

Meeting: Planning and Development
Committee

Agenda Item: 7

Date: Tuesday 18 August 2015

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Head of Planning, Regeneration and Transport has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 15/00212/COND
Date Received : 14.04.15
Location : Former BP Petrol Filling Station Primett Road Stevenage Herts
Proposal : Discharge of conditions 17 (landscaping) and 21 (privacy screen) attached to planning permission reference number 13/00542/FPM
Date of Decision : 09.07.15
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 15/00222/FPH
Date Received : 18.04.15
Location : 22 Wood Drive Stevenage Herts SG2 8PA
Proposal : Two storey side, single storey rear and front porch extensions
Date of Decision : 27.07.15
Decision : **Planning Permission is GRANTED**

3. Application No : 15/00226/FP
Date Received : 21.04.15
Location : Land Adj To 2 Peartree Way Stevenage Herts SG2 9DZ
Proposal : Demolition of existing garages and construction of 2no 2 bedroom houses
Date of Decision : 16.07.15
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed redevelopment of the former garage block would result in a cramped development and layout, to the detriment of the visual amenity of the area and the amenity of future and existing occupiers. Furthermore, the by virtue of their size and shape the proposed gardens would fail to provide acceptable outside amenity space for both dwellings in accordance with the Council's adopted standards. The proposal would, therefore, be contrary to guidance contained within the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), the Council's adopted policies H7, TW8 and TW9, and the guidance contained within the Council's supplementary planning document 'Stevenage Design Guide' Chapter 5.
2. Due to the layout and proximity of the proposed dwellings to No.2 Peartree Way, in particular plot one to the west of the site, the development would have an unacceptable impact on the privacy of plot two of the proposed development and No.2 Peartree Way. Furthermore, due to the proximity of the dwellings their extent stretching the full length of the plot, the development would have an overbearing impact adversely affecting the outlook of to No.2 Peartree Way. The proposal would, therefore, be contrary to the guidance contained within the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), the Council's adopted policy TW8 and the guidance contained within the Council's supplementary planning document 'Stevenage Design Guide' Chapter 5.

4. Application No : 15/00231/FPH
Date Received : 23.04.15
Location : 38 Tates Way Stevenage Herts SG1 4WP
Proposal : Garage conversion.
Date of Decision : 20.07.15
Decision : **Planning Permission is GRANTED**

5. Application No : 15/00237/FP
Date Received : 23.04.15
Location : 1 Park Place Town Centre Stevenage Herts
Proposal : Change of use from A1 (hairdressers) to A3 (cafe)
Date of Decision : 13.07.15
Decision : **Planning Permission is GRANTED**
6. Application No : 15/00263/FPH
Date Received : 07.05.15
Location : 60 Southwark Close Stevenage Herts SG1 4PQ
Proposal : Change of existing flat roof to a pitched roof.
Date of Decision : 27.07.15
Decision : **Planning Permission is GRANTED**
7. Application No : 15/00276/FP
Date Received : 15.05.15
Location : Commercial Ceiling Factors Ltd Babbage Road Stevenage Herts
Proposal : Alterations to existing external yard area and erection of 2.4m high palisade fence
Date of Decision : 29.07.15
Decision : **Planning Permission is GRANTED**
8. Application No : 15/00277/FPH
Date Received : 15.05.15
Location : Bridon Rectory Lane Stevenage Herts
Proposal : Erection of front gates, wall and fence
Date of Decision : 20.07.15
Decision : **Planning Permission is GRANTED**

9. Application No : 15/00281/FP
Date Received : 18.05.15
Location : 32 - 34 Queensway Town Centre Stevenage Herts
Proposal : Replacement Front and Rear Windows
Date of Decision : 15.07.15
Decision : **Planning Permission is GRANTED**
10. Application No : 15/00283/FPH
Date Received : 19.05.15
Location : 17 St. Andrews Drive Stevenage Herts SG1 4UY
Proposal : Garage conversion including porch extension.
Date of Decision : 14.07.15
Decision : **Planning Permission is GRANTED**
11. Application No : 15/00292/FPH
Date Received : 20.05.15
Location : 13 Whitesmead Road Stevenage Herts SG1 3LB
Proposal : Single storey rear extension and erection of double garage in rear garden
Date of Decision : 23.07.15
Decision : **Planning Permission is GRANTED**
12. Application No : 15/00289/AD
Date Received : 21.05.15
Location : Mercedes-Benz Stevenage Gunnels Wood Road Stevenage Herts
Proposal : Erection of 3no. internally illuminated lettering fascia signs, 1no. internally illuminated wall panel, 1no. internally illuminated double side pylon, 1no. internally illuminated entry sign, 1no. non-illuminated entry sign, 4no. non-illuminated information signs and 1 set of flagpoles
Date of Decision : 27.07.15
Decision : **Advertisement Consent is GRANTED**

13. Application No : 15/00284/FPH
Date Received : 19.05.15
Location : 113 The Pastures Stevenage Herts SG2 7DF
Proposal : Single storey rear extension; first floor front extension and loft conversion with rear dormer.
Date of Decision : 14.07.15
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed dormer window by virtue of its size and prominence is considered to be of a poor design and would have a harmful impact on the visual amenity of the area and the appearance of the dwelling. Furthermore, by virtue of the siting and proximity to neighbouring properties in The Hedgerows, to the south of the site, the dormer window would have an adverse impact on the privacy levels of these neighbouring properties, causing an unacceptable degree of overlooking to the gardens and rear windows of these properties. The proposal would, therefore, fail to accord with the guidance in the the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), saved policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 and Chapter 6 of the Council's adopted supplementary planning document Stevenage Design Guide.
2. The proposed first floor front extension by virtue of its depth of projection and height would have an adverse impact on the ground floor lounge window serving 115 The Pastures by creating an unacceptable level of overshadowing. Furthermore, due to the existing layout of the pair of semi-detached properties and the positioning of the two porches, the additional brickwork and height of the extension would cause an overbearing impact, adversely affecting the outlook from this window by the occupiers of No.115. The proposal would, therefore, fail to accord with the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), saved policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 and Chapter 6 of the Council's adopted supplementary planning document Stevenage Design Guide.
3. The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Planning Document January 2012. The proposal would, therefore, be likely to result in on-street parking to the detriment of highway and pedestrian safety, contrary to Policy T15 of the Stevenage District Plan Second Review 1991-2011.

14. Application No : 15/00293/FP
Date Received : 22.05.15
Location : Six Hills House London Road Stevenage Herts
Proposal : Construction of 4 storey lift enclosure alongside existing stair tower and external alterations to existing building.
Date of Decision : 13.07.15
Decision : **Planning Permission is GRANTED**
15. Application No : 15/00297/FPH
Date Received : 26.05.15
Location : Old Smithy 1 Hertford Road Stevenage Herts
Proposal : Single storey side extension and replacement of existing roof finish and kitchen window. Alterations to enclose open side of existing car port.
Date of Decision : 16.07.15
Decision : **Planning Permission is GRANTED**
16. Application No : 15/00298/LB
Date Received : 26.05.15
Location : Old Smithy 1 Hertford Road Stevenage Herts
Proposal : Listed building consent for a single storey side extension and replacement of existing roof finish and kitchen window.
Date of Decision : 16.07.15
Decision : **Listed Building Consent is GRANTED**
17. Application No : 15/00300/FP
Date Received : 26.05.15
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Erection of 2no new meeting pods.
Date of Decision : 20.07.15
Decision : **Planning Permission is GRANTED**

18. Application No : 15/00307/FP
Date Received : 30.05.15
Location : Stevenage Packaging 162 High Street Stevenage Herts
Proposal : Two storey front extension with parking underneath, two-storey side extension, first floor side extension, new basement and dormer window.
Date of Decision : 20.07.15
Decision : **Planning Permission is GRANTED**

19. Application No : 15/00309/FPH
Date Received : 01.06.15
Location : 65 Mildmay Road Stevenage Herts SG1 5RR
Proposal : Two storey front extension
Date of Decision : 24.07.15
Decision : **Planning Permission is GRANTED**

20. Application No : 15/00311/FPH
Date Received : 01.06.15
Location : 18 Kennett Way Stevenage Herts SG1 3XU
Proposal : Two storey side and single storey side and rear extensions
Date of Decision : 24.07.15
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal, by virtue of its siting, design, scale and mass, would be visually discordant and intrusive to the detriment of the character and appearance of the existing building and the visual amenities of the street scene. The proposed works are therefore contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 (adopted 2004), Chapter Six of the Stevenage Design Guide SPD (2009), the NPPF (2012) and NPPG (2014).

21. Application No : 15/00312/FPH
Date Received : 02.06.15
Location : 291 Jessop Road Stevenage Herts SG1 5LT
Proposal : First floor rear extension, replacement of flat roof to pitched roof on ground floor and raising of garage roof
Date of Decision : 16.07.15
Decision : **Planning Permission is GRANTED**
22. Application No : 15/00318/FPH
Date Received : 04.06.15
Location : 44 Minehead Way Stevenage Herts SG1 2HY
Proposal : Two storey side extension
Date of Decision : 13.07.15
Decision : **Planning Permission is GRANTED**
23. Application No : 15/00320/FPH
Date Received : 04.06.15
Location : 2 Symonds Green Road Stevenage Herts SG1 2HA
Proposal : Part two storey, part single storey side extension
Date of Decision : 13.07.15
Decision : **Planning Permission is GRANTED**
24. Application No : 15/00324/FPH
Date Received : 08.06.15
Location : 36 Orchard Crescent Stevenage Herts SG1 3EN
Proposal : Attached single garage and utility room
Date of Decision : 05.08.15
Decision : **Planning Permission is GRANTED**

25. Application No : 15/00325/CPAS
Date Received : 09.06.15
Location : Larwood School Webb Rise Stevenage Herts
Proposal : Prior approval for the installation of 531 solar PV panels mounted on school roof.
Date of Decision : 15.07.15
Decision : **Prior Approval is NOT REQUIRED**
26. Application No : 15/00327/FP
Date Received : 09.06.15
Location : The Water Tower Meredith Road Stevenage Herts
Proposal : Installation of 2no. dipole antennas, a 1.8m diameter satellite dish, an equipment cabin and associated development
Date of Decision : 27.07.15
Decision : **Planning Permission is GRANTED**
27. Application No : 15/00328/FPH
Date Received : 09.06.15
Location : 89 Ingleside Drive Stevenage Herts SG1 4RY
Proposal : Single storey front and side extension
Date of Decision : 05.08.15
Decision : **Planning Permission is GRANTED**
28. Application No : 15/00329/CPAS
Date Received : 10.06.15
Location : Camps Hill Jmi School Chells Way Stevenage Herts
Proposal : Prior approval for the installation of 552 solar panels mounted on school roof with associated equipment
Date of Decision : 22.07.15
Decision : **Prior Approval is NOT REQUIRED**

29. Application No : 15/00332/FP
Date Received : 11.06.15
Location : 564 Ripon Road Stevenage Herts SG1 4NL
Proposal : Change of use from public amenity land to private residential land.
Date of Decision : 05.08.15
Decision : **Planning Permission is GRANTED**
30. Application No : 15/00339/HPA
Date Received : 15.06.15
Location : 12 Bowcock Walk Stevenage Herts SG1 1SZ
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.140m, for which the maximum height will be 3.320m and the height of the eaves will be 2.42m.
Date of Decision : 16.07.15
Decision : **Prior Approval is NOT REQUIRED**
31. Application No : 15/00341/FPH
Date Received : 15.06.15
Location : 120 Valley Way Stevenage Herts SG2 9DE
Proposal : Single Storey Side Extension
Date of Decision : 15.07.15
Decision : **Planning Permission is GRANTED**
32. Application No : 15/00351/CLPD
Date Received : 18.06.15
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Certificate of lawfulness for installation of photo voltaic panels to the roof of industrial buildings B5000 & B5300
Date of Decision : 29.07.15
Decision : **Certificate of Lawfulness is APPROVED**

33. Application No : 15/00353/LB
Date Received : 19.06.15
Location : 2, 3 And 4 Wilton Cottages Church Lane Stevenage Herts
Proposal : Maintenance and repair of roof and external fabric of buildings
Date of Decision : 29.07.15
Decision : **Listed Building Consent is GRANTED**
34. Application No : 15/00356/HPA
Date Received : 19.06.15
Location : 50 Barnwell Stevenage Herts SG2 9SN
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 5.00m, for which the maximum height will be 3.75m and the height to the eaves will be 2.50m
Date of Decision : 15.07.15
Decision : **Prior Approval is NOT REQUIRED**
35. Application No : 15/00363/COND
Date Received : 24.06.15
Location : Homebase Ltd Roaring Meg Retail Park London Road Stevenage
Proposal : Discharge of conditions 3 (materials) and 5 (cycle storage facilities) attached to planning permission reference number 14/00680/FPM.
Date of Decision : 15.07.15
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
36. Application No : 15/00365/TPTPO
Date Received : 24.06.15
Location : 38 Dryden Crescent Stevenage Herts SG2 0JG
Proposal : Removal of 1no Ash (T1) protected by Tree Preservation Order 18.
Date of Decision : 24.07.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

37. Application No : 15/00371/TPCA
Date Received : 25.06.15
Location : Games Yard High Street Stevenage Herts
Proposal : Reduction of 1no. sycamore by 20%
Date of Decision : 03.08.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
38. Application No : 15/00373/COND
Date Received : 26.06.15
Location : 44 Shoreham Close Stevenage Herts SG1 2JF
Proposal : Discharge of condition 2 (materials) attached to planning permission reference number 2/0142/98
Date of Decision : 10.07.15
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
- Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.
39. Application No : 15/00377/TPCA
Date Received : 30.06.15
Location : 1 Rectory Croft Rectory Lane Stevenage Herts
Proposal : Removal of 1no Silver Birch and 1no Conifer. Reduce 1no Copper Beech by 25%.
Date of Decision : 24.07.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

40. Application No : 15/00378/CLPD
Date Received : 30.06.15
Location : 67 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Certificate of lawfulness for a garage conversion.
Date of Decision : 20.07.15
Decision : **Certificate of Lawfulness is APPROVED**
41. Application No : 15/00398/NMA
Date Received : 06.07.15
Location : 2 Paddocks Close Stevenage Herts SG2 9UD
Proposal : Non material amendment to previously approved planning permission reference number 13/00362/FP to amend roof of rear extension to pitched roof
Date of Decision : 27.07.15
Decision : **Non Material Amendment AGREED**
42. Application No : 15/00400/COND
Date Received : 07.07.15
Location : J Sainsbury Plc Hitchin Road Stevenage Herts
Proposal : Discharge of condition 7 (Surface Water) attached to planning permission reference number 15/00154/FP
Date of Decision : 04.08.15
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
43. Application No : 15/00403/CC
Date Received : 08.07.15
Location : Alchemy Metals Ltd, Cavendish Point Cavendish Road Stevenage Herts
Proposal : Consultation by Herts Council Council for the change of use of existing car body repair shop to the collection, processing and recycling of metals from industrial processes and demolition of small existing outbuildings
Date of Decision : 04.08.15
Decision : **This Council Raises NO OBJECTION to the Development Proposed**

44. Application No : 15/00417/NMA
Date Received : 13.07.15
Location : 11 St. Davids Close Stevenage Herts SG1 4UZ
Proposal : Non-material amendment to previously approved planning permission 14/00019/FP to amend glazing on rear elevation to full height
Date of Decision : 28.07.15
Decision : **Non Material Amendment AGREED**