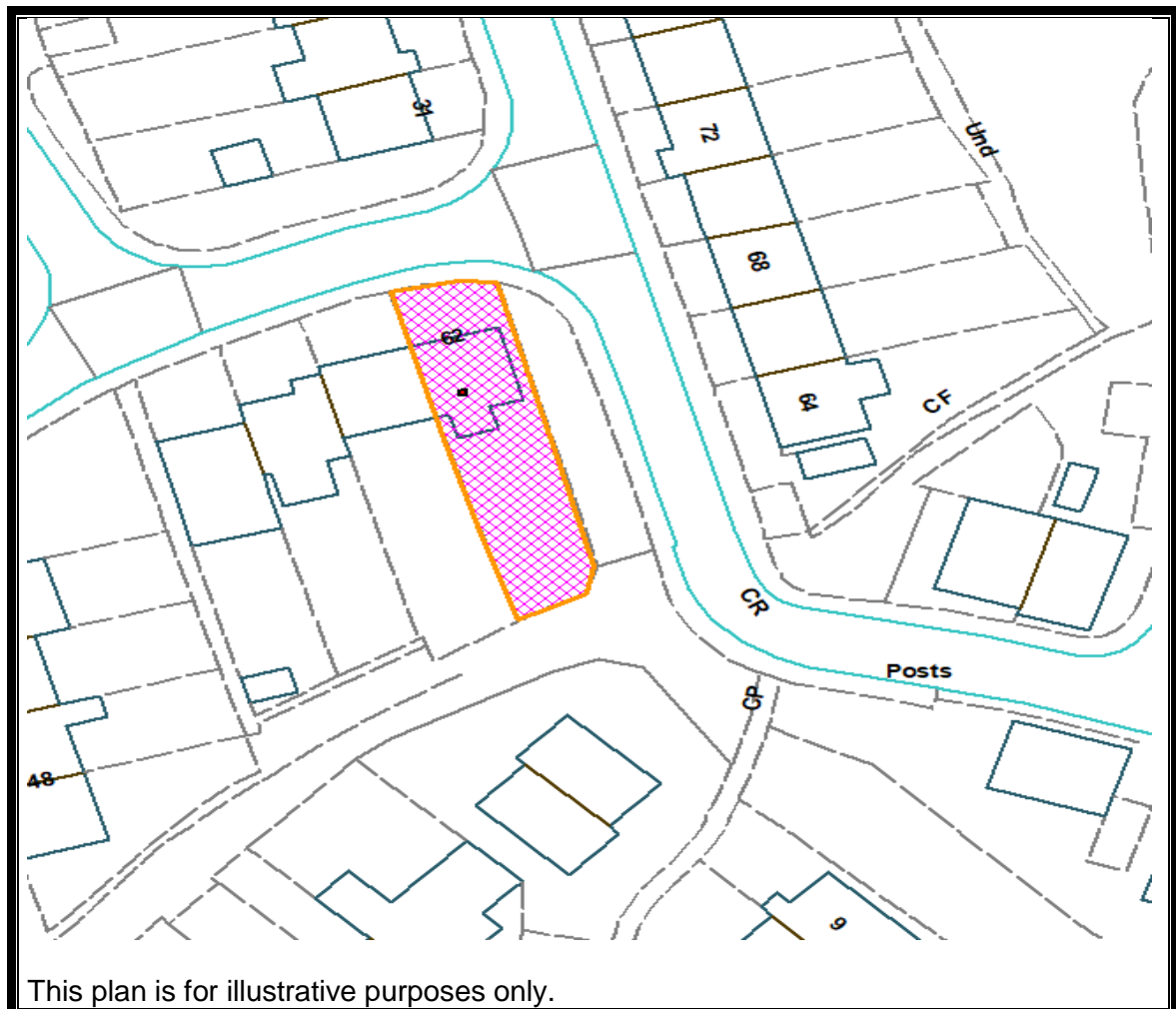


Meeting:	Planning and Development Committee	Agenda Item:
Date:	25 May 2023	
Author:	Lewis McGann	07936 349276
Lead Officer:	Zayd Al-Jawad	01438 242257
Contact Officer:	Lewis McGann	07936 349276

Application No :	23/00147/FP
Location :	62 Ferrier Road, Stevenage
Proposal :	Change of public amenity land to residential and single-storey side and rear side extension.
Drawing Nos.:	1456_YPUK_P001; 1456_YPUK_P002_P2; 1456_YPUK_P003; 1456_YPUK_P004; 1456_YPUK_P005_P2; 1456_YPUK_P006_P2
Applicant :	Mr Ian Harvey
Date Valid:	03 March 2022
Recommendation :	GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site is an end-terrace dwelling located on the corner of a T-junction at the eastern most end of Ferrier Road just to the north of Magellan Close. The application property is sited in a fairly long narrow rectangular shaped plot with a decent sized hard paved front curtilage that provides vehicular access to Ferrier Road and is large enough to accommodate two off-street parking spaces. To the rear of the application site lies a larger, predominantly grassed back garden that is entirely enclosed by wooden fencing up to 2m high with a significant amount of vegetation around its southern perimeter. A wooden gated entrance adjacent to the east of the main dwelling provides pedestrian access along the eastern flank of the main dwelling into the rear garden.
- 1.2 Adjacent to the north of the application site lies Ferrier Road followed by a strip of public open greenspace owned by Hertfordshire County Council (HCC) and the residential property of No.31 Ferrier Road. Adjacent to the west lies the attached neighbouring property of No.60 Ferrier Road whilst to the south lie the neighbouring properties of No.8A and No.8B Magellan Close. Adjacent to the east of the application site runs a strip of Council owned grassed informal open space which extends along the majority of the application site's length and is the subject to the land sale request made as part of this planning application.
- 1.3 The application property itself is constructed of a buff brick course with a gable-end dual-pitched roof clad in brown interlocking concrete roof tiles and a white fascia trim. A single storey front porch element also constructed of matching buff brick with a mono-pitch roof clad in matching brown interlocking concrete roof tiles attaches to the eastern side of the front elevation of the main dwelling. The fenestration to the property is finished with white uPVC.
- 1.4 The surrounding area is characterised by dwellings of a similar age and style to the application property, typically laid out as straight or staggered rows of two storey terraces. These dwellings are typically set within regimented building lines that typically face the roadside in standard sized, regular shaped plots.

2. RELEVANT PLANNING HISTORY

- 2.1. No relevant planning history

3. THE CURRENT APPLICATION

- 3.1. This application seeks planning permission for the change of public amenity land to residential land to facilitate the construction of a single-storey side and rear extension.
- 3.2. The application comes in before the Planning and Development Committee as it has been called-in by Councillor Booth. The Councillor called in this application in terms of impact on neighbouring properties, impact on the character and appearance of the area, residential amenity, car parking and highway issues, impact on trees and landscaping and the loss of the open space.

4. PUBLIC REPRESENTATIONS

- 4.1. The application was publicised by way of neighbour letter and a site notice. No comments were received.

5. CONSULTATIONS

5.1. Hertfordshire County Council as Highways Authority

- 5.1.1 The proposals are for a Change of public amenity land to residential and single-storey side and rear extension. Ferrier Road is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph.
- 5.1.2 The proposals will have little if any affect on the surrounding highway network, therefore, notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council (HCC) as Highway Authority does not wish to restrict the granting of permission.
- 5.1.3 HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.
- 5.1.4 AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
- 5.1.5 AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

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 (adopted 2019)
- 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).

6.2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2.3 In addition to the NPPF, advice in Planning Practice Guidance must also be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 11 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

6.3 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

Policy SP8: Good Design;
Policy GD1: High Quality Design;
Policy NH6: General Protection for Open Space;
Policy IT5: Parking and Access

6.4 Supplementary Planning Documents

Parking Provision Supplementary Planning Document October 2020
Stevenage Design Guide Supplementary Planning Document January 2023.

7. APPRAISAL

7.1.1 The main issues for consideration are the acceptability of the change of use from amenity land to residential garden, the design and visual impact of the proposed extensions on the character and amenity of the area and on neighbour amenity, car parking provision and highway implications.

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 Change of Use of Amenity Land

7.2.1 The area of land in question is currently in the ownership of Stevenage Borough Council and is designated as an area of informal open space and is protected by Policy NH6 of the Stevenage Local Plan. Policy NH6 for general protection of open space states that planning permission for development of any existing, unallocated open space will be permitted where the loss of the open space is justified having regard to the quality and accessibility of the open space, the existence of any interventions to improve quality or access, whether the open space is serving its function or purpose and whether alternate spaces would remain available for community use.

7.2.2 The plot of amenity land subject to this change of use application is sited immediately to the east of the application site and extends along the majority of the application site's eastern side boundary. The plot forms approximately half of a slightly larger area of grassed informal open space which also stretches in width from the eastern side boundary of the application site to the roadside. This larger area of grassed informal open space then connects to further Council owned areas of grassed informal open space to the south-west and south-east with other areas of grassed informal open space spread throughout the wider residential estate. Further along to the south-east meanwhile lies the ancient lane of Sheafgreen Lane whilst the principal amenity greenspace of Chells District Park lies a short distance to the north-east.

- 7.2.3 The plot of land subject to this application is rectangular in shape and has a maximum length of approximately 28.5m, a maximum width of approximately 2.2m and a total area of approximately 59.5sqm. A single lamp column is located near the south eastern corner of the plot close to the public footpath whilst a dropped kerb with a grasscrete easement leads from the roadside to halfway down the rear garden of No.62 and a large mature tree lies just beyond the southern boundary of the plot. It is expected that the plot of land subject to this application would be enclosed with wooden fencing to increase the overall size of the garden belonging to No.62, and to facilitate the construction of a single-storey side and rear extension whilst still maintaining pedestrian access along the eastern flank of the main dwelling into the rear garden.
- 7.2.4 The presence of a dropped kerb and grasscrete easement towards the southern end of the plot of land subject to the change of use application is noted. This easement would have historically provided vehicular access from the roadside into the rear garden of No.62 however today there is only a pedestrian gateway entrance into the rear garden of No.62. Nevertheless, it is also noted from the photos taken during the site visit to the application site that this easement is now being used as a form of off-street parking. Whilst the granting of planning permission to change the use of the plot of land subject to this planning application from public amenity land to residential land would result in the loss of this off-street parking space, this should not be taken into consideration as part of the assessment of the acceptability of the proposed change of use as the easement itself is not a parking space and has never been purchased by anyone to be used for that such purpose. To use this easement for off-street car parking is technically unlawful as the easement along with the rest of the larger area of grassed informal open space belongs to Stevenage Borough Council. At the same time the existence of this easement has no bearing on the proposed extension as the application site already has adequate parking provision and the proposal would not increase the number of bedrooms to the application property.
- 7.2.5 It is also accepted that the larger area of grassed open space containing the plot of land subject to the change of use application could be used as an informal play space for children. However, given its relatively small size and location adjacent to the main road it would not be considered the safest or most appropriate place for children to play. Notwithstanding this, whilst the proposal would significantly reduce this area of grassed open space, larger areas of grassed open space can still be found a short distance away to the west, south-west, and south-east as well as a variety of other smaller and similar sized areas of grassed open space throughout the surrounding residential estate. As a result, there are still a sufficient amount of grassed informal open spaces to provide some amenity value to the surrounding properties and those travelling along Ferrier Road. Furthermore, enclosing the plot of land in question with wooden fencing would not have a detrimental impact on the overall openness of the street scene. Given the aforementioned factors, the change of use is considered acceptable in policy terms as it would not undermine the Council's policy to protect open spaces.

7.3 Design and Visual Impact

- 7.3.1 Policy SP8 of the Local Plan requires new development to achieve the highest standards of design and sustainability. Policy GD1 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.
- 7.3.2 Appendix C of the Stevenage Design Guide SPD 2023 provides guidance on extensions and alterations to dwellings. The Council will consider the impact upon the appearance of the existing property as well as the character and appearance of the area. In addition, the guide sets out that the extension should appear subservient to the original house; smaller in width, height and depth than the existing property, but still using the same scale and proportions.

- 7.3.3. Appendix C of the Design Guide SPD also stipulates that building features such as windows, roof pitches, overhangs, gables, chimneys should all be consistent with those of the existing property. If the roof of the main building is pitched, for example, then the extension should have a pitched roof, at the same angle. However, this does not mean that contemporary design will not be acceptable, providing it respects local character and does not detract from the original building.
- 7.3.4 In terms of its size and scale, the proposed extension works would replace the existing single storey rear conservatory and would span the entire rear elevation of the application property before wrapping around the south-eastern corner of the main dwelling and spanning the majority of the property's eastern flank. The proposed change of use from public amenity land to residential land would facilitate the erection of the proposed single-storey side extension by widening the application site by approximately 2.2m in order to create enough space for the proposed extension to fit wholly within it whilst maintaining pedestrian access along the eastern flank of the main dwelling into the rear garden.
- 7.3.5 The rear element of the proposed extension would measure a maximum of 9.15m in width, 2.15m in depth and 3.5m in height from the top of the mono-pitch roof, with the height of the eaves set at 2.6m. The side element of the proposed extension would measure a maximum of 9.05m in length, 2.15m in depth and 3.5m in height from the top of the mono-pitch roof, with the height of the eaves set at 2.6m. In addition to these works the existing porch that attaches to the front elevation of the property would be removed except for its canopy roof which would remain over the front door.
- 7.3.6 In being only 2.15m in depth, the rear element of the proposed extension would easily adhere to the 3.5m depth standard for single-storey rear extensions within 1m of the side boundary of the house as set out in the Council's adopted Design Guide (2023), whilst in being only single storey in height its ridgeline would be set well below the ridgeline of the main dwelling. The fact that it would replace an existing rear conservatory which is already fairly visible from Ferrier Road to the east also means that its visual impact on the surrounding street scene would be limited.
- 7.3.7 The side element of the proposed extension meanwhile would be located on the eastern side of the main dwelling at the end of the terrace facing the roadside and so would not compromise the rhythm of the street by creating a cramped or terraced appearance. Whilst it would be visible from along the section of Ferrier Road to the east, the fact that it is only single-storey and set against the two-storey main dwelling means that visually it would not have a visually overbearing impact on the surrounding street scene. Given the dimensions of the proposed works therefore, they would be of a suitable size for the dwelling and would appear proportionate and subservient to the two-storey main house and would not be unduly prominent or incongruous, thereby respecting the character and appearance of the immediate surrounding area and the architectural integrity of the terraced dwellings within the vicinity.
- 7.3.8 With regards to the visual impact of the changes to the boundary treatment on the character and appearance of the immediate surrounding area, the new boundary treatment would be of a height and style like other properties in the wider area and would be of a similar appearance to that which already encloses the application site. The proposed boundary treatment changes are therefore not considered to detrimentally impact the character and visual appearance of the immediate surrounding area.
- 7.3.9 In terms of the finish of the proposed works, the walls of the proposed extensions would be constructed of a buff brick course that matches the main dwelling whilst the wrap around mono-pitched roof would be clad with brown interlocking concrete roof tiles and a white fascia trim that also match the main dwelling. The proposed side element would feature one window measuring 0.8m x 1.1m in its northern elevation to the east of the front door facing across the front curtilage of the application site towards the roadside whilst another two windows

measuring 1.2m x 1.1m would be located in its eastern flank elevation facing the adjacent area of grassed informal open space with the roadside beyond.

- 7.3.10 The proposed rear element meanwhile would feature a triple panel set of bi-fold doors in its rear elevation facing towards the back garden of the application site as well as a full height window measuring 1.1m x 2.1m and a smaller standard window measuring 1.2m x 1.1m. In addition to this, the mono-pitch roof slope of the proposed rear element would feature three evenly spaced out Velux skylights measuring 0.8m x 1m in its roof slope. All of the described fenestration would be finished with white uPVC to match the main dwelling. With construction materials that match those of the main dwelling the proposed single-storey side and rear extension would have an acceptable appearance that does not detract from the character of the dwelling or the immediate surrounding street scene.

7.4 Impact on residential amenity

- 7.4.1 Policies SP8 and GD1 of the Local Plan 2019 require development proposals to have regard to the guidance contained within the Design Guide SPD 2023. Policy GD1 also requires that development does not adversely impact the amenities of neighbouring occupiers. Appendix C of the Design Guide SPD states that the Council will assess proposals for residential extension in terms of their impacts on privacy, outlook, and natural light.
- 7.4.2 Considering firstly the attached property to the west of the application site at No.60 Ferrier Road, whilst the rear element of the proposed extension would be hard up to the fenced shared boundary with this neighbouring property, at only 2.15m in depth with a maximum height of 3.5m and the eaves set at 2.6m, this element of the proposed works would meet with all of the criterion set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. As a result, had the proposed works included only this element, then it could have been constructed under permitted development.
- 7.4.3 In addition to the above, the existing rear conservatory at 2.15m in depth and 2.75m in height with the eaves set at 2.4m is identical in depth and only 0.75m smaller than the rear element of the proposed works. These factors in addition to the fact that this neighbouring property also has a relatively deep back garden of its own means that the residents of this property would still maintain a good outlook from their rear habitable windows.
- 7.4.4 In terms of loss of light from the closest rear habitable windows of No.60, the closest window to the shared boundary with the application site is in fact a windowed door which serves a living room. Whilst the proposal fails the 45-degree test on both the proposed plans and elevations from this windowed door it is not the only light source into the rear living room of No.60. This is because there is a larger set of windows situated further along No.60's rear elevation which also serve the living room. As a result, it can be argued that the proposed rear extension would not have a detrimental impact on the amount of daylight and sunlight entering into the rear habitable room of this neighbouring property. Moreover, the applicant could construct a single-storey rear extension at 3m in depth under permitted development which would have a greater impact than that which is proposed. In addition to this, the proposal merely replaces the existing conservatory which currently has a limited level of impact to the neighbouring property with respect to daylight.
- 7.4.5 Turning to the proposed side element of the extension works, due to being attached to the far side of the proposed rear element and the eastern flank wall of the main dwelling whilst also being set back approximately 0.3m from the rest of the main dwelling's front elevation, it would not be visible to the residents of No. 60. Therefore, this part of the proposal would not have any impact on No. 60 in terms of loss of outlook, sunlight, daylight and overshadowing.

- 7.4.6 In terms of the impact upon the privacy of the closest neighbouring property at No.60 Ferrier Road, the proposed single-storey rear element of the proposal would be windowless on its flank elevation and constructed from brick whilst the triple-panel bi-fold doors and two windows in the rear elements main elevation would face towards the rear garden of the application site. As a result, this property would not suffer from any loss of privacy as result of the proposed works.
- 7.4.7 With regards to the impact of the proposed single-storey side and rear extension on the remaining properties in the neighbourhood, the only other neighbouring properties that would have any view of the proposed works would be the properties running along Ferrier Way to the east at No.64, No.66, No.68, No.70 and No.72, No.74 and No.76 who would all be able to see an upper portion of the proposed works from above the eastern boundary fence line of the application site. Whilst the proposed works would result in the application property moving approximately 2.2m closer to this row of properties, they would still all retain a separation distance of at least 15m from the application property which is more than sufficient to ensure that the proposed works would not have any detrimental impact on any of these properties in terms of loss of outlook, daylight, sunlight or overshadowing.
- 7.4.8 Whilst the side element of the proposed extension would feature two windows in its flank facing towards this row of properties, the 2m high wooden fencing along the eastern boundary of the application site would screen much of these windows from view and prevent any detrimental impact occurring to any of these neighbouring properties by way of overlooking or loss of privacy.

7.5 Car Parking and highway implications

- 7.5.1 Policy IT5 of the Local Plan requires development proposals to comply with the parking standards set out in the Stevenage Borough Council Parking Provision and Sustainable Transport SPD 2020.
- 7.5.2 The proposal would not result in an increase to the number of bedrooms within the property, therefore there is no requisite requirement for additional off-street parking to be provided on the application site. The proposal is therefore considered acceptable in this regard.
- 7.5.3 With regards to highway safety, the proposal has been designed to ensure that it does not impact on the visibility splays of the junction which remain open and free of encumbrances. HCC Highways meanwhile in their consultation response to the proposal did not raise any highway safety concerns, with the affected section of road located in a 30mph zone towards the end of a cul-de-sac. As a result, they did not wish to restrict the granting of permission but did recommend the inclusion of two advisory notes to ensure that any works carried out within the highway were done in accordance with the provisions of the Highway Act 1980.

7.6 Impact on trees and landscaping

- 7.6.1 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. In this instance however there are no trees located on the plot of amenity land subject to the change of use application.
- 7.6.2 The only vegetation that would be impacted by the proposed change of use application would be the hedgerow running along the existing fence line at the rear of the application site. The cutting back or removal of some of this vegetation would be acceptable as it is privately owned and not protected in any way and there is plenty of other soft landscaping in the area. With respect to trees, the land which is subject to this application does not comprise of any trees which would be affected by the proposal. The nearest trees all fall outside of the application site boundary.

7.7 Equality, Diversity and Human Rights

- 7.7.1 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.
- 7.7.2 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.
- 7.7.3 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.
- 7.7.4 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.
- 7.7.5 It is considered that the decision has had regard to this duty. The development would not conflict with either Stevenage Borough Council's Equality Policy or the commitments set out in our Equality Objectives, and would support the Council in meeting its statutory equality responsibilities.

8. CONCLUSIONS

- 8.1 In conclusion, taking all the aforementioned into account, it is considered that the proposal due to its siting, design and scale would not cause harm to the character and appearance of the dwelling or the wider street scene. Furthermore, the proposal would not harm the amenities of neighbouring residential properties. The change of use of the land from public amenity land to residential use meanwhile would not harm the character and appearance of the area and the loss of the open space has been demonstrated to be acceptable. There are no trees that would be lost or negatively impacted by the proposal whilst only a very small amount of soft landscaping would need to be removed. The proposed single-storey side and rear extension should therefore be granted planning permission.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED subject to the conditions below with authority given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. The suggested conditions are as follows:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 1456_YPUK_P001; 1456_YPUK_P002_P2; 1456_YPUK_P003; 1456_YPUK_P004; 1456_YPUK_P005_P2; 1456_YPUK_P006_P2.

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 works hereby permitted shall match the materials used in the construction of the original dwelling to the satisfaction of the Local Planning Authority.
REASON:- To ensure the development has an acceptable appearance
4. The area of land shown in blue on the approved ' Site Location Plan' located to the east of the curtilage of No.62 Ferrier Road, shall be enclosed with timber fencing no higher than 2m high, unless otherwise agreed in writing by the Local Planning Authority.
REASON:- In the interests of highway safety and to protect the visual amenity of the area.

Pro-active Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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

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 .

Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

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).

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>

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 – Stevenage Design Guide adopted March 2023, Parking Provision Supplementary Planning Document October 2020.
3. Stevenage Borough Local Plan 2011 – 2031 adopted 2019.
4. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
5. Central Government advice contained in the National Planning Policy Framework (2021) and Planning Policy Guidance.