

Meeting: Planning and Development
Committee

Agenda Item:

Date: Thursday 24 May 2018

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 : 17/00485/FP
Date Received : 13.07.17
Location : The Paddock Todds Green Stevenage SG1 2JE
Proposal : Change of use from agricultural land to sui generis to provide a dog exercise park.
Date of Decision : 03.05.18
Decision : **Planning Permission is GRANTED**

2. Application No : 17/00696/FP
Date Received : 05.10.17
Location : 22 Greydells Road Stevenage Herts SG1 3NJ
Proposal : Single-storey side and rear extension and loft conversion with 4 no. roof lights on the front roof slope and 2 no. roof lights on the rear roof slope to facilitate creation of 3no. one bed maisonettes.
Date of Decision : 04.04.18
Decision : **Planning Permission is GRANTED**

3. Application No : 17/00697/FPH
Date Received : 05.10.17
Location : 22 Greydells Road Stevenage Herts SG1 3NJ
Proposal : Part single-storey, part two-storey side extension and a single storey rear extension and loft conversion comprising of 2 no. roof lights.
Date of Decision : 04.04.18
Decision : **Planning Permission is GRANTED**
4. Application No : 17/00759/FPH
Date Received : 31.10.17
Location : 26 Wildwood Lane Stevenage Herts SG1 1TA
Proposal : Retrospective permission for single storey side and rear extension.
Date of Decision : 10.04.18
Decision : **Planning Permission is GRANTED**
5. Application No : 17/00821/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 13 (Drainage) attached to planning permission reference number 17/00389/FPM
Date of Decision : 05.04.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
6. Application No : 17/00846/FP
Date Received : 30.11.17
Location : 12 Park Place Town Centre Stevenage Herts
Proposal : Replacement of one ground floor retail unit, refurbishment of retail frontages and erection of 9no. residential dwellings.
Date of Decision : 09.05.18
Decision : **Planning Permission is GRANTED**

7. Application No : 17/00868/COND
Date Received : 11.12.17
Location : 37 High Street Stevenage Herts SG1 3AR
Proposal : Discharge of Conditions 3 (sound attenuation); 4 (windows & doors); and 6 (external materials) attached to planning permission reference number 17/00548/LB
Date of Decision : 24.04.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 17/00869/COND
Date Received : 11.12.17
Location : 37 High Street Stevenage Herts SG1 3AR
Proposal : Discharge of Condition 4 (sound attenuation) attached to planning permission 16/00611/FP
Date of Decision : 24.04.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
9. Application No : 17/00890/FP
Date Received : 27.12.17
Location : Caxton Point Caxton Way Stevenage Herts
Proposal : New curtain wall glazing to the front elevation of existing office building
Date of Decision : 20.03.18
Decision : **Planning Permission is GRANTED**
10. Application No : 18/00017/FP
Date Received : 10.01.18
Location : 3 Longfields Stevenage Herts SG2 8QD
Proposal : Erection of single storey rear extension (retrospective) to facilitate the conversion of existing three bedroom dwelling into 2no one bedroom flats
Date of Decision : 29.03.18
Decision : **Planning Permission is GRANTED**

11. Application No : 18/00020/FP
Date Received : 11.01.18
Location : 7 - 9 The Hyde Stevenage Herts SG2 9SD
Proposal : Change of use from A1 to A3 and A4
Date of Decision : 05.04.18
Decision : **Planning Permission is GRANTED**
12. Application No : 18/00028/CLPD
Date Received : 16.01.18
Location : 2 Manchester Close Stevenage Herts SG1 4TQ
Proposal : Single storey rear extension following demolition of existing conservatory
Date of Decision : 23.03.18
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

1. The submitted plans identify the single storey rear extension encroaching on land outside of the application site. As such, the works do not constitute development wholly within the curtilage of the dwellinghouse as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed works, therefore, require planning permission.
2. The proposed single-storey extension would extend beyond a wall forming a side extension to the dwellinghouse and therefore not an original wall. The proposed development, therefore, would fail to accord with Schedule 2, Part 1, Class A (f) (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
3. The proposed single-storey extension would extend beyond a wall forming a side extension to the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Therefore, the proposed development would fail to accord with Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

13. Application No : 18/00033/COND
Date Received : 17.01.18
Location : 2A Rowland Road Stevenage Herts SG1 1TE
Proposal : Discharge of conditions 3 (materials) and 4 (boundary treatments) attached to planning permission reference number 17/00036/FP
Date of Decision : 23.03.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
14. Application No : 18/00038/FPH
Date Received : 18.01.18
Location : 44 Haycroft Road Stevenage Herts SG1 3JJ
Proposal : Part two storey, part single storey rear extension
Date of Decision : 16.04.18
Decision : **Planning Permission is GRANTED**
15. Application No : 18/00039/COND
Date Received : 18.01.18
Location : Land To Rear Of 1 Aspen Close Stevenage Herts
Proposal : Discharge of conditions 4 (landscaping) and 10 (boundary treatments) attached to planning permission reference number 17/00117/FP
Date of Decision : 23.03.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 18/00043/FPH
Date Received : 23.01.18
Location : 68 Ashdown Road Stevenage Herts SG2 8TX
Proposal : Single storey front extension
Date of Decision : 25.04.18
Decision : **Planning Permission is GRANTED**

17. Application No : 18/00048/FP
Date Received : 24.01.18
Location : 29A Town Square Town Centre Stevenage Herts
Proposal : Retrospective installation of 4no external refrigeration and air conditioning units.
Date of Decision : 10.04.18
Decision : **Planning Permission is GRANTED**
18. Application No : 18/00049/FPH
Date Received : 24.01.18
Location : 39 Whitney Drive Stevenage Herts SG1 4BQ
Proposal : Retention of existing fence in rear garden
Date of Decision : 21.03.18
Decision : **Planning Permission is GRANTED**
19. Application No : 18/00060/FP
Date Received : 26.01.18
Location : Land To Rear Of 1 Aspen Close Stevenage Herts SG2 8SJ
Proposal : Variation of condition 12 (hours of construction) attached to planning permission to allow construction to be carried out on Saturday and Sundays
Date of Decision : 25.04.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The relaxation of the condition in the manner proposed would still leave the neighbours vulnerable to possible noise disturbance during construction even if mechanical machinery were not to be used. The proposal, if permitted, would therefore be likely to result in noisy activities which would harm the residential amenities of the occupiers of adjoining properties contrary to policy EN27 of the Stevenage District Plan Second Review 1991-2011 (adopted 2004), Policy FP7 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, and the advice within the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

20. Application No : 18/00053/FPH
Date Received : 29.01.18
Location : 9 The Muntings Stevenage Herts SG2 9DW
Proposal : Two storey side and single storey front extension
Date of Decision : 26.03.18
Decision : **Planning Permission is GRANTED**
21. Application No : 18/00054/FPH
Date Received : 29.01.18
Location : 87 Wansbeck Close Stevenage Herts
Proposal : Two storey side extension
Date of Decision : 26.03.18
Decision : **Planning Permission is GRANTED**
22. Application No : 18/00055/FPH
Date Received : 30.01.18
Location : 27 Kilner Close Stevenage Herts SG1 5AZ
Proposal : Single storey rear extension
Date of Decision : 26.03.18
Decision : **Planning Permission is GRANTED**
23. Application No : 18/00064/FPH
Date Received : 31.01.18
Location : 88 Burydale Stevenage Herts SG2 8AX
Proposal : Single storey rear extension
Date of Decision : 05.04.18
Decision : **Planning Permission is GRANTED**

24. Application No : 18/00059/FP
Date Received : 30.01.18
Location : Land Adjacent To 15 Buckthorn Avenue Stevenage Herts SG1 1TT
Proposal : Demolition of existing garages and erection of 2no one bedroom flats
Date of Decision : 27.03.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed development, by reason of its siting, height, width and proximity to the side boundary of the neighbouring property No 17, would erode the gap between the properties which acts as a transition between existing semi-detached properties and terrace dwellings. The proposal would, therefore, have a detrimental impact on the character and visual amenities of the area contrary to policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policies H05, SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the National Planning Practice Guidance (2014).
2. The proposal, if permitted, would result in inadequate parking facilities within the site to serve the new and existing properties which would be likely to lead to the parking of vehicles on the adjacent highway, to the detriment of highway safety and neighbour amenity, contrary to policies T15 of Stevenage District Plan Second Review 1991 - 2011, Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).
3. The applicant has not demonstrated that the access serving this site is adequate by reason of alignment to serve the proposed development with safety and convenience, thereby causing interference to the safe use of highway users. This would lead to vehicles leaving the site coming into conflict with all users of Buckthorn Avenue. Thereby causing interference to the safe and free flow of all traffic on the adjacent local access road. The development, if permitted, would be prejudicial to general provisions of highway safety and convenience and contrary to policy T6 of the Stevenage District Plan Second Review 1991 - 2011, the National Planning Policy Framework and the advice contained within Roads in Hertfordshire A Guide for New Development or Manual for Streets.
4. The proposed one bedroom flats 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.

25. Application No : 18/00065/FP
Date Received : 31.01.18
Location : 98 Bude Crescent Stevenage Herts SG1 2RB
Proposal : Change of use from public amenity land to private residential land and hardstand.
Date of Decision : 10.04.18
Decision : **Planning Permission is GRANTED**
26. Application No : 18/00066/TPCA
Date Received : 01.02.18
Location : 11 Shephall Green Stevenage Herts SG2 9XR
Proposal : Removal of 1no Acer tree
Date of Decision : 22.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
27. Application No : 18/00068/LB
Date Received : 01.02.18
Location : Barclay Secondary School Walkern Road Stevenage Herts
Proposal : Variation of condition 1 (approved plans) attached to planning permission 17/00526/LB
Date of Decision : 28.03.18
Decision : **Listed Building Consent is GRANTED**
28. Application No : 18/00069/FP
Date Received : 02.02.18
Location : Roaring Meg Retail Park London Road Stevenage Herts
Proposal : Alterations to car parking for the provision of 57 additional parking spaces.
Date of Decision : 25.04.18
Decision : **Planning Permission is GRANTED**

29. Application No : 18/00070/FPH
Date Received : 05.02.18
Location : 567 Scarborough Avenue Stevenage Herts SG1 2QQ
Proposal : Single storey rear extension
Date of Decision : 27.03.18
Decision : **Planning Permission is GRANTED**
30. Application No : 18/00072/FP
Date Received : 06.02.18
Location : Courtlands Todds Green Stevenage Herts
Proposal : Demolition of existing dwellinghouse and erection of 1 no. four bedroom detached dwellinghouse.
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**
31. Application No : 18/00073/FPH
Date Received : 06.02.18
Location : 18 Taywood Close Stevenage Herts SG2 9QP
Proposal : Two storey side extension and single storey front and rear extensions
Date of Decision : 06.04.18
Decision : **Planning Permission is GRANTED**
32. Application No : 18/00074/CLPD
Date Received : 06.02.18
Location : 15 Headingley Close Stevenage Herts SG1 3RU
Proposal : Certificate of lawfulness for a first floor side dormer
Date of Decision : 12.04.18
Decision : **Certificate of Lawfulness is APPROVED**

33. Application No : 18/00077/FPH
Date Received : 07.02.18
Location : 2 The Muntings Stevenage Herts SG2 9DW
Proposal : Single storey front infill extension
Date of Decision : 23.03.18
Decision : **Planning Permission is GRANTED**
34. Application No : 18/00078/FP
Date Received : 08.02.18
Location : 83 Brook Drive Stevenage Herts SG2 8TP
Proposal : Erection of three bedroom dwelling
Date of Decision : 03.05.18
Decision : **Planning Permission is GRANTED**
35. Application No : 18/00082/FPH
Date Received : 09.02.18
Location : 10 Mandeville Stevenage Herts SG2 8JH
Proposal : Single storey front extension
Date of Decision : 16.04.18
Decision : **Planning Permission is GRANTED**
36. Application No : 18/00084/TPCA
Date Received : 09.02.18
Location : 3 Nursery Cottage Symonds Green Lane Stevenage Herts
Proposal : Reduction by 30% on 1no Conifer (T1)
Date of Decision : 20.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

37. Application No : 18/00085/FPH
Date Received : 12.02.18
Location : 70A Basils Road Stevenage Herts SG1 3PU
Proposal : Proposed removal of existing flat roof and construction of new pitched roof
Date of Decision : 06.04.18
Decision : **Planning Permission is GRANTED**
38. Application No : 18/00086/FPH
Date Received : 12.02.18
Location : 44 Brunel Road Stevenage Herts SG2 0AB
Proposal : Single storey front extension and retention of single storey rear extension
Date of Decision : 01.05.18
Decision : **Planning Permission is GRANTED**
39. Application No : 18/00089/FPH
Date Received : 14.02.18
Location : 42 Angotts Mead Stevenage Herts SG1 2NJ
Proposal : Single storey front and rear extension to main dwelling and single storey rear extension to garage to form a one bed annexe
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**
40. Application No : 18/00090/FPH
Date Received : 14.02.18
Location : 26 Cuttys Lane Stevenage Herts SG1 1UN
Proposal : Single storey side and rear extension
Date of Decision : 18.04.18
Decision : **Planning Permission is GRANTED**

41. Application No : 18/00091/FPH
Date Received : 15.02.18
Location : 13 Sweyns Mead Stevenage Herts SG2 0JZ
Proposal : Single storey rear extension
Date of Decision : 10.04.18
Decision : **Planning Permission is GRANTED**
42. Application No : 18/00092/FPH
Date Received : 15.02.18
Location : 228 Mildmay Road Stevenage Herts SG1 5SR
Proposal : Two storey front extension
Date of Decision : 20.03.18
Decision : **Planning Permission is GRANTED**
43. Application No : 18/00093/TPCA
Date Received : 15.02.18
Location : 46 Spring Drive Stevenage Herts SG2 8AZ
Proposal : Cut back to 1no Cherry tree
Date of Decision : 29.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
44. Application No : 18/00094/FP
Date Received : 16.02.18
Location : The Barn 116 High Street Stevenage Herts
Proposal : Changes to fenestration and doors and the insertion of rooflights.
Date of Decision : 18.04.18
Decision : **Planning Permission is GRANTED**

45. Application No : 18/00095/FPH
Date Received : 19.02.18
Location : 15 Briardale Stevenage Herts SG1 1TP
Proposal : Single storey front extension
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**
46. Application No : 18/00096/FPH
Date Received : 19.02.18
Location : 13 Brunel Road Stevenage Herts SG2 0AB
Proposal : Single storey rear extension
Date of Decision : 08.05.18
Decision : **Planning Permission is GRANTED**
47. Application No : 18/00097/FPH
Date Received : 19.02.18
Location : 19 Eliot Road Stevenage Herts SG2 0LL
Proposal : Single storey front and rear extensions
Date of Decision : 17.04.18
Decision : **Planning Permission is GRANTED**
48. Application No : 18/00101/FPH
Date Received : 20.02.18
Location : 526 Ripon Road Stevenage Herts SG1 4NJ
Proposal : Single storey front extension
Date of Decision : 16.04.18
Decision : **Planning Permission is GRANTED**

49. Application No : 18/00102/AD
Date Received : 20.02.18
Location : Specsavers Opticians 90 Queensway Town Centre Stevenage
Proposal : Installation of 1no. internally illuminated fascia sign; 1no. non-illuminated hanging sign; 1no. internally illuminated projection sign and 3no. non-illuminated window vinyls
Date of Decision : 17.04.18
Decision : **Advertisement Consent is GRANTED**
50. Application No : 18/00103/FPH
Date Received : 21.02.18
Location : 167 Collenswood Road Stevenage Herts SG2 9HD
Proposal : Erection of front porch
Date of Decision : 27.04.18
Decision : **Planning Permission is GRANTED**
51. Application No : 18/00104/FPH
Date Received : 21.02.18
Location : 5 Green Acres Stevenage Herts SG2 8ND
Proposal : Single storey rear extension
Date of Decision : 23.03.18
Decision : **Planning Permission is GRANTED**
52. Application No : 18/00108/FPH
Date Received : 23.02.18
Location : 14 Anderson Road Stevenage Herts SG2 0LW
Proposal : Single storey side and rear extension and raising height of existing garage roof
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**

53. Application No : 18/00109/FPH
Date Received : 26.02.18
Location : 101 Fairview Road Stevenage Herts SG1 2NP
Proposal : Retrospective erection of a single storey side/rear extension.
Date of Decision : 27.03.18
Decision : **Planning Permission is GRANTED**
54. Application No : 18/00113/AD
Date Received : 27.02.18
Location : The Peartree Public House Valley Way Stevenage Herts
Proposal : Installation of 2no. externally illuminated individual lettering fascia signs; 1no. externally illuminated hanging sign; 3no. non-illuminated amenity boards; 2no. non-illuminated information signs on rear elevation; 1no. non-illuminated directional sign; 1no. externally illuminated signwriting image; 1no. non-illuminated set of perspex lettering to front elevation; 3no. new lanterns and 8no. new LED floodlights.
Date of Decision : 06.04.18
Decision : **Advertisement Consent is GRANTED**
55. Application No : 18/00114/FPH
Date Received : 27.02.18
Location : 31 Walkern Road Stevenage Herts SG1 3RA
Proposal : Single storey rear extension
Date of Decision : 02.05.18
Decision : **Planning Permission is GRANTED**
56. Application No : 18/00116/TPTPO
Date Received : 28.02.18
Location : 36 Shephall Green Stevenage Herts SG2 9XS
Proposal : Removal of 1no. Lime (T23) protected by Tree Preservation Order No. 8 and Conservation Area consent for the removal of 1no. Sycamore and crown reduction by 30% of 1no. Ash
Date of Decision : 25.04.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

57. Application No : 18/00121/NMA
Date Received : 28.02.18
Location : 9 Lancaster Close Stevenage Herts SG1 4RX
Proposal : Non material amendment to planning application reference number 17/00620/FPH to change the material used in the single storey rear extension from brick to render.
Date of Decision : 28.03.18
Decision : **Non Material Amendment AGREED**
58. Application No : 18/00119/FP
Date Received : 01.03.18
Location : 42 York Road Stevenage Herts SG1 4HE
Proposal : Installation of French Doors
Date of Decision : 08.05.18
Decision : **Planning Permission is GRANTED**
59. Application No : 18/00118/FPH
Date Received : 02.03.18
Location : 53 Telford Avenue Stevenage Herts SG2 0AE
Proposal : Erection of conservatory
Date of Decision : 27.04.18
Decision : **Planning Permission is GRANTED**
60. Application No : 18/00120/CLPD
Date Received : 02.03.18
Location : 9 Rookwood Drive Stevenage Herts SG2 8PJ
Proposal : Certificate of lawfulness for single storey rear extension
Date of Decision : 10.04.18
Decision : **Certificate of Lawfulness is APPROVED**

61. Application No : 18/00123/NMA
Date Received : 05.03.18
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Non material amendment to planning permission reference number 17/00710/FP to construct a revised access ramp to the portakabin and an increase in height of the portakabin.
Date of Decision : 28.03.18
Decision : **Non Material Amendment AGREED**
62. Application No : 18/00124/FP
Date Received : 06.03.18
Location : 3 Crompton Road Stevenage Herts SG1 2EE
Proposal : Demolition of existing office and erection of single storey office building and recladding of existing warehouse
Date of Decision : 27.04.18
Decision : **Planning Permission is GRANTED**
63. Application No : 18/00125/CLEU
Date Received : 07.03.18
Location : The Wine Society Gunnels Wood Road Stevenage Herts
Proposal : Certificate of lawfulness for construction of a temporary car park as approved under planning permission 14/00053/FPM
Date of Decision : 27.03.18
Decision : **Certificate of Lawfulness is APPROVED**
64. Application No : 18/00200/CC
Date Received : 08.03.18
Location : Farnham House Six Hills Way Stevenage Herts
Proposal : Consultation from Hertfordshire County Council for the installation of 4no. roof flues
Date of Decision : 21.03.18
Decision : **This Council Raises NO OBJECTION to the Development Proposed**

65. Application No : 18/00128/CPA
Date Received : 09.03.18
Location : Unit 2 2 Bowman Trading Estate Bessemer Drive Stevenage
Proposal : Prior approval for change of use from offices (Use Class B1) to residential (Use Class C3) comprising 4 units.
Date of Decision : 01.05.18
Decision : **Prior Approval is REQUIRED and REFUSED**
For the following reason:-
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.
66. Application No : 18/00130/CLPD
Date Received : 09.03.18
Location : 14 Riccat Lane Stevenage Herts SG1 3XY
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 10.04.18
Decision : **Certificate of Lawfulness is APPROVED**
67. Application No : 18/00131/FPH
Date Received : 12.03.18
Location : 93 Mildmay Road Stevenage Herts SG1 5RS
Proposal : Part two storey, part single storey side extension
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**

68. Application No : 18/00132/FP
Date Received : 12.03.18
Location : 3 Bedwell Crescent Stevenage Herts SG1 1LT
Proposal : Change of use from public amenity land to private residential land and creation of a hardstand
Date of Decision : 01.05.18
Decision : **Planning Permission is GRANTED**
69. Application No : 18/00134/FPH
Date Received : 12.03.18
Location : 76 Telford Avenue Stevenage Herts SG2 0AJ
Proposal : Single storey front extension
Date of Decision : 26.04.18
Decision : **Planning Permission is GRANTED**
70. Application No : 18/00135/FPH
Date Received : 12.03.18
Location : 19 Lawrence Avenue Stevenage Herts SG1 3JX
Proposal : Single storey rear extension
Date of Decision : 10.05.18
Decision : **Planning Permission is GRANTED**
71. Application No : 18/00136/TPCA
Date Received : 12.03.18
Location : 8 Orchard Road Stevenage Herts SG1 3HD
Proposal : Removal of dead tree stumps and trees to the rear of property.
Date of Decision : 16.04.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

72. Application No : 18/00139/CLPD
Date Received : 12.03.18
Location : 114 Valley Way Stevenage Herts SG2 9DE
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 08.05.18
Decision : **Certificate of Lawfulness is APPROVED**
73. Application No : 18/00142/FPH
Date Received : 13.03.18
Location : 51 Haycroft Road Stevenage Herts SG1 3JL
Proposal : Single storey side and rear extension
Date of Decision : 02.05.18
Decision : **Planning Permission is GRANTED**
74. Application No : 18/00143/TPCA
Date Received : 13.03.18
Location : Orchard House Rectory Lane Stevenage Herts
Proposal : Reduction by 6ft to 1no Hazel (T1) and 8ft to Leyland Cypress (G1); removal of 1no Apple (T2) and 1no Horse Chestnut (T3)
Date of Decision : 24.04.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
75. Application No : 18/00144/FPH
Date Received : 14.03.18
Location : 77 Chells Way Stevenage Herts SG2 0LE
Proposal : Front porch
Date of Decision : 25.04.18
Decision : **Planning Permission is GRANTED**

76. Application No : 18/00146/FP
Date Received : 14.03.18
Location : Six Hills Court Norton Green Road Stevenage Herts
Proposal : Replacement of existing rear car parking system with a permeable block paving system, associated cycle store and increase in height of existing perimeter fence.
Date of Decision : 08.05.18
Decision : **Planning Permission is GRANTED**
77. Application No : 18/00148/FPH
Date Received : 14.03.18
Location : 13 Leaves Spring Stevenage Herts SG2 9AT
Proposal : Replacement roof to existing conservatory
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**
78. Application No : 18/00150/FPH
Date Received : 14.03.18
Location : 16 Elder Way Stevenage Herts SG1 1SD
Proposal : Single storey rear extension
Date of Decision : 11.04.18
Decision : **Planning Permission is GRANTED**
79. Application No : 18/00152/FP
Date Received : 15.03.18
Location : Multi-storey Car Park St. Georges Way Stevenage Herts
Proposal : Cladding of northern elevation of multi-storey car park
Date of Decision : 02.05.18
Decision : **Planning Permission is GRANTED**

80. Application No : 18/00154/TPCA
Date Received : 19.03.18
Location : Corner House Stanmore Road Stevenage Herts
Proposal : Removal of 1no Sycamore
Date of Decision : 18.04.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
81. Application No : 18/00155/CLPD
Date Received : 19.03.18
Location : 52 Rowland Road Stevenage Herts SG1 1TG
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 10.04.18
Decision : **Certificate of Lawfulness is APPROVED**
82. Application No : 18/00156/NMA
Date Received : 19.03.18
Location : 75 Turpins Rise Stevenage Herts SG2 8QZ
Proposal : Non material amendment to planning permission reference number 16/00748/FP for alterations to proposed openings.
Date of Decision : 06.04.18
Decision : **Non Material Amendment AGREED**
83. Application No : 18/00159/NMA
Date Received : 20.03.18
Location : 7 Broad Oak Way Stevenage Herts SG2 8QL
Proposal : Non material amendment to planning permission reference number 16/00759/FPH to increase the size of approved extension
Date of Decision : 16.04.18
Decision : **Non Material Amendment AGREED**

84. Application No : 18/00158/FP
Date Received : 20.03.18
Location : 71 Valley Way Stevenage Herts SG2 9AF
Proposal : Two storey side extension to create 1no. one bed terraced dwelling.
Date of Decision : 15.05.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal, by reason of its forward projection, two storey height and proximity to the boundary of the site would appear contrived and 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 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).

85. Application No : 18/00160/FPH
Date Received : 21.03.18
Location : 9 Fresson Road Stevenage Herts SG1 3QU
Proposal : Single storey front extension
Date of Decision : 10.05.18
Decision : **Planning Permission is GRANTED**

86. Application No : 18/00162/COND
Date Received : 23.03.18
Location : March Hare 10 Burwell Road Stevenage Herts
Proposal : Discharge of Conditions 3 (materials); 4 (landscaping); 9 (tree protection) and 11 (boundary treatments) attached to planning permission reference number 17/00586/FPM.
Date of Decision : 27.04.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

87. Application No : 18/00166/FPH
Date Received : 27.03.18
Location : 63 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Single storey rear extension
Date of Decision : 08.05.18
Decision : **Planning Permission is GRANTED**
88. Application No : 18/00180/PADEMO
Date Received : 03.04.18
Location : Former Gas Works Site Norton Road Stevenage Herts
Proposal : Prior approval for the demolition of gasholders on site
Date of Decision : 16.04.18
Decision : **Prior Approval is NOT REQUIRED**
89. Application No : 18/00182/CLPD
Date Received : 03.04.18
Location : 36 Weston Road Stevenage Herts SG1 3RW
Proposal : Certificate of lawfulness for loft conversion with rear dormer and 3no velux windows on front elevation and removal of chimney.
Date of Decision : 08.05.18
Decision : **Certificate of Lawfulness is APPROVED**
90. Application No : 18/00196/HPA
Date Received : 10.04.18
Location : 53 Gonville Crescent Stevenage Herts SG2 9LY
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 2.9m and the height of the eaves will be 2.7m.
Date of Decision : 08.05.18
Decision : **Prior Approval is NOT REQUIRED**

91. Application No : 18/00186/TPCA
Date Received : 03.04.18
Location : 26 Shephall Green Stevenage Herts SG2 9XS
Proposal : Pollarding of 1no Picea Abies
Date of Decision : 15.05.18
Decision : **This Council OBJECTS to the Proposed Works to the tree(s) and has made a TPO**
For the following reason:-
1. The spruce (Picea Abies) tree is considered to be in a healthy condition and contributes positively to the visual amenities of this part of the Shephall Green Conservation Area. Accordingly, the pollarding of the tree would be contrary to guidance set out in the National Planning Practice Guidance and national guidance set out in Tree Preservation Orders: A Guide to the Law and Good Practice (2000).
92. Application No : 18/00201/TPCA
Date Received : 11.04.18
Location : 3 Newlyn Close Stevenage Herts SG1 2JD
Proposal : Removal of conifer trees
Date of Decision : 11.05.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
93. Application No : 18/00240/NMA
Date Received : 27.04.18
Location : Caswell House Cavendish Road Stevenage Herts
Proposal : Non Material Amendment for 17/00343/FP to Condition 1 and Condition 3
Date of Decision : 09.05.18
Decision : **Non Material Amendment AGREED**

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.