

Meeting: Planning and Development
Committee

Agenda Item:

Date: 04.12.2018

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 18/00164/FP
Date Received : 26.03.18
Location : 8 Windsor Close Stevenage Herts SG2 8UD
Proposal : Single storey side and rear extensions
Date of Decision : 15.11.18
Decision : **Planning Permission is GRANTED**

2. Application No : 18/00417/FP
Date Received : 12.07.18
Location : Longmeadows Symonds Green Lane Stevenage Herts
Proposal : Variation of Conditions 1 (Approved Plans), 14 (Proposed Access), 18 (Width of Access) and 20 (Parking Areas) attached to planning permission 16/00645/FP
Date of Decision : 30.10.18
Decision : **Planning Permission is GRANTED**

3. Application No : 18/00432/CLED
Date Received : 18.07.18
Location : 8 Windsor Close Stevenage Herts SG2 8UD
Proposal : Certificate of Lawfulness for the provision of residential accommodation and care to people in need of care under Class C2 of the Use Classes Order 1987.
Date of Decision : 15.11.18
Decision : **Certificate of Lawfulness is APPROVED**
4. Application No : 18/00511/FPH
Date Received : 17.08.18
Location : 40 Fishers Green Stevenage Herts SG1 2JA
Proposal : Single storey rear extension
Date of Decision : 09.11.18
Decision : **Planning Permission is GRANTED**
5. Application No : 18/00530/CLEU
Date Received : 28.08.18
Location : Unit O Shangri La Farm Todds Green Stevenage
Proposal : Certificate of Lawfulness for continued use of storage and distribution
Date of Decision : 09.11.18
Decision : **Certificate of Lawfulness is APPROVED**
6. Application No : 18/00533/FPH
Date Received : 28.08.18
Location : 8 Marlborough Road Stevenage Herts SG2 9HP
Proposal : Single storey front and rear extensions
Date of Decision : 26.10.18
Decision : **Planning Permission is GRANTED**

7. Application No : 18/00537/FPH
Date Received : 29.08.18
Location : 1 Rookwood Drive Stevenage Herts SG2 8PJ
Proposal : Demolition of existing single storey side extension & erection of a two storey front extension, single storey front porch & a single storey side extension
Date of Decision : 31.10.18
Decision : **Planning Permission is GRANTED**
8. Application No : 18/00540/FP
Date Received : 30.08.18
Location : 24 Dovedale Stevenage Herts SG2 9EJ
Proposal : Change of use from public amenity land to residential garden
Date of Decision : 25.10.18
Decision : **Planning Permission is GRANTED**
9. Application No : 18/00542/FP
Date Received : 30.08.18
Location : 251 Telford Avenue Stevenage Herts SG2 0AU
Proposal : Change of use from public amenity land to residential garden and hardstand for vehicle
Date of Decision : 25.10.18
Decision : **Planning Permission is GRANTED**
10. Application No : 18/00547/FPH
Date Received : 06.09.18
Location : 9 Flinders Close Stevenage Herts SG2 0NE
Proposal : Single storey rear and side extension
Date of Decision : 25.10.18
Decision : **Planning Permission is GRANTED**

11. Application No : 18/00548/FPH
Date Received : 06.09.18
Location : 1 Park Close Stevenage Herts SG2 8PX
Proposal : Demolition of garage, utility room and erection of single storey annexe and associated works
Date of Decision : 16.11.18
Decision : **Planning Permission is GRANTED**
12. Application No : 18/00549/FP
Date Received : 06.09.18
Location : 172 York Road Stevenage Herts SG1 4HQ
Proposal : Change of use from adopted highway and amenity land to residential
Date of Decision : 01.11.18
Decision : **Planning Permission is GRANTED**
13. Application No : 18/00550/AD
Date Received : 07.09.18
Location : Unit 6A & 6B Roaring Meg Retail Park London Road Stevenage
Proposal : 2 x Internally Illuminated fascia signs (6500mm x 4035mm) to front elevation and 3 no Logo signs in existing totem sign (340mm x 1600mm)
Date of Decision : 31.10.18
Decision : **Advertisement Consent is GRANTED**
14. Application No : 18/00552/FPH
Date Received : 10.09.18
Location : 228 York Road Stevenage Herts SG1 4HJ
Proposal : First floor rear extension
Date of Decision : 06.11.18
Decision : **Planning Permission is REFUSED**
For the following reason(s);

1. The proposed first floor rear extension would by reason of its overall size, scale and depth 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 York 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) (as amended).

2. The proposed first floor rear extension would by reason of its overall size, height, siting and length of projection in relation to number 230 York Road 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) (as amended).

3. The proposed first floor rear extension would introduce a window in the north flank elevation which would directly overlook the rear garden of No.226 York Road, resulting in an unacceptable loss of privacy to the occupiers of this property. The proposal is thus contrary to the Stevenage Design Guide Supplementary Planning Document adopted 2009, policy TW9 of the Stevenage District Plan Second Review 1991-2011, policy GD1 of the Emerging Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and the design advice set out in the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014) (as amended).

4. The proposed development does not make adequate parking provision for parking to serve the extended property in accordance with the Council's adopted standards. This is likely to result in on-street parking to the detriment of highway and pedestrian safety and is contrary to Policy 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 (2018) and Planning Practice Guidance (2014) (as amended).

5. The proposed extension by virtue of its excessive depth and the introduction of a first floor window in the rear elevation serving the new bedroom would result in an unacceptable loss of privacy to the occupier of No.250 York Road to the rear. The proposal is thus contrary to the Stevenage Design Guide Supplementary Planning Document adopted 2009, policy TW9 of the Stevenage District Plan Second Review 1991-2011, policy GD1 of the Emerging Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and the design advice set out in the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014) (as amended).

15. Application No : 18/00555/FPH
Date Received : 10.09.18
Location : 47 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Garage Conversion
Date of Decision : 05.11.18
Decision : **Planning Permission is GRANTED**
16. Application No : 18/00556/FPH
Date Received : 10.09.18
Location : 81 Fishers Green Road Stevenage Herts SG1 2PP
Proposal : Single storey rear extension
Date of Decision : 26.10.18
Decision : **Planning Permission is GRANTED**
17. Application No : 18/00561/CLPD
Date Received : 11.09.18
Location : 48 Derby Way Stevenage Herts SG1 5TR
Proposal : Certificate of lawfulness for a proposed garage conversion
Date of Decision : 26.10.18
Decision : **Certificate of Lawfulness is APPROVED**
18. Application No : 18/00562/FPH
Date Received : 12.09.18
Location : 51 Stanmore Road Stevenage Herts SG1 3QA
Proposal : Single storey rear extension
Date of Decision : 26.10.18
Decision : **Planning Permission is GRANTED**

19. Application No : 18/00563/FPH
Date Received : 12.09.18
Location : 48 Derby Way Stevenage Herts SG1 5TR
Proposal : Single storey side extension.
Date of Decision : 26.10.18
Decision : **Planning Permission is GRANTED**
20. Application No : 18/00564/FPH
Date Received : 12.09.18
Location : 169 Fairview Road Stevenage Herts SG1 2NE
Proposal : Single storey rear and side extension
Date of Decision : 31.10.18
Decision : **Planning Permission is GRANTED**
21. Application No : 18/00568/FPH
Date Received : 14.09.18
Location : 68 Leaves Spring Stevenage Herts SG2 9BH
Proposal : Front porch infill extension
Date of Decision : 31.10.18
Decision : **Planning Permission is GRANTED**
22. Application No : 18/00570/FPH
Date Received : 17.09.18
Location : 110 Valley Way Stevenage Herts SG2 9DE
Proposal : Part double and part single storey rear extension
Date of Decision : 07.11.18
Decision : **Planning Permission is GRANTED**

23. Application No : 18/00572/FPH
Date Received : 17.09.18
Location : 28 Fishers Green Stevenage Herts SG1 2JA
Proposal : Proposed retractable enclosure over existing swimming pool and construction of a replacement single storey outbuilding.
Date of Decision : 12.11.18
Decision : **Planning Permission is GRANTED**
24. Application No : 18/00574/FPH
Date Received : 18.09.18
Location : 6 Green Close Stevenage Herts SG2 8BP
Proposal : Retention of garden shed at bottom of the garden
Date of Decision : 31.10.18
Decision : **Planning Permission is GRANTED**
25. Application No : 18/00576/FPH
Date Received : 18.09.18
Location : Anson 137 Hertford Road Stevenage Herts
Proposal : Proposed two storey side extension
Date of Decision : 09.11.18
Decision : **Planning Permission is GRANTED**

26. Application No : 18/00577/FPH
Date Received : 18.09.18
Location : 26A Fishers Green Stevenage Herts SG1 2JA
Proposal : Freestanding Car port
Date of Decision : 09.11.18
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed car port by virtue of its forward position and height would be visually discordant and intrusive when viewed along Fishers Green which would be detrimental to the visual amenities of the area generally. The proposal is, therefore, contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 (adopted 2004), Chapter Six of the Stevenage Design Guide SPD (2009), Policy GD1 of the Emerging Local Plan (2011-2031) and the advice in NPPF (2018) and NPPG (2014)(as amended) which relates to good quality design.
27. Application No : 18/00578/CLPD
Date Received : 18.09.18
Location : 47 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Single storey rear extension
Date of Decision : 07.11.18
Decision : **Certificate of Lawfulness is APPROVED**
28. Application No : 18/00580/FP
Date Received : 19.09.18
Location : East Of England Ambulance Service NHS Trust 4 - 5 Hyatt Trading Estate Babbage Road Stevenage
Proposal : Single storey side extension
Date of Decision : 08.11.18
Decision : **Planning Permission is GRANTED**

29. Application No : 18/00591/FPH
Date Received : 19.09.18
Location : 47 Chapman Road Stevenage Herts SG1 4RJ
Proposal : Single storey rear extension
Date of Decision : 13.11.18
Decision : **Planning Permission is GRANTED**
30. Application No : 18/00582/FPH
Date Received : 20.09.18
Location : 108 Mobbsbury Way Stevenage Herts SG2 0JA
Proposal : Two storey rear and single storey front extensions
Date of Decision : 13.11.18
Decision : **Planning Permission is GRANTED**
31. Application No : 18/00585/FPH
Date Received : 21.09.18
Location : 56 Beane Avenue Stevenage Herts SG2 7DL
Proposal : Single storey rear and front extensions
Date of Decision : 13.11.18
Decision : **Planning Permission is GRANTED**
32. Application No : 18/00586/FPH
Date Received : 21.09.18
Location : 74 Mobbsbury Way Stevenage Herts SG2 0HX
Proposal : Proposed rear conservatory
Date of Decision : 29.10.18
Decision : **Planning Permission is GRANTED**

33. Application No : 18/00592/HPA
Date Received : 24.09.18
Location : 95 Fairview Road Stevenage Herts SG1 2NP
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.2m, for which the maximum height will be 3.7m and the height of the eaves will be 2.65m.
Date of Decision : 31.10.18
Decision : **Prior Approval is NOT REQUIRED**
34. Application No : 18/00594/FPH
Date Received : 26.09.18
Location : 27 Franklins Road Stevenage Herts SG1 3BN
Proposal : First floor side extension, part single storey, part two-storey rear extension and porch extension.
Date of Decision : 15.11.18
Decision : **Planning Permission is GRANTED**
35. Application No : 18/00609/HPA
Date Received : 03.10.18
Location : 129 Verity Way Stevenage Herts SG1 5PP
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.9 metres, for which the maximum height will be 3 metres and the height of the eaves will be 3 metres
Date of Decision : 15.11.18
Decision : **Prior Approval is NOT REQUIRED**
36. Application No : 18/00625/AD
Date Received : 09.10.18
Location : Retail Park South Roaring Meg Retail Park Monkswood Way Stevenage
Proposal : Retention of 1no. non-illuminated freestanding fascia sign
Date of Decision : 21.11.18
Decision : **Advertisement Consent is GRANTED**

37. Application No : 18/00631/HPA
Date Received : 10.10.18
Location : 47 Burymead Stevenage Herts SG1 4AY
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4 metres, for which the maximum height will be 2.5 metres and the height of the eaves will be 2.5 metres
Date of Decision : 20.11.18
Decision : **Prior Approval is NOT REQUIRED**
38. Application No : 18/00645/COND
Date Received : 17.10.18
Location : 13 Hitchin Road Stevenage Herts SG1 3BJ
Proposal : Discharge of conditions 3 (materials); 6 (adaption to climate change) and 9 (boundary treatments) attached to planning permission reference number 18/00274/FP
Date of Decision : 31.10.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
39. Application No : 18/00647/HPA
Date Received : 17.10.18
Location : 20 Elder Way Stevenage Herts SG1 1SD
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.04m for which the maximum height will be 3.224m and the height to the eaves will be 2.135m.
Date of Decision : 20.11.18
Decision : **Prior Approval is NOT REQUIRED**

40. Application No : 18/00658/CC
Date Received : 22.10.18
Location : Kolak Snack Foods 5 - 6 Bessemer Drive Stevenage Herts
Proposal : Variation of condition 2 to amend plans for installation of concrete plinth and erection of tanks and associated equipment
Date of Decision : 12.11.18
Decision : **This Council Raises NO OBJECTION to the Development Proposed**
41. Application No : 18/00668/CLPD
Date Received : 23.10.18
Location : 20 Minerva Close Stevenage Herts SG2 7RA
Proposal : Certificate of lawfulness for single storey rear extension
Date of Decision : 20.11.18
Decision : **Certificate of Lawfulness is APPROVED**
42. Application No : 18/00670/NMA
Date Received : 25.10.18
Location : 9 Bragbury Lane Stevenage Herts SG2 8TJ
Proposal : Non material amendment to approval 18/00229/FPH to reduce the side extension to comprise a conservatory only
Date of Decision : 12.11.18
Decision : **Non Material Amendment AGREED**

BACKGROUND PAPERS

1. The application files, forms, plans and supporting documents having the reference number relating to these items.
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 July 2018 and National Planning Policy Guidance March 2014 (as amended).
7. Letters received containing representations.