

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:** Tuesday 11 September 2018

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

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

1. Application No : 18/00149/FPH  
Date Received : 14.03.18  
Location : 30 Kingfisher Rise Stevenage Herts SG2 9PF  
Proposal : Two storey side extension and single storey front and rear extensions  
Date of Decision : 09.08.18  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 18/00235/FPH  
Date Received : 26.04.18  
Location : 3 Sandown Road Stevenage Herts SG1 5SD  
Proposal : First floor front extension  
Date of Decision : 27.08.18  
Decision : **Planning Permission is GRANTED**

3. Application No : 18/00274/FP  
Date Received : 15.05.18  
Location : Land To The Rear Of 13 Hitchin Road Stevenage Herts SG1 3BJ  
Proposal : Erection of a 3 bed chalet bungalow on the land to the rear of 13 Hitchin Road for the owners of 11 Hitchin Road (Archways Lodge).  
Date of Decision : 03.08.18  
Decision : **Planning Permission is GRANTED**
4. Application No : 18/00287/FPH  
Date Received : 21.05.18  
Location : 20 Boxberry Close Stevenage Herts SG1 3NE  
Proposal : Part two and part single storey side extension  
Date of Decision : 08.08.18  
Decision : **Planning Permission is GRANTED**
5. Application No : 18/00307/FP  
Date Received : 04.06.18  
Location : 1 Park Close Stevenage Herts SG2 8PX  
Proposal : Demolition of garage and existing single storey extension.  
Erection of detached two storey 2-bedroom dwelling.  
Date of Decision : 15.08.18  
Decision : WITHDRAWN
6. Application No : 18/00327/CPAS  
Date Received : 13.06.18  
Location : David Lloyd Fitness Centre 2 Stevenage Leisure Park Kings Way Stevenage  
Proposal : Installation of roof mounted Solar PV systems proposed development is for 87kWp  
Date of Decision : 02.08.18  
Decision : **Prior Approval is NOT REQUIRED**

7. Application No : 18/00329/FPH  
Date Received : 13.06.18  
Location : 3 Essex Close Stevenage Herts SG1 3FA  
Proposal : Single storey rear extension  
Date of Decision : 03.08.18  
Decision : **Planning Permission is GRANTED**
8. Application No : 18/00330/CPAS  
Date Received : 13.06.18  
Location : Hollywood Bowl 5 Stevenage Leisure Park Kings Way  
Stevenage  
Proposal : Installation of roof mounted Solar PV equipment, the proposed  
development is for 250 kWp  
Date of Decision : 02.08.18  
Decision : **Prior Approval is NOT REQUIRED**
9. Application No : 18/00331/CPAS  
Date Received : 14.06.18  
Location : 360 Play (Stevenage) Ltd 6 Stevenage Leisure Park Kings Way  
Stevenage  
Proposal : Installation of roof mounted Solar PV equipment, the proposed  
development is for 72 kWp  
Date of Decision : 02.08.18  
Decision : **Prior Approval is NOT REQUIRED**
10. Application No : 18/00332/FPH  
Date Received : 14.06.18  
Location : 4 Essex Close Stevenage Herts SG1 3FA  
Proposal : Proposed single storey rear extension  
Date of Decision : 03.08.18  
Decision : **Planning Permission is GRANTED**

11. Application No : 18/00333/FPH  
Date Received : 14.06.18  
Location : 129 Kimbolton Crescent Stevenage Herts SG2 8RN  
Proposal : Front single storey extension and rear two storey extension with interior alterations.  
Date of Decision : 10.08.18  
Decision : **Planning Permission is GRANTED**
12. Application No : 18/00336/FPH  
Date Received : 15.06.18  
Location : 21 Sandown Road Stevenage Herts SG1 5SF  
Proposal : Two storey front extension and new roof light on flat roof over front entrance  
Date of Decision : 03.08.18  
Decision : **Planning Permission is GRANTED**
13. Application No : 18/00338/CLPD  
Date Received : 17.06.18  
Location : 9 Watercress Close Stevenage Herts SG2 9TN  
Proposal : Proposed loft conversion with dormer window and roof lights.  
Date of Decision : 03.08.18  
Decision : **Certificate of Lawfulness is APPROVED**
14. Application No : 18/00340/FPH  
Date Received : 18.06.18  
Location : 57 Eastbourne Avenue Stevenage Herts SG1 2EZ  
Proposal : Enclose driveway to rear with 1.8m high timber close boarded fence.  
Date of Decision : 14.08.18  
Decision : **Planning Permission is GRANTED**

15. Application No : 18/00342/FPH  
Date Received : 20.06.18  
Location : 13 Drury Lane Stevenage Hertfordshire SG1 4RA  
Proposal : Garage Conversion  
Date of Decision : 13.08.18  
Decision : **Planning Permission is GRANTED**
16. Application No : 18/00344/FPH  
Date Received : 20.06.18  
Location : 12 Russell Close Stevenage Herts SG2 8PB  
Proposal : New bay window to front, new window and brickwork infill extension and new open canopy roof to front elevation  
Date of Decision : 14.08.18  
Decision : **Planning Permission is GRANTED**

17. Application No : 18/00347/FPH  
Date Received : 22.06.18  
Location : 77 Ripon Road Stevenage Herts SG1 4LW  
Proposal : Partial demolition of existing front extension and erection of an enlarged single storey front extension  
Date of Decision : 10.08.18  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed single-storey front extension by reason of its overall size, scale and depth would appear bulky and result in an incongruous form of development which would be detrimental to architectural composition of the application property and the visual amenities of this part of Ripon Road. It 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 (2016), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014).

The proposed single-storey front extension by reason of its overall size, height, bulk, siting and length of projection in relation to number 79 Ripon Road would constitute an unneighbourly and overdominant form of development resulting in an unacceptable loss of outlook. The proposal is therefore 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 (2016), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014).

18. Application No : 18/00348/COND  
Date Received : 22.06.18  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Discharge of condition 3 (Underground tanks) and 7 (Piling) attached to planning application 17/00517/FP  
Date of Decision : 15.08.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

19. Application No : 18/00351/FPH  
Date Received : 22.06.18  
Location : 8 Scarborough Avenue Stevenage Herts SG1 2HE  
Proposal : Single storey front extension  
Date of Decision : 15.08.18  
Decision : **Planning Permission is GRANTED**
20. Application No : 18/00352/FPH  
Date Received : 25.06.18  
Location : 40 Minehead Way Stevenage Herts SG1 2HX  
Proposal : Single storey porch extension  
Date of Decision : 15.08.18  
Decision : **Planning Permission is GRANTED**
21. Application No : 18/00353/FPH  
Date Received : 25.06.18  
Location : 22 Fishers Green Stevenage Herts SG1 2JA  
Proposal : Retention of detached annexe  
Date of Decision : 13.08.18  
Decision : **Planning Permission is GRANTED**
22. Application No : 18/00358/FPH  
Date Received : 26.06.18  
Location : 69 Shearwater Close Stevenage Herts SG2 9RX  
Proposal : Single storey rear extension  
Date of Decision : 22.08.18  
Decision : **Planning Permission is GRANTED**

23. Application No : 18/00360/COND  
Date Received : 26.06.18  
Location : 1 Bandley Rise Stevenage Herts SG2 9LS  
Proposal : Discharge of condition 2 (materials) attached to planning permission reference number 18/00171/FPH  
Date of Decision : 02.08.18  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
24. Application No : 18/00361/FP  
Date Received : 27.06.18  
Location : 2 Medalls Path Stevenage Herts SG2 9DX  
Proposal : Change of use from public amenity land to private residential and extension of existing hardstand  
Date of Decision : 28.08.18  
Decision : **Planning Permission is GRANTED**
25. Application No : 18/00367/FP  
Date Received : 27.06.18  
Location : Unit 6 Roaring Meg Retail Park London Road Stevenage  
Proposal : Planning application for the removal of 1,095.5 square metres of mezzanine floorspace at Units 6A and 6B, Roaring Meg Retail Park, Stevenage and the re-provision of up to 1,095.5 square metres within new Unit 6 (to be created through the removal of the internal subdividing wall between the two existing units)  
Date of Decision : 10.08.18  
Decision : **Planning Permission is GRANTED**



26. Application No : 18/00368/FPH  
Date Received : 28.06.18  
Location : 10 Burns Close Stevenage Herts SG2 0JN  
Proposal : Retention of solar panels on a steel frame above conservatory, south facing rear wall of the house and 4 no. ground based panels in the rear garden. Also a further 4 no. proposed ground based panels in the rear garden.  
Date of Decision : 13.08.18  
Decision : **Planning Permission is GRANTED**
27. Application No : 18/00371/HPA  
Date Received : 29.06.18  
Location : 13 Victoria Close Stevenage Herts SG1 3PB  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.0 metres, for which the maximum height will be 3.5 metres and the height of the eaves will be 2.0 metres.  
Date of Decision : 03.08.18  
Decision : **Prior Approval is NOT REQUIRED**
28. Application No : 18/00373/FPH  
Date Received : 29.06.18  
Location : 2 Essex Close Stevenage Herts SG1 3FA  
Proposal : Single story rear extension  
Date of Decision : 06.08.18  
Decision : **Planning Permission is GRANTED**
29. Application No : 18/00374/FPH  
Date Received : 30.06.18  
Location : 20 Featherston Road Stevenage Herts SG2 9PN  
Proposal : Single and Two Storey Rear Extension with internal alterations  
Date of Decision : 29.08.18  
Decision : **Planning Permission is GRANTED**

30. Application No : 18/00376/PATELE  
Date Received : 02.07.18  
Location : 5- 6 The Forum Town Centre Stevenage Herts  
Proposal : Relocation of BT Kiosk  
Date of Decision : 22.08.18  
Decision : **Prior Approval is NOT REQUIRED**
31. Application No : 18/00377/AD  
Date Received : 02.07.18  
Location : 5-6 The Forum Town Centre Stevenage Herts  
Proposal : Consent to display advertisements on relocated BT Kiosk  
Date of Decision : 22.08.18  
Decision : **Advertisement Consent is GRANTED**
32. Application No : 18/00378/PATELE  
Date Received : 02.07.18  
Location : Land To The Front Of 95 Queensway Town Centre Stevenage Herts  
Proposal : Relocation Of BT Kiosk  
Date of Decision : 22.08.18  
Decision : **Prior Approval is NOT REQUIRED**
33. Application No : 18/00379/AD  
Date Received : 02.07.18  
Location : Land To Front Of 95 Queensway Town Centre Stevenage Herts  
Proposal : Consent to display advertisements on relocated BT Kiosk  
Date of Decision : 22.08.18  
Decision : **Advertisement Consent is GRANTED**

34. Application No : 18/00380/CLPD  
Date Received : 02.07.18  
Location : 17 Oakfields Close Stevenage Herts SG2 8NQ  
Proposal : Single storey rear extension  
Date of Decision : 23.08.18  
Decision : **Certificate of Lawfulness is APPROVED**
35. Application No : 18/00384/FPH  
Date Received : 04.07.18  
Location : 35 William Place Stevenage Herts SG2 9DJ  
Proposal : Part two storey, part single storey rear extension  
Date of Decision : 22.08.18  
Decision : **Planning Permission is GRANTED**
36. Application No : 18/00386/CPA  
Date Received : 05.07.18  
Location : 85 - 103 Queensway Town Centre Stevenage Herts  
Proposal : Prior approval for Change of use of the second floor from use Class B1(a) (offices) to Use Class C3 (residential) to provide 11 flats  
Date of Decision : 29.08.18  
Decision : **Prior Approval is REQUIRED and GIVEN**
37. Application No : 18/00393/CPA  
Date Received : 05.07.18  
Location : 85 -103 Queensway Town Centre Stevenage Herts  
Proposal : Prior approval for the change of use of part of second floor from use class A1 (shop) and class A2 (financial & Professional) to 2no. dwelling units (use class C3)  
Date of Decision : 09.08.18  
Decision : **Prior Approval is NOT REQUIRED**

38. Application No : 18/00389/TPCA  
Date Received : 06.07.18  
Location : 20 Julians Road Stevenage Herts SG1 3ET  
Proposal : Removal of 1no. Leylandii tree (T1) and 1no. Ash tree (T2)  
Date of Decision : 29.08.18  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
39. Application No : 18/00391/FP  
Date Received : 06.07.18  
Location : Land Rear Of 46 And 48 Sish Lane Stevenage Herts SG1 3LS  
Proposal : Retrospective permission for the erection of 2no. two bed bungalows.  
Date of Decision : 10.08.18  
Decision : **Planning Permission is GRANTED**
40. Application No : 18/00392/TPCA  
Date Received : 06.07.18  
Location : Stevenage Old Town Library 38 High Street Stevenage Herts  
Proposal : Removal of deadwood and raise crown by 1 metre on 1no. Yew tree (T1)  
Date of Decision : 28.08.18  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
41. Application No : 18/00397/HPA  
Date Received : 10.07.18  
Location : 93 Raleigh Crescent Stevenage Herts SG2 0ED  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 5.6m for which the maximum height will be 2.918m and the height to the eaves will be 2.218m  
Date of Decision : 01.08.18  
Decision : **Prior Approval is NOT REQUIRED**

42. Application No : 18/00421/CLPD  
Date Received : 15.07.18  
Location : 23 Cholwell Road Stevenage Herts SG2 9JY  
Proposal : Certificate of Lawfulness for proposed single storey rear extension with a flat roof and parapet walls and roof lantern lights  
Date of Decision : 03.08.18  
Decision : **Certificate of Lawfulness is APPROVED**
43. Application No : 18/00487/PADEMO  
Date Received : 07.08.18  
Location : Quality Part X Wedgwood Park Unit 1 - 5 Wedgwood Way  
Proposal : Prior approval for demolition of units 2, 3 4 and 5 which are redundant buildings and space to be used for business  
Date of Decision : 29.08.18  
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.