

# Public Document Pack



## PLANNING AND DEVELOPMENT COMMITTEE

**Date:** Tuesday, 6 February 2018  
**Time:** 6.00 pm  
**Location:** Council Chamber - Council Chamber  
**Contact:** Lisa Jerome

### Members:

Councillors: D Cullen (Chair), M Downing (Vice-Chair), D Bainbridge, L Briscoe, R Broom, L Chester, J Fraser, ME Gardner, L Harrington, G Lawrence, J Lloyd, A McGuinness, M McKay and M Notley

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## AGENDA

### PART 1

- 1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**
- 2. MINUTES - 5 DECEMBER 2017**

To approve as a correct record the Minutes of the previous meeting held on Tuesday 5 December 2017. 3 - 8

Minutes attached
- 3. 371 BROADWATER CRESCENT, STEVENAGE**

To consider the erection of single storey front extension. 9 - 14

Report attached.
- 4. 4 BURYMEAD, STEVENAGE**

To consider authorisation to serve an enforcement notice in respect of an unauthorised fence. 15 - 18

Report attached.
- 5. INFORMATION REPORT - DELEGATED DECISIONS**

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority. 19 - 52

**6. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

53 - 54

**7. URGENT PART I BUSINESS**

To consider any Part I Business accepted by the Chair as urgent.

**8. EXCLUSION OF THE PRESS AND PUBLIC**

To consider the following motions that:

1. Under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in paragraphs 1-7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.

2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

**9. URGENT PART II BUSINESS**

To consider any Part II Business accepted by the Chair as urgent.

## STEVENAGE BOROUGH COUNCIL

### PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday, 5 December 2017

Time: 6.30 pm

Place: Council Chamber

**Present:** Councillors: David Cullen (Chair), Michael Downing (Vice-Chair)(Vice Chair), Lloyd Briscoe, Rob Broom, Laurie Chester, James Fraser, John Lloyd, Andy McGuinness, Maureen McKay and Margaret Notley

**Start / End** Start Time: 6.30 pm  
**Time:** End Time: 7.20 pm

#### 1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies were submitted on behalf of Councillors Bainbridge, M Gardner, Harrington and Lawrence.

There were no Declarations of Interest

#### 2 **MINUTES - 31 OCTOBER 2017**

It was **RESOLVED** that the Minutes of the meeting of the Planning & Development Committee held on 31 August 2017, are approved as a correct record and signed by the Chair subject to the following amendment:

Item 6 – Fujitsu Services, Cavendish Road. Additional word “not” to be included in Condition 5 to read:

‘All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall not be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours.’

#### 3 **THE MARCH HARE, BURWELL ROAD, STEVENAGE**

The Committee considered an application for the erection of 6no two bedroom and 9no one bedroom flats with associated parking.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Principal Planning Officer gave an introduction to the Committee.

The Chair then invited Mr Simon Norwood, objector to the scheme and owner of 10a Burwell Road to address the Committee. Mr Norwood's objections related to the blockage of direct daylight and sunlight to his property, the overbearing size of the proposed building and that the building would be built up to the boundary line which would cause overlooking of his property. Mr Norwood submitted an additional plan which was tabled for the Committee to consider that showed the impact on his property.

The Chair then invited Dave Wells, Housing Development Officer at Stevenage Borough Council and applicant for the development to address the Committee. He advised of the severe shortage of affordable housing of this type in the Town and the fact that the Council was unable to provide a five year supply of deliverable housing sites. The affordability of rents in the Town was also a major issue for the Council.

The Chair thanked Mr Norwood and Dave Wells and invited the Principal Planning Officer to continue.

The Committee then received an oral and visual presentation on the application.

In relation to the impact on neighbouring amenity, although it was recognised that the proposal would have an impact on no's 10a and 10b Burwell Road, it had been designed to avoid any habitable room windows in its facing side elevation. With regards to the overbearing impact on no 10a, it was recognised that the proposal would build up to the boundary of the site but it was felt that the impact would not be so detrimental as to warrant a reason for refusal.

In response to a question, Officers advised that the proposal passed the necessary 45 degree test on elevation for the relevant affected habitable windows and as such the impact on light was not duly affected.

In relation to parking provision, although the proposal was one space short of the Council's usual parking standards, given the sustainable location of the site, it was considered sufficient. It was confirmed that access to the carpark would be via the access road on Chertsey Rise.

It was **RESOLVED** that planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement or unilateral undertaking to secure / provide financial contributions towards:-

- The provision of 25% affordable housing;
- Primary education and youth services;
- The improvement of outdoor sports provision;
- The provision of a contribution towards children's play space and the relevant open space maintenance sum;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 211A, 212, 213, 214A, 215A and 219.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the relevant privacy screens for the side of the balconies. Development shall be carried out in accordance with the approved details.
- 4 No development shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting. The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the building or the completion of the development whichever is the sooner.
- 5 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
- 6 No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.
- 7 If during the course of development any contamination is found or suspected, works shall cease and the local planning authority shall be informed immediately. The Local Planning Authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the local planning authority has been undertaken, and the local planning authority has confirmed it has been undertaken to its satisfaction.

Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by, the Local Planning Authority before the development is occupied.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

- 8 No removal of trees, scrub or hedges, shall be carried out on site between the 1<sup>st</sup> March and 31<sup>st</sup> August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
- 9 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
- 10 Within the areas to be fenced off in accordance with condition 9, there shall be no alteration to the ground level and they shall be kept clear of construction vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 11 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the new dwelling is occupied.
- 12 The development hereby permitted shall not be brought into use until the existing access to the former public house from Burwell Road has been closed and the footway reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 13 The development permitted by this planning permission shall be carried out in accordance with the approved SuDS and Surface-Water Strategy dated September 2017 and the following mitigation measures detailed within the drainage strategy:
  1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event plus 40% of climate change event.
  2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event providing a minimum of 37.5 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in underground attenuation tanks.

3. Discharge of surface water from the private drain at the rate of 5 l/s into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

14 No development shall take place until the final design of the drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles is completed and submitted to the Local Planning Authority and approved in writing by the Local Planning Authority. The scheme shall also include:

1. Final detailed engineering drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

2. Final calculations behind the proposed drainage plans in order to demonstrate that no flooding will take place during any rainfall event below and up to the 1 in 30 year rainfall event and that any flooding up to the 1 in 100 year event + 40% climate change allowance will be limited to informal flooding.

3. Exceedance flow paths for surface water for events greater than the 1 in 100 year + climate change.

4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

#### 4 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

It was **RESOLVED** that the report is noted.

#### 5 **INFORMATION REPORT - DELEGATED DECISIONS**

It was **RESOLVED** that the report is noted.

#### 6 **URGENT PART I BUSINESS**

The Chair agreed to accept an urgent update from the Head of Planning and Regulatory regarding the current position with regard to the Local Plan.

The Committee was advised that the Secretary of State for Communities and Local Government had issued a hold notice on the Plan following a request from the local Member of Parliament.

Members noted that the hold notice would remain in place until the Secretary of

State had considered the issues raised by the MP which included the regeneration of the train station and the Town Centre. Officers advised that the timescale for this was not known.

**7 EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

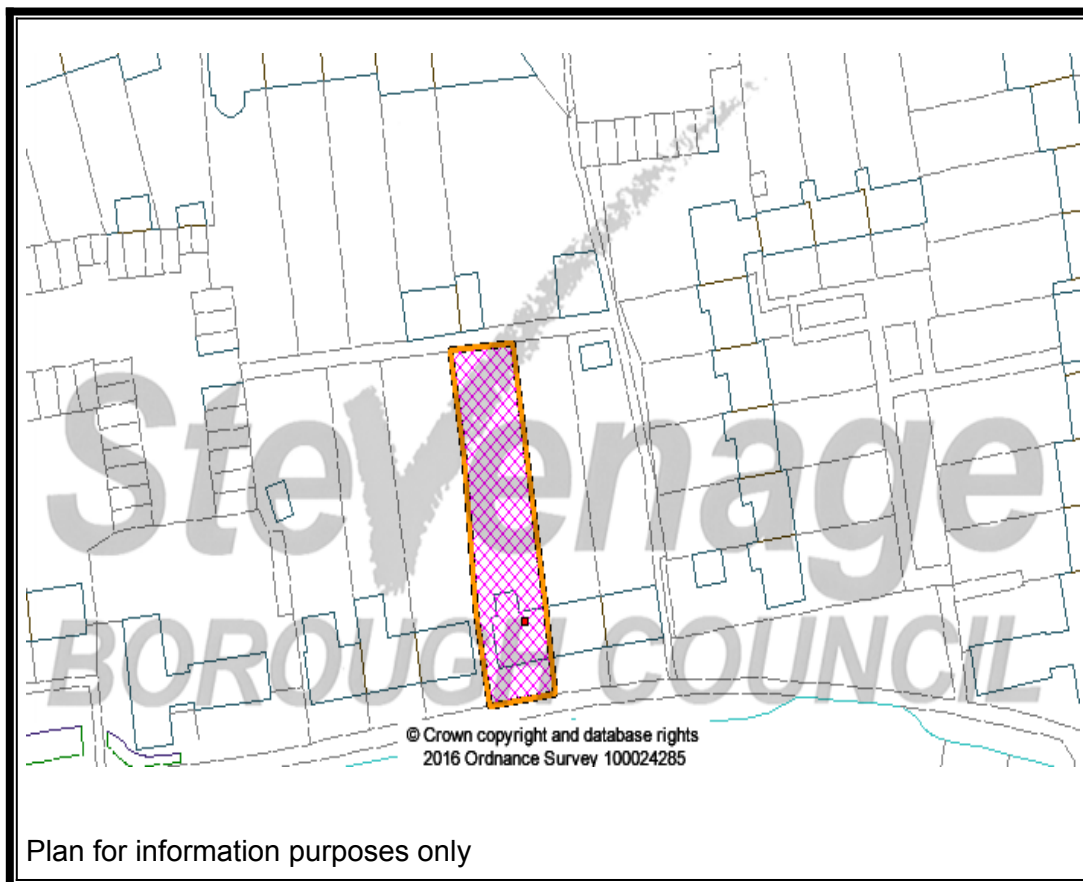
**8 URGENT PART II BUSINESS**

**CHAIR**



**Meeting:** Planning and Development Committee      **Agenda Item:**  
**Date:** 6 February 2018  
**Author:** Rebecca Elliott      01438 242836  
**Lead Officer:** Zayd Al-Jawad      01438 242257  
**Contact Officer:** Rebecca Elliott      01438 242836

Application No:	17/00851/FPH
Location:	371 Broadwater Crescent, Stevenage
Proposal:	Erection of single storey front extension.
Drawing Nos.:	542H-C-010-001 Existing Floor Plans, 542H-C-010-002 Existing and Proposed Elevations, 542H-C-010-003 Proposed Floor Plans.
Applicant:	Aids and Adaptations, Stevenage Borough Council
Date Valid:	5 December 2017
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 371 Broadwater Crescent is an end of terrace dwelling located on the northern side of Broadwater Crescent between the highway junctions for The Noke and Oaks Cross. The area is predominantly residential and characterised by terraced properties. The property has a modest front garden, enclosed with a 1m high (approximate) wall and gate along the front boundary, which is bounded by a footpath and a grass verge prior to facing the highway. The front elevation has an existing canopy over the front entrance.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 No relevant history for the site.

## **3. THE CURRENT APPLICATION**

- 3.1 The current application seeks planning permission for the erection of a single storey front extension to provide an accessible downstairs WC, required by the current tenant to improve quality of life in their home. The extension would be sited across the existing front entrance, replacing the existing canopy, extending up to the eastern boundary. The design incorporates a mono pitch roof and a single entrance door with slim side panel of glazing and a single window. The extension would have a width of 4.36m, a maximum height of 3.22m and a depth of 1.56m. The materials to be used would match the existing property.
- 3.2 The application comes before Committee for consideration as Stevenage Borough Council are the applicant.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 The application has been publicised by way of letters to immediately adjoining premises and a site notice posted on a lamp post to the south east of the site. No observations have been received.

## **5. CONSULTATIONS**

- 5.1 None required

## **6. RELEVANT PLANNING POLICIES**

### **6.1 Background to the Development Plan**

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
  - Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
  - The Stevenage District Plan Second Review 2004.

The Council has now commenced work on the new Stevenage Borough Local Plan 2011-2031. The draft version of the Plan was published in January 2016 and will be used as a

material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Site Specific Policies DPD, the draft Gunnels Wood Area Action Plan (AAP), the draft Old Town AAP, the Pond Close Development SPG, Stevenage West Masterplanning Principles SPG, the Gunnels Wood Supplementary Planning Document and the Interim Planning Policy Statement for Stevenage are no longer material considerations in the determination of all planning applications registered on or after Wednesday 6 January 2016.

6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.

6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in any emerging Development Plan Document, the adopted Development Plan policies currently continue to have greater weight.

## **6.2 Central Government Advice**

6.2.1 In March 2012 the National Planning Policy Framework (NPPF) was published and in doing so it replaced many documents including all Planning Policy Guidance Notes and Planning Policy Statements. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 215 of the NPPF applies which states that only due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.

6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.

6.2.3 In addition to the NPPF, advice in the National Planning Practice Guidance (March 2014) also needs to be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 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 Adopted District Plan**

TW2 Sustainable Development  
TW8 Environmental Safeguards  
TW9 Quality of Design

## **6.4 Emerging Local Plan**

SP1 Presumption in Favour of Sustainable Development  
SP8 Good Design

## 7 APPRAISAL

7.1 The main issues for consideration in the determination of this application are the impact of the development on the character and appearance of the area and upon neighbour amenity.

### 7.2 Impact upon the Character and Appearance of the Area

7.2.1 The proposed front extension is of a size and design proportionate to the size of the parent property and in-keeping with the simple architectural style of the row of terraces and wider area. The use of matching materials and mono pitched roof design will help the extension blend in with its surrounding built form, giving an appropriate design solution.

7.2.2 At approximately 1.5m in depth, the proposed extension accords with the Council's Design Guide, retaining a good level of front garden space and proximity from the highway edge. The proposal is, therefore, considered to preserve the character and visual amenity of the street scene.

### 7.3 Impact on Neighbour Amenity

7.3.1 By virtue of the siting of the proposal to the eastern side of the front elevation, and the separation of the application site and No.369 to the west, the extension would not adversely impact this neighbour.

7.3.2 To the east, No.373 has the same layout as the application property, such that the lounge window is closest to the proposed extension. The proposal passes the required BRE 45 degree tests for light, and at 1.5m in projection is an acceptable depth, such that it would not cause an overbearing impact or cause undue loss of outlook from this habitable window.

## 8 CONCLUSIONS

8.1 The proposed single storey front extension is considered to accord with the Council's Design Guide and Policies in terms of design, visual amenity and neighbour amenity. The application is, therefore, recommended for approval.

## 9 RECOMMENDATION

9.1 Planning permission be GRANTED subject to the following conditions:-

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: 542H-C-010-001 Existing Floor Plans, 542H-C-010-002 Existing and Proposed Elevations, 542H-C-010-003 Proposed Floor Plans.

**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 single storey front extension 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.

### **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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

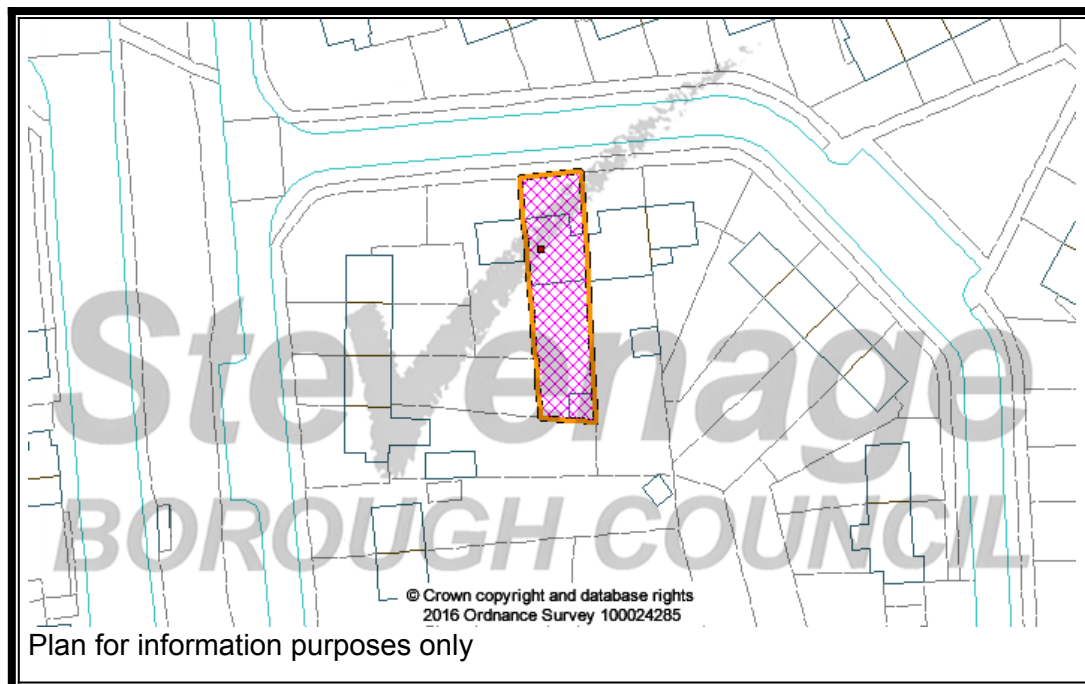
## **10 BACKGROUND DOCUMENTS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Emerging Stevenage Local Plan 2011-2031.
4. Central Government advice contained in the National Planning Policy Framework March 2012 and the National Planning Policy Guidance 2014.

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**Meeting:** Planning and Development Committee      **Agenda Item:**  
**Date:** 6 February 2018  
**Author:** Dave Rusling      01438 242270  
**Lead Officer:** Zayd Al-Jawad      01438 242257  
**Contact Officer:** Dave Rusling      01438 242270

Application No:	17/00607/ENF
Location:	4, Burymead, Stevenage
Proposal:	Authorisation to serve an enforcement notice in respect of an unauthorised fence.
Drawing Nos.:	
Applicant:	
Date Valid:	
Recommendation:	SERVE AN ENFORCEMENT NOTICE



## 1. BACKGROUND

- 1.1 The application property is a semi-detached dwelling located on the southern side of Burymead, which is a residential cul-de-sac which forms a “loop” and is accessed from North Road. The properties in the estate comprise a mixture of two storey semi-detached and terraced properties. No.4 is a red brick dwelling which has its frontage block paved and is adjoined by No.2, the other semi to the west and to the east is No.6, which is one half of another pair of semi-detached properties. A number of the properties have their own

driveways; however, there are some on-street parking bays within the road. The estate tends to suffer from severe on street parking problems.

- 1.2 It was brought to the attention of the Council that a high fence had been erected at the front of the property. Following a site inspection, it was noted that a 1.8m high fence supported by concrete posts had been erected at the front of the property extending from the dwelling to the back edge of the footpath which runs along the front of the property, a further fence panel had been erected at 90 degrees to this fence, running parallel with the footpath.

## **2. DISCUSSION**

- 2.1 Under Part 2 (Minor Operations) of the Town and Country Planning (General Permitted Development) (England) Order 2015, the erection of a fence up to a height of 2m is classed as “permitted” development. However, there are limitations on this such that development is not permitted if the fence or means of enclosure is constructed adjacent to a highway used by vehicular traffic and exceeds 1m in height. Given this, it is clear that part of the fence is adjacent to the footpath serving Burymead, which forms part of the public highway and is higher than 1m in height. In view of this, planning permission should have been sought for the fence.
- 2.2 Having regard to the aforementioned, the owners of No.4 were contacted in writing and were advised that the fence required planning permission. Furthermore, it was advised that due to the height and position of the fence, if a retrospective planning application was to be submitted it would be likely to be refused due to the impact upon the visual amenities of the area and the implications for pedestrian and highway safety. Hertfordshire County Council as highway authority was consulted on this matter and has confirmed that it would support the Council in this regard.
- 2.3 In order, to remedy the breach, the owners were advised to either remove the last panel located perpendicular to the highway and the one parallel with the frontage, along with the supporting posts, or reduce these, i.e. fence and posts, to 1m in height. Were this to be done, the fencing would then be considered as “permitted” development and, as such, would fall outside of the control of the planning legislation. The owners were given a month to adhere to this request. At the time of drafting this report over three months has lapsed and the fence as originally erected is still in place.
- 2.4 Having regard to the aforementioned, it is considered that the existing fence and posts represent an unacceptable form of development in terms of its impact upon the visual appearance of the area and, furthermore, it results in conditions prejudicial to pedestrian and highway safety. Consequently, it is considered expedient that enforcement action be taken to remedy the breach of the planning regulations.

## **3. RECOMMENDATION**

- 3.1 That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation, and subject to an appointed solicitor by the Council being satisfied as to the evidence, requiring the reduction in height of the last fence panel located perpendicular to the footpath and the fence panel running parallel to it along with the associated fence posts be reduced in height to 1m. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
- 3.2 That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary,



including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.

- 3.3 That in the event of any appeal against the Enforcement Notice, the Assistant Director of Planning and Regulation be authorised to take any action required to defend the serving of the Enforcement Notice.

#### **4. REMEDY REQUIRED**

- 4.1 Within one month of the date of any Enforcement Notice served, the unauthorised fence panels and posts, as set out above, be reduced in height to 1m.

#### **5. BACKGROUND DOCUMENTS**

1. The application and supporting documents associated with reference 17/00607/ENF.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Stevenage Design Guide 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Central Government advice contained in the National Planning Policy Framework March 2012 and Planning Policy Guidance March 2014.

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**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Linda Sparrow 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

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

1. Application No : 17/00556/CPAR  
Date Received : 08.08.17  
Location : 66 Rockingham Way Stevenage Herts SG1 1SJ  
Proposal : Prior approval for change of use from A1 (carpet shop) to A3 (cafe/sandwich bar)  
Date of Decision : 07.12.17  
Decision : **Prior Approval is REQUIRED and GIVEN**
  
2. Application No : 17/00613/FPH  
Date Received : 25.08.17  
Location : 175 Shephall Way Stevenage Herts SG2 9RD  
Proposal : Erection of scooter shed in front garden  
Date of Decision : 24.11.17  
Decision : **Planning Permission is GRANTED**

3. Application No : 17/00615/FP  
Date Received : 31.08.17  
Location : 13 Poppy Mead Stevenage Herts SG1 1QZ  
Proposal : Single storey rear extension and conversion of existing 3no. bedroom dwelling into two 1no. bedroom flats  
Date of Decision : 15.12.17  
Decision : **Planning Permission is GRANTED**
4. Application No : 17/00619/FP  
Date Received : 04.09.17  
Location : 50 Warwick Road Stevenage Herts SG2 0QS  
Proposal : Demolition of existing garage and erection of two storey side and single storey rear extension to facilitate conversion of existing dwelling into 2no one bedroom flats  
Date of Decision : 05.12.17  
Decision : **Planning Permission is GRANTED**
5. Application No : 17/00631/FPH  
Date Received : 08.09.17  
Location : 49 The Hedgerows Stevenage Herts SG2 7DQ  
Proposal : Loft conversion with rear dormer  
Date of Decision : 05.12.17  
Decision : **Planning Permission is GRANTED**
6. Application No : 17/00644/FPH  
Date Received : 13.09.17  
Location : 76 Telford Avenue Stevenage Herts SG2 0AJ  
Proposal : Single storey front extension  
Date of Decision : 12.12.17  
Decision : **Planning Permission is GRANTED**

7. Application No : 17/00668/FP  
Date Received : 20.09.17  
Location : 4 Town Square Town Centre Stevenage Herts  
Proposal : Change of use from A1 (shops) and A2 (financial services) to Mixed Use A1 (cycle hire shop); A3 (cafe); B1 (cycle repairs) and D1 (art studio space)  
Date of Decision : 23.11.17  
Decision : **Planning Permission is GRANTED**
8. Application No : 17/00678/FPH  
Date Received : 26.09.17  
Location : 5 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Garage conversion  
Date of Decision : 08.12.17  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
1. The proposed garage conversion would result in the loss of an existing off street parking space to serve the dwelling. 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 Document January 2012 for a 4 bedroom property. 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, Policy IT5 of the draft Local Plan and the Council's Car Parking Standards SDP (adopted 2012)
9. Application No : 17/00681/FPH  
Date Received : 27.09.17  
Location : 2 Eliot Road Stevenage Herts SG2 0LH  
Proposal : Retrospective permission for building a transparent roof canopy in the garden.  
Date of Decision : 04.12.17  
Decision : **Planning Permission is GRANTED**

10. Application No : 17/00684/CPA  
Date Received : 28.09.17  
Location : 2 Bowman Trading Estate Bessemer Drive Stevenage Herts  
Proposal : Prior approval for change of use from offices (Use Class B1) to residential (Use Class C3) comprising 4 units.  
Date of Decision : 22.11.17  
Decision : **Prior Approval is REQUIRED and REFUSED**  
For the following reason(s);  
1. The future intended occupiers of the development, if prior approval were to be granted for the conversion of the offices (Use Class B1(a)) to residential (Use Class C3), would be impacted from noise which is currently generated by surrounding commercial premises which currently operate on Bessemer Drive. Therefore, this prior approval application would fail to accord with Policy EN27: Noise Pollution of the Stevenage District Plan Second Review 1991-2011 (2004) and Policy FP8 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016 and the Council's Design Guide Supplementary Planning Document (2009). Consequently, Prior Approval is Required from the Local Planning Authority and Refused as it would fail to accord with Schedule 2, Part 3, Class O.2. (1) (d) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.
11. Application No : 17/00694/FPH  
Date Received : 04.10.17  
Location : 110 Minehead Way Stevenage Herts SG1 2JH  
Proposal : Single storey front extension  
Date of Decision : 24.11.17  
Decision : **Planning Permission is GRANTED**
12. Application No : 17/00695/FPH  
Date Received : 04.10.17  
Location : 111 Minehead Way Stevenage Herts SG1 2JH  
Proposal : Single storey front extension  
Date of Decision : 24.11.17  
Decision : **Planning Permission is GRANTED**

13. Application No : 17/00701/FP  
Date Received : 05.10.17  
Location : Land Adjacent To 93 Shearwater Close Stevenage Herts SG2 9RX  
Proposal : Erection of 1no. one bed bungalow (Option 'A')  
Date of Decision : 06.12.17  
Decision : **Planning Permission is GRANTED**
14. Application No : 17/00712/CLPD  
Date Received : 05.10.17  
Location : 136 The Paddocks Stevenage Herts SG2 9UF  
Proposal : Outbuilding in rear garden  
Date of Decision : 30.11.17  
Decision : **Certificate of Lawfulness is APPROVED**
15. Application No : 17/00710/FP  
Date Received : 06.10.17  
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts  
Proposal : Erection of B1(b) building, liquid nitrogen storage tank and associated works.  
Date of Decision : 07.12.17  
Decision : **Planning Permission is GRANTED**
16. Application No : 17/00714/COND  
Date Received : 09.10.17  
Location : Land At Chadwell Road Norton Green Stevenage Herts  
Proposal : Discharge of conditions 3 (materials); 8 (Construction Traffic Management Plan); 9 (Code of Construction Practice); 10 (boundary treatments) and 21 (Natural England licence) attached to planning permission reference number 15/00101/FPM.  
Date of Decision : 05.12.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

17. Application No : 17/00718/FPH  
Date Received : 11.10.17  
Location : 10 The Brambles Stevenage Herts SG1 4AU  
Proposal : Erection of first floor front and side extension  
Date of Decision : 05.12.17  
Decision : **Planning Permission is GRANTED**
18. Application No : 17/00719/FP  
Date Received : 11.10.17  
Location : 15 Peartree Way Stevenage Herts SG2 9DZ  
Proposal : Change of use from public amenity land to private residential land  
Date of Decision : 27.11.17  
Decision : **Planning Permission is GRANTED**
19. Application No : 17/00720/FPH  
Date Received : 11.10.17  
Location : 52 Longfields Stevenage Herts SG2 8QB  
Proposal : Single storey front and side extension and erection of detached annexe.  
Date of Decision : 15.12.17  
Decision : **Planning Permission is GRANTED**
20. Application No : 17/00726/FPH  
Date Received : 11.10.17  
Location : 21 Woolners Way Stevenage Herts SG1 3AF  
Proposal : First floor side extension and garage conversion  
Date of Decision : 12.12.17  
Decision : **Planning Permission is GRANTED**



21. Application No : 17/00727/FPH  
Date Received : 11.10.17  
Location : 22 Woolners Way Stevenage Herts SG1 3AF  
Proposal : Two storey side extension  
Date of Decision : 11.12.17  
Decision : **Planning Permission is GRANTED**
22. Application No : 17/00724/FP  
Date Received : 12.10.17  
Location : 88 Salisbury Road Stevenage Herts SG1 4PE  
Proposal : Conversion of existing three bedroom dwelling into 2no one bedroom flats and erection of single storey front and rear extensions.  
Date of Decision : 04.12.17  
Decision : **Planning Permission is GRANTED**
23. Application No : 17/00728/COND  
Date Received : 12.10.17  
Location : 4 Fishers Green Stevenage Herts SG1 2JA  
Proposal : Discharge of conditions 3 (materials) and 4 (landscaping) attached to planning permission reference number 17/00306/FP  
Date of Decision : 08.12.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
24. Application No : 17/00729/FPH  
Date Received : 12.10.17  
Location : 51 Uplands Stevenage Herts SG2 7DW  
Proposal : Single storey rear extension and garage conversion  
Date of Decision : 11.12.17  
Decision : **Planning Permission is GRANTED**

25. Application No : 17/00731/FPH  
Date Received : 13.10.17  
Location : 83 Whomerley Road Stevenage Herts SG1 1SS  
Proposal : Conversion of existing outhouse into habitable accommodation to include single storey front and side extension.  
Date of Decision : 11.12.17  
Decision : **Planning Permission is GRANTED**
26. Application No : 17/00733/FPH  
Date Received : 17.10.17  
Location : House 4, Larwood School Webb Rise Stevenage Herts  
Proposal : Single storey side extension  
Date of Decision : 20.12.17  
Decision : **Planning Permission is GRANTED**
27. Application No : 17/00735/AD  
Date Received : 17.10.17  
Location : Debenhams, Unit 5 Roaring Meg Retail Park London Road Stevenage  
Proposal : Installation of one internally illuminated fascia sign and one projecting sign.  
Date of Decision : 06.12.17  
Decision : **Advertisement Consent is GRANTED**
28. Application No : 17/00737/FP  
Date Received : 18.10.17  
Location : 25A Town Square Town Centre Stevenage Herts  
Proposal : Installation of an ATM  
Date of Decision : 12.12.17  
Decision : **Planning Permission is GRANTED**

29. Application No : 17/00738/AD  
Date Received : 18.10.17  
Location : 25A Town Square Town Centre Stevenage Herts  
Proposal : Installation of internally illuminated ATM sign  
Date of Decision : 12.12.17  
Decision : **Advertisement Consent is GRANTED**
30. Application No : 17/00740/FPH  
Date Received : 19.10.17  
Location : 23 Cavell Walk Stevenage Herts SG2 0QD  
Proposal : Single storey front extension  
Date of Decision : 12.12.17  
Decision : **Planning Permission is GRANTED**
31. Application No : 17/00741/CLPD  
Date Received : 19.10.17  
Location : 23 Cavell Walk Stevenage Herts SG2 0QD  
Proposal : Single storey rear extension  
Date of Decision : 05.12.17  
Decision : **Certificate of Lawfulness is APPROVED**
32. Application No : 17/00742/HPA  
Date Received : 19.10.17  
Location : 7 Aldeburgh Close Stevenage Herts SG1 2JT  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 3.25m, for which the maximum height will be 3.281m and the height to the eaves will be 2.125m  
Date of Decision : 30.11.17  
Decision : **Prior Approval is NOT REQUIRED**

33. Application No : 17/00743/FP  
Date Received : 23.10.17  
Location : 11 Manor View Stevenage Herts SG2 8PD  
Proposal : Two storey rear extension and single storey front extension to facilitate conversion of existing 3 bed dwelling into 2no. two bed dwellings  
Date of Decision : 18.12.17  
Decision : **Planning Permission is GRANTED**
34. Application No : 17/00745/FPH  
Date Received : 24.10.17  
Location : Cherry Trees Chells Way Stevenage Herts  
Proposal : Single storey side extension  
Date of Decision : 12.12.17  
Decision : **Planning Permission is GRANTED**
35. Application No : 17/00746/FP  
Date Received : 25.10.17  
Location : First And Second Floor 37 Queensway Town Centre Stevenage  
Proposal : Conversion of the first and second floor storage areas into 2no. studio flats and a first floor rear extension  
Date of Decision : 19.12.17  
Decision : **Planning Permission is GRANTED**
36. Application No : 17/00749/FPH  
Date Received : 27.10.17  
Location : 189 Fairview Road Stevenage Herts SG1 2NA  
Proposal : First floor rear extension, garage rebuild and internal alterations.  
Date of Decision : 20.12.17  
Decision : **Planning Permission is GRANTED**

37. Application No : 17/00750/FPH  
Date Received : 30.10.17  
Location : 393 Ripon Road Stevenage Herts SG1 4LU  
Proposal : Single storey rear extension and garage conversion to facilitate conversion of dwelling into a four bed House of Multiple Occupancy  
Date of Decision : 20.12.17  
Decision : **Planning Permission is GRANTED**
38. Application No : 17/00753/COND  
Date Received : 30.10.17  
Location : 8 Magellan Close Stevenage Herts SG2 0NF  
Proposal : Discharge of conditions 3 (materials); 6 (boundry treatments); and 7 (landscaping) attached to planning permission reference number 16/00791/FP.  
Date of Decision : 21.12.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
39. Application No : 17/00754/FPH  
Date Received : 30.10.17  
Location : 146 Broadwater Crescent Stevenage Herts SG2 8EP  
Proposal : Two storey rear extension and single storey side extension  
Date of Decision : 15.12.17  
Decision : **Planning Permission is GRANTED**
40. Application No : 17/00756/NMA  
Date Received : 31.10.17  
Location : Land At Chadwell Road Norton Green Stevenage Herts  
Proposal : Non material amendment to previously approved planning permission 15/00101/FPM for the relocation of Plots 1-4 and associated external works.  
Date of Decision : 29.11.17  
Decision : **Non Material Amendment AGREED**

41. Application No : 17/00758/CLPD  
Date Received : 31.10.17  
Location : 30 Exchange Road Stevenage Herts SG1 1PZ  
Proposal : Certificate of lawfulness for a single storey side extension and two storey rear extension  
Date of Decision : 08.12.17  
Decision : **Certificate of Lawfulness is APPROVED**
42. Application No : 17/00762/CPA  
Date Received : 31.10.17  
Location : The Barn Warren Court High Street Stevenage  
Proposal : Prior approval for the change of use of office building (Use Class B1(a)) to 3no. Residential Dwellings (Use Class C3).  
Date of Decision : 21.12.17  
Decision : **Prior Approval is REQUIRED and GIVEN**
43. Application No : 17/00760/FP  
Date Received : 01.11.17  
Location : 31 Long Leaves Stevenage Herts SG2 9AX  
Proposal : Change of use from public amenity land to private residential land and creation of hardstand for one car.  
Date of Decision : 15.12.17  
Decision : **Planning Permission is GRANTED**
44. Application No : 17/00761/TPCA  
Date Received : 01.11.17  
Location : 37B Julians Road Stevenage Herts SG1 3ES  
Proposal : Crown reduction by 25% and removal of deadwood to 1no Ash tree.  
Date of Decision : 08.12.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

45. Application No : 17/00764/HPA  
Date Received : 01.11.17  
Location : 23 Cavell Walk Stevenage Herts SG2 0QD  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4m, for which the maximum height will be 3.6m and the height of the eaves will be 2.5m.  
Date of Decision : 05.12.17  
Decision : **Prior Approval is NOT REQUIRED**
46. Application No : 17/00766/CLPD  
Date Received : 02.11.17  
Location : 17 Sweyns Mead Stevenage Herts SG2 0JZ  
Proposal : Single storey rear extension  
Date of Decision : 30.11.17  
Decision : **Certificate of Lawfulness is APPROVED**
47. Application No : 17/00768/TPTPO  
Date Received : 02.11.17  
Location : 8 Granby Road Stevenage Herts SG1 4AR  
Proposal : Pruning works to 1no Ash (T1) protected by Tree Preservation Order 71  
Date of Decision : 08.12.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
48. Application No : 17/00767/CLPD  
Date Received : 03.11.17  
Location : 13 Bawdsey Close Stevenage Herts SG1 2LA  
Proposal : Erection of conservatory  
Date of Decision : 12.12.17  
Decision : **Certificate of Lawfulness is APPROVED**

49. Application No : 17/00769/FPH  
Date Received : 03.11.17  
Location : 225 Ripon Road Stevenage Herts SG1 4LR  
Proposal : Single storey front extension  
Date of Decision : 20.12.17  
Decision : **Planning Permission is GRANTED**
50. Application No : 17/00770/FPH  
Date Received : 06.11.17  
Location : 16 Byron Close Stevenage Herts SG2 0JE  
Proposal : Two storey side extension  
Date of Decision : 20.12.17  
Decision : **Planning Permission is GRANTED**
51. Application No : 17/00774/HPA  
Date Received : 06.11.17  
Location : 14 Woburn Close Stevenage Herts SG2 8SW  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.3m, for which the maximum height will be 3.6m and the height of the eaves will be 2.5m.  
Date of Decision : 08.12.17  
Decision : **Prior Approval is NOT REQUIRED**
52. Application No : 17/00775/FPH  
Date Received : 06.11.17  
Location : 114 Holly Leys Stevenage Herts SG2 8HX  
Proposal : Single storey rear extension and garage conversion  
Date of Decision : 12.12.17  
Decision : **Planning Permission is GRANTED**



53. Application No : 17/00776/FP  
Date Received : 06.11.17  
Location : Stamford House Primett Road Stevenage Herts  
Proposal : Ground floor extension, replacement of first floor balcony, covering of external fire escape stairs, installation of 1 no. roof light and internal alterations.  
Date of Decision : 19.12.17  
Decision : **Planning Permission is GRANTED**
54. Application No : 17/00780/NMA  
Date Received : 07.11.17  
Location : 8 Magellan Close Stevenage Herts SG2 0NF  
Proposal : Non-material amendment to previously approved planning permission reference number 16/00791/FP to amend fenestration details and internal layouts  
Date of Decision : 07.12.17  
Decision : **Non Material Amendment AGREED**
55. Application No : 17/00781/NMA  
Date Received : 07.11.17  
Location : 29 The Pastures Stevenage Herts SG2 7DF  
Proposal : Non-material amendment to previously approved planning permission reference number 17/00309/FPH to amend the roof tiles  
Date of Decision : 30.11.17  
Decision : **Non Material Amendment AGREED**
56. Application No : 17/00782/HPA  
Date Received : 07.11.17  
Location : 104 Hopton Road Stevenage Herts SG1 2LG  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.5m, for which the maximum height will be 3.7m and the height of the eaves will be 2.3m.  
Date of Decision : 12.12.17  
Decision : **Prior Approval is NOT REQUIRED**

57. Application No : 17/00786/FPH  
Date Received : 08.11.17  
Location : 130 Blenheim Way Stevenage Herts SG2 8TF  
Proposal : Two storey side and single storey rear extension  
Date of Decision : 19.12.17  
Decision : **Planning Permission is GRANTED**
58. Application No : 17/00798/NMA  
Date Received : 14.11.17  
Location : 21 Spring Drive Stevenage Herts SG2 8BA  
Proposal : Non material amendment to planning permission reference number 17/00085/FPH to increase the size of the rear extension by 250mm  
Date of Decision : 11.12.17  
Decision : **Non Material Amendment AGREED**
59. Application No : 17/00805/NMA  
Date Received : 16.11.17  
Location : 100 Fairview Road Stevenage Herts SG1 2NS  
Proposal : Non material amendment to planning permission reference number 17/00245/FPH to change the roof from hipped to gable on first floor rear extension  
Date of Decision : 12.12.17  
Decision : **Non Material Amendment AGREED**
60. Application No : 17/00818/NMA  
Date Received : 21.11.17  
Location : 4 Gloucester Close Stevenage Herts SG1 3RQ  
Proposal : Non material amendment to previously approved planning permission reference number 17/00527/FPH to amend first floor fenestrations and addition of rooflights  
Date of Decision : 08.12.17  
Decision : **Non Material Amendment AGREED**

61. Application No : 17/00819/NMA  
Date Received : 21.11.17  
Location : Park Place Town Centre Stevenage Herts  
Proposal : Non-material amendment to previously approved planning permission reference number 16/00511/FPM to amend brick slips on flank walls of both blocks  
Date of Decision : 04.12.17  
Decision : **Non Material Amendment AGREED**
62. Application No : 17/00844/NMA  
Date Received : 29.11.17  
Location : Vincent Court Fishers Green Road Stevenage Herts  
Proposal : Non-material amendment to previously approved planning permission reference number 15/00395/RMM to amend plot boundaries to plots 4, 5, 6, 7, 9 and 10, and boundary treatment to plot 10, parking and landscaping to side of plot 10, re-construction of brick wall to side of plot 15, roof type on plots 35 and 36 from gable to hip, changes to plots 24 to 27, parking layout to plots 24 to 29, amendments to landscaping.  
Date of Decision : 20.12.17  
Decision : **Non Material Amendment AGREED**
63. Application No : 17/00517/FP  
Date Received : 21.07.17  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Erection of petrol filling station and other associated works  
Date of Decision : 23.01.18  
Decision : **Planning Permission is GRANTED**
64. Application No : 17/00533/FP  
Date Received : 31.07.17  
Location : 20 Rockingham Way Stevenage Herts SG1 1SQ  
Proposal : Erection of 1no. one bedroom dwelling  
Date of Decision : 12.01.18  
Decision : **Planning Permission is GRANTED**

65. Application No : 17/00637/FPH  
Date Received : 12.09.17  
Location : 42 Whitney Drive Stevenage Herts SG1 4BJ  
Proposal : Erection of two storey side extensions; single storey rear extension and extension of existing single garage to create a double garage.  
Date of Decision : 28.12.17  
Decision : **Planning Permission is GRANTED**

66. Application No : 17/00677/FPH  
Date Received : 23.09.17  
Location : 223 Ripon Road Stevenage Herts SG1 4LR  
Proposal : Single storey rear infill extension  
Date of Decision : 04.01.18  
Decision : **Planning Permission is GRANTED**

67. Application No : 17/00699/FP  
Date Received : 05.10.17  
Location : Land Adjacent To 93 Shearwater Close Stevenage Herts SG2 9RX  
Proposal : Erection of 1no. two bed dwelling  
Date of Decision : 15.01.18  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal would, by virtue of its size and its proximity to the public footpath, result in a form of development which would be unduly prominent when viewed in the street scene to the detriment of the character and appearance of the area. The development would, therefore, be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011, (adopted 2004), Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031; Publication Draft - January 2016, the Council's Design Guide SPD (2012), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

68. Application No : 17/00700/FP  
Date Received : 05.10.17  
Location : Land Adjacent To 93 Shearwater Close Stevenage Herts SG2 9RX  
Proposal : Erection of 1no. three bed dwelling  
Date of Decision : 15.01.18  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal would, by virtue of its size and its proximity to the public footpath, result in a form of development which would be unduly prominent when viewed in the street scene to the detriment of the character and appearance of the area. The development would, therefore, be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011, (adopted 2004), Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031; Publication Draft - January 2016, the Council's Design Guide SPD (2012), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

69. Application No : 17/00703/FP  
Date Received : 05.10.17  
Location : Land Adjacent To 93 Shearwater Close Stevenage Herts SG2 9RX  
Proposal : Erection of 2 no. one bed maisonettes  
Date of Decision : 15.01.18  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal would, by virtue of its size and its proximity to the public footpath, result in a form of development which would be unduly prominent when viewed in the street scene to the detriment of the character and appearance of the area. The development would, therefore, be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011, (adopted 2004), Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031; Publication Draft - January 2016, the Council's Design Guide SPD (2012), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

70. Application No : 17/00736/CLPD  
Date Received : 17.10.17  
Location : 10 Gorleston Close Stevenage Herts SG1 2JS  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 04.01.18  
Decision : **Certificate of Lawfulness is APPROVED**
71. Application No : 17/00771/FPH  
Date Received : 06.11.17  
Location : 37 Brimstone Drive Stevenage Herts SG1 4FX  
Proposal : Erection of garage and single storey rear extension  
Date of Decision : 28.12.17  
Decision : **Planning Permission is GRANTED**
72. Application No : 17/00773/CLPD  
Date Received : 06.11.17  
Location : 21 Watercress Close Stevenage Herts SG2 9TN  
Proposal : Certificate of lawfulness for single storey rear extension  
Date of Decision : 02.01.18  
Decision : **Certificate of Lawfulness is APPROVED**
73. Application No : 17/00777/FPH  
Date Received : 06.11.17  
Location : 12 Fishers Green Stevenage Herts SG1 2JA  
Proposal : Planning permission for a dropped kerb onto a Classified (C) road  
Date of Decision : 09.01.18  
Decision : **Planning Permission is GRANTED**

74. Application No : 17/00778/FPH  
Date Received : 06.11.17  
Location : 6 Green Close Stevenage Herts SG2 8BP  
Proposal : Retention of single storey front extension as a variation to planning permission reference 16/00842/FPH and insertion of a new obscure glazed side window in first floor side elevation of recent extension.  
Date of Decision : 17.01.18  
Decision : **Planning Permission is GRANTED**
75. Application No : 17/00779/CLPD  
Date Received : 07.11.17  
Location : 73 Stanmore Road Stevenage Herts SG1 3QE  
Proposal : Certificate of lawfulness for a loft conversion with rear dormer, window at first floor level in side elevation and two roof lights on front elevation.  
Date of Decision : 02.01.18  
Decision : **Certificate of Lawfulness is APPROVED**
76. Application No : 17/00784/FPH  
Date Received : 07.11.17  
Location : 43 Edmonds Drive Stevenage Herts SG2 9TJ  
Proposal : Part two storey, part single storey rear extension  
Date of Decision : 02.01.18  
Decision : **Planning Permission is GRANTED**
77. Application No : 17/00785/FP  
Date Received : 07.11.17  
Location : 293 Archer Road Stevenage Herts SG1 5HF  
Proposal : Change of use from public amenity land to private residential land and erection of single storey side extension and front extension  
Date of Decision : 09.01.18  
Decision : **Planning Permission is GRANTED**

78. Application No : 17/00787/FP  
Date Received : 08.11.17  
Location : 1 Bawdsey Close Stevenage Herts SG1 2LA  
Proposal : Change of use from public highway land to private residential land  
Date of Decision : 09.01.18  
Decision : **Planning Permission is GRANTED**
79. Application No : 17/00788/FP  
Date Received : 09.11.17  
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts  
Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission reference number 16/00835/FP  
Date of Decision : 15.01.18  
Decision : **Planning Permission is GRANTED**
80. Application No : 17/00790/FPH  
Date Received : 10.11.17  
Location : 18 Featherston Road Stevenage Herts SG2 9PN  
Proposal : Part two storey, part single storey rear extension  
Date of Decision : 02.01.18  
Decision : **Planning Permission is GRANTED**
81. Application No : 17/00793/FP  
Date Received : 14.11.17  
Location : Rear Of 87 High Street Stevenage Herts SG1 3HR  
Proposal : Change of use from retail shop (Use Class A1) to fitness centre (Use Class D2)  
Date of Decision : 12.01.18  
Decision : **Planning Permission is GRANTED**



82. Application No : 17/00789/FP  
Date Received : 09.11.17  
Location : 71 Valley Way Stevenage Herts SG2 9AF  
Proposal : Two storey side extension to create 1no. one bed terraced dwelling.  
Date of Decision : 11.01.18  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal, by reason of its two storey height and proximity to the boundary of the site would erode the space and openness around the building and between the two respective rows of terraced dwellings to the detriment of and harming the character and visual amenity of the area. The development is, therefore, contrary to policies Policies H7, TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies GD1 and HO5 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and the Planning Policy Guidance (2014).
2. The proposal, if permitted, would result in the loss of parking facilities to serve the adjoining property 71/71A Valley Way which would be likely to lead to the parking of vehicles on the adjacent highway to the detriment of highway safety contrary to policy T16 of the Stevenage District Plan Second Review 1991-2011 and the Council's adopted Parking Provision Supplementary Planning Document 2012.
3. The proposed studio apartment would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and would thus be contrary to emerging policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

83. Application No : 17/00795/FPH  
Date Received : 14.11.17  
Location : 21 Spring Drive Stevenage Herts SG2 8BA  
Proposal : First floor rear extension  
Date of Decision : 12.01.18  
Decision : **Planning Permission is GRANTED**

84. Application No : 17/00796/FP  
Date Received : 14.11.17  
Location : Sainsbury's Plc Hitchin Road Stevenage Herts  
Proposal : Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy.  
Date of Decision : 12.01.18  
Decision : **Planning Permission is GRANTED**
85. Application No : 17/00797/AD  
Date Received : 14.11.17  
Location : Sainsbury's Plc Hitchin Road Stevenage Herts  
Proposal : Installation of 1no internally illuminated fascia sign, 4no non illuminated fascia signs and 7no non illuminated wash screens  
Date of Decision : 12.01.18  
Decision : **Advertisement Consent is GRANTED**
86. Application No : 17/00794/COND  
Date Received : 15.11.17  
Location : Land To West Of Gresley Way And To The South Of Ferrier Road Stevenage Herts  
Proposal : Partial discharge of Condition 16 (Archaeological Investigation) attached to planning permission 17/00389/FPM  
Date of Decision : 15.01.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
87. Application No : 17/00799/FP  
Date Received : 15.11.17  
Location : Chequers House 162 High Street Stevenage Herts  
Proposal : Erection of 2 no. two storey side extension, raising of the existing roof and 1 no. dormer window on front elevation and 1 no. dormer window on the rear elevation, 1 no. roof light and associated car parking.  
Date of Decision : 05.01.18  
Decision : **Planning Permission is GRANTED**

88. Application No : 17/00800/FPH  
Date Received : 15.11.17  
Location : 471 Ripon Road Stevenage Herts SG1 4LX  
Proposal : Single storey front extension  
Date of Decision : 08.01.18  
Decision : **Planning Permission is GRANTED**
89. Application No : 17/00801/FP  
Date Received : 15.11.17  
Location : The Old Bank 162 High Street Stevenage Herts  
Proposal : Single storey side extension  
Date of Decision : 05.01.18  
Decision : **Planning Permission is GRANTED**
90. Application No : 17/00802/FP  
Date Received : 15.11.17  
Location : 20 Fairview Road Stevenage Herts SG1 2NR  
Proposal : Change of use from amenity land to private residential land.  
Date of Decision : 09.01.18  
Decision : **Planning Permission is GRANTED**
91. Application No : 17/00810/COND  
Date Received : 15.11.17  
Location : Land To The West Of Gresley Way And To The South Of  
Ferrier Road Ferrier Road Stevenage Herts  
Proposal : Discharge of condition 15 (boundary treatments) attached to  
planning permission 17/00389/FPM  
Date of Decision : 05.01.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

92. Application No : 17/00812/COND  
Date Received : 15.11.17  
Location : Land To The West Of Gresley Way And To The South Of Ferrier Road Stevenage Herts  
Proposal : Discharge of condition 14 (bird and bat boxes) attached to planning permission reference number 17/00389/FPM  
Date of Decision : 10.01.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
93. Application No : 17/00804/TPTPO  
Date Received : 16.11.17  
Location : Rear Of 14 Grenville Way Stevenage Herts SG2 8XZ  
Proposal : Removal of 1no Poplar (T14) protected by Tree Preservation Order 51  
Date of Decision : 24.01.18  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
94. Application No : 17/00806/CLPD  
Date Received : 17.11.17  
Location : 17 Walsham Close Stevenage Herts SG2 8SS  
Proposal : Certificate of lawfulness for garage conversion  
Date of Decision : 04.01.18  
Decision : **Certificate of Lawfulness is APPROVED**
95. Application No : 17/00807/CLPD  
Date Received : 17.11.17  
Location : 12 Compton Place Stevenage Herts SG1 4FN  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 27.12.17  
Decision : **Certificate of Lawfulness is APPROVED**

96. Application No : 17/00811/TPCA  
Date Received : 20.11.17  
Location : 44 Spring Drive Stevenage Herts SG2 8AZ  
Proposal : Removal of 1no Leylandii (T1); cut back to 1no Hawthorn (T2) and reduction by 30% on 1no Ash tree (T3)  
Date of Decision : 27.12.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
97. Application No : 17/00815/FPH  
Date Received : 20.11.17  
Location : 21 Unwin Road Stevenage Herts SG2 9SZ  
Proposal : Front porch  
Date of Decision : 18.01.18  
Decision : **Planning Permission is GRANTED**
98. Application No : 17/00822/COND  
Date Received : 20.11.17  
Location : Land To West Of Gresley Way And To The South Of Ferrier Road Stevenage Herts  
Proposal : Discharge of Condition 22 (Ecology) attached to planning permission reference number 17/00389/FPM  
Date of Decision : 15.01.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
99. Application No : 17/00817/FP  
Date Received : 21.11.17  
Location : 150 Leaves Spring Stevenage Herts SG2 9BG  
Proposal : Erection of 1no. three bed dwelling  
Date of Decision : 19.01.18  
Decision : **Planning Permission is GRANTED**

100. Application No : 17/00824/FPH  
Date Received : 21.11.17  
Location : 190 Telford Avenue Stevenage Herts SG2 0AU  
Proposal : Single storey rear extension  
Date of Decision : 09.01.18  
Decision : **Planning Permission is GRANTED**
101. Application No : 17/00830/COND  
Date Received : 21.11.17  
Location : Land To West Of Gresley Way And To The South Of Ferrier Road Stevenage Herts  
Proposal : Discharge of Condition 3 (Materials) attached to planning permission reference number 17/00389/FPM  
Date of Decision : 15.01.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
102. Application No : 17/00827/FPH  
Date Received : 23.11.17  
Location : 7 Raleigh Crescent Stevenage Herts SG2 0EQ  
Proposal : Single storey front extension  
Date of Decision : 12.01.18  
Decision : **Planning Permission is GRANTED**
103. Application No : 17/00831/FPH  
Date Received : 23.11.17  
Location : 18 Kennett Way Stevenage Herts SG1 3XU  
Proposal : Single storey rear and side extension  
Date of Decision : 15.01.18  
Decision : **Planning Permission is GRANTED**

104. Application No : 17/00833/FPH  
Date Received : 24.11.17  
Location : 30 Pepsal End Stevenage Herts SG2 8LW  
Proposal : Two storey side extension  
Date of Decision : 22.01.18  
Decision : **Planning Permission is GRANTED**
105. Application No : 17/00835/FPH  
Date Received : 26.11.17  
Location : 113A Walkern Road Stevenage Herts SG1 3RB  
Proposal : Single storey side and rear extension  
Date of Decision : 22.01.18  
Decision : **Planning Permission is GRANTED**
106. Application No : 17/00834/FPH  
Date Received : 27.11.17  
Location : 135 Fairview Road Stevenage Herts SG1 2NP  
Proposal : Part two storey and part single storey rear extension and first floor side extension.  
Date of Decision : 24.01.18  
Decision : **Planning Permission is GRANTED**
107. Application No : 17/00836/FPH  
Date Received : 27.11.17  
Location : 48 Fairview Road Stevenage Herts SG1 2NR  
Proposal : Single storey rear extension  
Date of Decision : 24.01.18  
Decision : **Planning Permission is GRANTED**

108. Application No : 17/00837/FPH  
Date Received : 27.11.17  
Location : 12 Ashburnham Walk Stevenage Herts SG2 8DZ  
Proposal : Two storey side and rear extension and single storey side and front extension.  
Date of Decision : 23.01.18  
Decision : **Planning Permission is GRANTED**
109. Application No : 17/00838/FPH  
Date Received : 27.11.17  
Location : 18 Keats Close Stevenage Herts SG2 0JD  
Proposal : Single storey rear extension  
Date of Decision : 23.01.18  
Decision : **Planning Permission is GRANTED**
110. Application No : 17/00839/FPH  
Date Received : 28.11.17  
Location : 38 Marymead Drive Stevenage Herts SG2 8AA  
Proposal : Two storey rear extension  
Date of Decision : 23.01.18  
Decision : **Planning Permission is GRANTED**
111. Application No : 17/00841/FP  
Date Received : 29.11.17  
Location : 31 Fox Road Stevenage Herts SG1 1JD  
Proposal : Variation of conditions 4 (car parking area); 6 and 7 (proposed access) attached to planning permission reference number 17/00455/FP to allow an additional parking space in the front garden.  
Date of Decision : 28.12.17  
Decision : **Planning Permission is GRANTED**



112. Application No : 17/00842/COND  
Date Received : 29.11.17  
Location : 31 Fox Road Stevenage Herts SG1 1JD  
Proposal : Discharge of conditions 3 (materials) and 8 (boundary treatments) attached to planning permission reference number 17/00455/FP  
Date of Decision : 27.12.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
113. Application No : 17/00845/FPH  
Date Received : 30.11.17  
Location : 43 Basils Road Stevenage Herts SG1 3PY  
Proposal : Single storey side/rear extension.  
Date of Decision : 24.01.18  
Decision : **Planning Permission is GRANTED**
114. Application No : 17/00847/TPCA  
Date Received : 01.12.17  
Location : Electrical Sub Station Walkern Road Stevenage Herts  
Proposal : Removal of 3no Horse Chestnuts  
Date of Decision : 19.01.18  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
115. Application No : 17/00848/FP  
Date Received : 01.12.17  
Location : 27B Church Lane Stevenage Herts  
Proposal : Infill extension and new gates to shared access alleyway  
Date of Decision : 12.01.18  
Decision : **Planning Permission is GRANTED**

116. Application No : 17/00850/FPH  
Date Received : 04.12.17  
Location : 71 Raleigh Crescent Stevenage Herts SG2 0EG  
Proposal : Single storey front extension  
Date of Decision : 18.01.18  
Decision : **Planning Permission is GRANTED**
117. Application No : 17/00852/HPA  
Date Received : 04.12.17  
Location : 27 Jupiter Gate Stevenage Herts SG2 7ST  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.050m, for which the maximum height will be 3.815m and the height to the eaves will be 2.5m  
Date of Decision : 02.01.18  
Decision : **Prior Approval is NOT REQUIRED**
118. Application No : 17/00853/FPH  
Date Received : 04.12.17  
Location : 241 Shephall Way Stevenage Herts SG2 9RL  
Proposal : Single storey rear extension  
Date of Decision : 24.01.18  
Decision : **Planning Permission is GRANTED**
119. Application No : 17/00858/COND  
Date Received : 07.12.17  
Location : The Wine Society Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of Condition 9 (Surface Water Drainage) attached to planning application reference number 14/00053/FPM  
Date of Decision : 05.01.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

120. Application No : 17/00863/FPH  
Date Received : 11.12.17  
Location : 69 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Garage conversion  
Date of Decision : 16.01.18  
Decision : **Planning Permission is GRANTED**
121. Application No : 17/00864/TPCA  
Date Received : 11.12.17  
Location : 8 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Removal of 1no Oak (TG2) and reduction in height of 1no Pyracantha (TG2) to 3.5m and 1no Yew (T3) to 6m  
Date of Decision : 24.01.18  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
122. Application No : 17/00866/TPCA  
Date Received : 11.12.17  
Location : 6 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Removal of 3no Limes (TG1); 1no Horse Chestnut (T2); 1no Wisteria (C1) and 1no Laurel and Leyland Cypress hedgerow (H1)  
Date of Decision : 24.01.18  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
123. Application No : 17/00871/HPA  
Date Received : 12.12.17  
Location : 21 Unwin Road Stevenage Herts SG2 9SZ  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.5m, for which the maximum height will be 3.1m and the height to the eaves will be 2.25m  
Date of Decision : 12.01.18  
Decision : **Prior Approval is NOT REQUIRED**

124. Application No : 17/00875/CLPD  
Date Received : 14.12.17  
Location : 133 Broad Oak Way Stevenage Herts SG2 8RB  
Proposal : Certificate of lawfulness for garage conversion  
Date of Decision : 09.01.18  
Decision : **Certificate of Lawfulness is APPROVED**
125. Application No : 17/00883/PADEMO  
Date Received : 19.12.17  
Location : The Annexe 145 Scarborough Avenue Stevenage Herts  
Proposal : Prior approval for the demolition of existing community centre  
Date of Decision : 15.01.18  
Decision : **Prior Approval is NOT REQUIRED**

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.
7. Letters received containing representations.

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:** Tuesday 6<sup>th</sup> February 2018

## **INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS**

Author – Linda Sparrow 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

### **1. APPEALS RECEIVED**

1.1 None.

### **2. DECISIONS AWAITED**

2.1 None

### **3. CALLED IN APPLICATIONS**

3.1. None

### **4. DECISIONS RECEIVED**

4.1. 17/00224/FP. 8 Windsor Close, appeal against refusal of planning permission for the erection of a two storey rear extension to existing care home.

4.1.1 Issues

The determining issues relate to the effect of the extension of the care home on (a) the living conditions of existing occupiers at 20 Caernarvon Close, with particular regard to outlook and privacy and (b) highway safety.

4.1.2 Conclusions

The extension to form additional accommodation would be located to the rear of the building. It would be part single and part two storey. The rear projection would bring the built form closer to the common boundary with No 20 Caernarvon Close.

The Inspector considered that there is no dispute that the addition would reduce the back to back distance between the two properties. The rear elevation at first floor would contain one large window and one smaller one. He noted that the larger window in the extension would be the sole opening for bedroom 5 and did not consider that fitting this with obscure glazing would be an appropriate solution in this instance. This window would directly face the house and garden of No 20. It would be closer than the windows in the existing building. Overall he considered that it is likely that there would be views between this window and No 20.

Whilst it was recognised that there was a boundary fence separating the two properties, it was noted that the extension would be visible above the fence. Therefore, irrespective of the application of numeric separation distance and appearance, it would ultimately be in close proximity to the boundary with No.20 and would be prominent and visible from that property and its garden. He considered the outlook would be obstructed by an imposing building of a significant height which would be overbearing and harmful to the outlook. Thus he concluded the development would be harmful to the living conditions of the occupiers of No.20, particularly outlook and privacy.

With regard to highway safety the Inspector noted that the development would increase the property from a 3 bed to a 5 bed property and made reference to the Council's adopted parking standards.

However, assessing the proposal, including the fact that the Council's standards are maximums which seek to minimise the use of cars, the Inspector noted that at the time of his visit there were several spaces available within close proximity of the site. He also noted that there were no parking restrictions that would limit the times when staff could park. He went on to state that street parking is not unusual in urban and suburban locations and noted that the appellant has another premises nearby. He, therefore, considered that parking for one vehicle, should it be required, could be accommodated within a reasonable distance of the site. He, therefore, concluded that the development would not have a harmful effect on highway safety and would not be in conflict with policies T15 of the DP and LP policy IT5 in so far as they seek to ensure that new developments make appropriate provision for parking.

- 4.1.3 Decision  
Appeal dismissed (decision notice attached).

## **5. BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
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4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.