grain of development along Grove Road.

- 7.2.11 Further to the above, the extension is located to the rear of the property and being a house which has a back-to-back relation with properties along Albert Street, the rear extension works would not be readily visible from the public realm. Given this, it would not have a detrimental impact on the visual amenities of the wider street scene of Grove Road or Albert Street. Moreover, the extension has been designed to appear subservient to the main dwelling, especially given the first floor element of the extension in terms of its roof has been set down from the main ridgeline of the application property. In addition to this, the side walls of the extension at first floor level have been set in to ensure it does not appear bulky or dominate the rear elevation. This ensures the proposal appears proportionate and secondary to the main dwellinghouse.
- 7.2.12 Turning to finished appearance, it is noted that the extension would be finished in render and this detracts from the brick finish of the rear elevation of the application property. However, the property itself does have a white painted finish on the principal elevation. Moreover, there are properties along Grove Road which comprise of white render finishes combined with the fact that there is no uniformity to the overall appearance of dwellings along Grove Road or in the wider area. Therefore, it is considered that the overall finish of the rear extension would not be out of character in this instance. In addition, as mentioned above, it is located to the rear of the property, so it would not be readily visible from the public realm, so there would not be sufficient grounds to warrant refusal in this instance.
- 7.2.13 Turning now to the proposed front porch, it is considered to be of a limited size and scale of which it would appear proportionate and secondary against the main dwellinghouse. In addition, the porch would be finished in a white render, so as to not appear out of character with the overall external finish of the application property. Therefore, this part of the proposal would not harm the character and appearance of the application property or the visual amenities of the wider street scene.
- 7.2.14 Given the aforementioned assessment, the proposed development is therefore, considered acceptable in accordance with the policies on design in the adopted Local Plan (2019), the Design Guide SPD (2009), the NPPF (2021) and PPG.

7.3 Impact upon Neighbouring Amenity

- 7.3.1 In assessing the impact on neighbouring amenity, the Council's Design Guide sets out standards which should be met to safeguard the privacy and outlook of adjoining properties from new development. In this regard, when assessing developments which are two-storeys in height, the recommended separation distances are as follows:

No of Storeys	Type of Separation	Min. distance (metres)
Between existing and new 2 storey or a mix of 1 and 2 storey dwellings.	Back to Back Back to Side	25m 15m
Between new 2 storeys or a mix of 1 and 2 storey	Back to Back Back to side	20m 12m
Over 2 storeys between existing and new dwellings	Back to Back Back to Side	35m 25m
Between new dwellings over 2 storeys in height.	Back to Back Back to Side	30m 20m

- 7.3.2 With regards to the properties located to the rear of the application site on Albert Street, the proposed extension would have a separation distance of approximately 28m. This would exceed the 25m requirement as set out in the table above. As such, there are no issues with respect to outlook and privacy in relation to the properties which front onto Albert Street.
- 7.3.3 Turning to the immediate impact on adjoining neighbouring properties, the proposed extension at ground floor level comprises a window serving the enlarged kitchen on the western elevation. However, this window would look onto the existing garden boundary fence which forms a physical screen between the application site and number 20 Grove Road. In addition, the window would look onto a blank wall of the aforementioned property. Therefore, it would not cause any issues in relation to privacy in this instance. In terms of impact on number 24 Grove, there are no side windows proposed which would cause a privacy issue.
- 7.3.4 In regards to the impact on outlook, specifically whether or not the development would appear overbearing, the ground floor level windows on the flank elevation of number 20 Grove Road appear to serve a kitchen according to planning records. As this is not classed as a habitable window, an assessment does not have to be undertaken in this instance.
- 7.3.5 Notwithstanding the above, the proposed extension would be set in 0.7m at ground floor level (due to a shared alleyway access to the rear gardens) and 1.9m at first floor level from the shared boundary common of number 20. Taking this into consideration, the proposed extension works would not appear overbearing to the owner / occupiers of this property. In addition, as the extension does not breach the 45 degree line in plan and elevation form from any habitable room window, the proposed works would not have any significant impact on the level of sunlight and daylight received by the owners of number 20 Grove Road.
- 7.3.6 Turning now to the impact on number 24 Grove Road, it is noted that at ground floor level there is a window serving a dining room which is classed as a habitable room. Based on the information the Council has on this property, this appears to be the only window which serves this room. Taking this into consideration, it is noted that this window is already affected by the original two-storey outrigger which projects approximately 4.7m beyond the rear of this window. The proposed development at ground floor level, in combination with the existing extension, would have a combined depth of approximately 5.7m.
- 7.3.7 Given the aforementioned, as the combined depth of extension would exceed the 3.5m depth standard set out in the Design Guide, the proposed development could potentially have a detrimental impact on the outlook of number 24 Grove Road. However, in order to overcome this issue, the applicant has amended the plans whereby the proposed extension at ground floor level is now stepped in by 0.7m from the shared common boundary with the aforementioned property. This provides an element of relief to the overall expanse of brickwork and would mitigate any perception of overbearance as viewed from the dining room window of number 24.
- 7.3.8 At first floor level, the amended design means the extension has now been stepped in by approximately 1m whereby its width has been reduce from 3.52m to 3.30m. The depth of the extension has also been reduced from 3.29m to 3.10m. This combination of changes to the proposed works allows further relief to the built form whereby reducing the overall level of impact to the neighbouring property to an acceptable level.
- 7.3.9 In regards to the impact on sunlight and daylight, is note the proposed development would breach the 45 degree line in plan and elevation form of the dining room window of number 24 Grove Road. Therefore, the proposed could potentially have an impact on the level of sunlight and daylight received in this room. However, the existing extension at the application property already has an impact on this room whereby it already breaches this 45 degree line and by stepping in the development as shown in the amended plans, it reduces the level impact this development could have had on number 24. Moreover, the applicant

has submitted a daylight and sunlight plan to demonstrate the development would not have a significant impact on this property over and above the current situation and it would accord with the recommended BRE guidelines in relation to daylight, sunlight and overshadowing (BRE: Site Layout Planning for Daylight and Sunlight – A guide to good practice). For reference, this assessment also demonstrates the scheme would not result in a significant level of overshadowing to number 20 over and above the current situation to be able to substantiate a reason for refusal.

- 7.3.10 Turning to the area of retained garden, despite the concerns raised by local residents, if planning permission were to be granted and the development implemented, over 125.58m² of garden area would be retained. This would exceed the 50m² standard as set out in the Council's Design Guide. Consequently, sufficient amenity space would be retained in this instance.
- 7.3.11 Given the aforementioned assessment, the proposed development would on balance, not have a detrimental impact on the amenities of neighbouring properties. The proposed development would therefore, accord with policies SP8 and GD1 of the adopted Local Plan (2019), the Council's Design Guide SPD (2009), the NPPF (2021) and PPG (2014).

7.4 Parking Provision

- 7.4.1 Policy IT5 of the adopted Local Plan (2019) states that planning permission will be granted where proposals comply with the parking standards set out in the plan. The Council's Parking Provision and Sustainable Transport SPD (2020) provide requirements for enlarging existing dwellinghouses. The proposal would seek to increase the number of bedrooms from 2 to 3. As such, there would be a requirement to provide 2 off-street parking spaces. However, the existing property does not comprise of any off-street parking and the proposal does not seek to provide for parking within the curtilage of the application property.
- 7.4.2 Notwithstanding the above, the application site is located within residential accessibility zone 2, where the Council would seek between 50% to 75% of the maximum number of car parking spaces to serve the development. This equates to a total requirement of 1 to 1.5 car parking spaces which is the same parking requirement for a 2 bedroomed property. For reference, the parking requirement for a 2 bedroomed property is 1.5 spaces. However, in accordance with paragraph 2.8 of the Parking Standards SPD, where there is a fraction of a space, it has to be rounded up. Consequently, the parking requirements for a 2 bedroom and 3 bedroom property are practically the same.
- 7.4.3 Given the above, it would not be reasonable to seek the provision of a parking space to serve the enlarged property. Moreover, as 2 and 3 bedroomed properties have similar parking requirements, there would not be sufficient grounds to warrant refusal in this instance.
- 7.4.4 Given the aforementioned assessment, the proposal would be in accordance with policies set out in the adopted Local Plan (2019), the Council's Parking Standards SPD (2020), the NPPF (2021) and PPG.

7.5 Trees

- 7.5.1 With regards to trees, Policy NH5 of the adopted Local Plan (2019) states that development proposals will be expected to protect and retain individual trees within the development site and should include new planting where appropriate.
- 7.5.2 The proposed development would appear to be located within close proximity to an existing English Yew Tree (*Taxa Baccata*). Consequently, the proposed development could potentially harm the health and vigour of this tree. Following consultation with the Council's

Arboricultural and Conservation Manager, he raises no concerns from an arboricultural perspective. This is because the expected impact to the Yew tree / shrub would be minimal but, does recommend due care is given during the excavations for the foundations. It is considered that this aspect could be covered by way of an informative to any decision issued.

7.6 Other Matters

Loss of a view

- 7.6.1 As established by planning case law, there is an accepted dictum that a property owner does not have a legal right to an outlook over land which is in another ownership. However, matters such as privacy or whether a development appears overbearing is a material planning consideration. An assessment as to the developments impact on privacy and whether it is overbearing has been assessed as set out in earlier sections of this report.

Impact on quality of life

- 7.6.2 It has been established in case law the impact a development has on a person's quality of life is not a material planning consideration. However, the Local Planning Authority does have to consider the impact a development can on the amenity of neighbouring properties. This has been assessed in detail as set out earlier in this report.

Statutory nuisance from smells generated from proposed kitchen

- 7.6.3 Due to the scale and nature of the proposal, the Council as Local Planning Authority has no control over the location and position of any extraction or ducting relating to a kitchen which could result in odours causing a nuisance to a neighbouring property.

Equality, Diversity and Human Rights

- 7.6.4 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.6.5 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.
- 7.6.6 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.6.7 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.6.8 The proposed development would not have any impacts on persons who are defined as falling within one of the protected characteristics under the Equalities Act.

8. CONCLUSIONS

- 8.1 In summary, the proposed development would not have a detrimental impact on the character and appearance of the host application property or the visual amenities of the wider street scene. In addition, the extension would not constitute an unneighbourly or overdominant form of development resulting in an unacceptable level of visual intrusion. Furthermore, the proposed development would not generate an additional level of overshadowing along with impacting upon the level of sunlight and daylight of neighbouring properties to a level at which would be sufficient to warrant refusal. Moreover, the proposal does not require additional off-street parking and it would not have a detrimental impact on the Yew Tree subject to an informative being imposed to any decision.
- 8.2 The proposed development would therefore, accord with the relevant policies of the adopted Local Plan (2019), the Council's Design Guide SPD (2009), the Council's Parking Standards SPD (2020), the NPPF (2021) and PPG.

9. RECOMMENDATIONS

- 9.1 That Planning Permission be GRANTED subject to the conditions outlined below:
- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans:
2110-11(P)001; 2110-11(P)002; 2110-11(P)101; 2110-11(P)102A; 2110-11(P)201B; 2110-11(P)202B; Design Proposal: Comparative Orientation Study.
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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in the application submission unless otherwise agreed in writing by the Local Planning Authority.

REASON:- To ensure the development has an acceptable appearance.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVES

1 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

2 Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

3 Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation

Drains (when laid or tested)
Floor and Roof construction
Work relating to fire safety
Work affecting access and facilities for disabled people
Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 Impact on the Yew Tree

Care shall be given during the excavation and construction phase of this development hereby permitted to ensure that these works do not cause harm to any roots within the root protection area of the Yew Tree.

10. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted October 2020, Stevenage Design Guide adopted October 2009.
3. Stevenage Borough Local Plan 2011-2031 adopted 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
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 July 2021 and Planning Policy Guidance.