



PLANNING AND DEVELOPMENT COMMITTEE

5 June 2025

SUPPLEMENTARY AGENDA

PART 1

3. 25/00056/FP - 107 RALEIGH CRESCENT

To consider the change of use of existing 3-bedroom dwelling to 2no. 1-bedroom flats following erection of a two-storey rear extension, internal alterations and associated car parking.

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Supplemental Memorandum

Date	5 June 2025
Officer	Linda Sparrow
Address	107 Raleigh Crescent, Stevenage
Proposal	Change of use of existing 3-bedroom dwelling to 2no. 1-bedroom flats following erection of a two storey rear extension, internal alterations and associated car parking
Reference	25/00056/FP
ADDENDUM INFORMATION	

Consultee Comments Received from SBC Arboricultural and Conservation Manager

I have studied this application and can confirm that the current layout is not something I would support. Whilst the intrusion within tree T1's RPA to build the extension is, in my view acceptable, as long as it is mitigated by a less root aggressive foundation, such as piles, I have concerns about the proposed parking bay very near to T1.

My concerns are the following:

1. The very close proximity to the tree trunk (large intrusion into the RPA) is likely to have tree health implications, irrespective of the surface used.
2. The proposed parking bay located under the tree will most likely generate much pressure onto the council to cut the tree (T1) down in the future.
3. I notice in figures 5&6 of the Arboricultural Impact Assessment that a large amount of soil has already been placed onto the RPA of T1. This is, in my view, poor practice as the tree should have protective fencing around it which should not allow any materials be stored within the RPA.

Officer note on point 3 – the soil was removed some time ago and the land around the tree has not been used for storage of any materials since.

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