

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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Lead Officer – Chris Berry 01438 242257

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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 : 18/00345/FPH
Date Received : 21.06.18
Location : 12 Gorleston Close Stevenage Herts SG1 2JS
Proposal : Demolition of garage and erection of part two storey, part single storey side extension to form an annexe.
Date of Decision : 11.12.18
Decision : **Planning Permission is GRANTED**

2. Application No : 18/00498/FPH
Date Received : 11.08.18
Location : 38 Grove Road Stevenage Herts SG1 3NU
Proposal : Single storey rear extension
Date of Decision : 06.12.18
Decision : **Planning Permission is GRANTED**

3. Application No : 18/00573/FP
Date Received : 17.09.18
Location : 79 Four Acres Stevenage Herts SG1 3PJ
Proposal : Change of use from public amenity land to residential driveway
Date of Decision : 13.12.18
Decision : **Planning Permission is GRANTED**

4. Application No : 18/00584/FPH
Date Received : 20.09.18
Location : 21 Whomerley Road Stevenage Herts SG1 1SP
Proposal : Proposed two storey side extension
Date of Decision : 27.11.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed development by reason of its overall size, scale and lack of subservience to the application property, will be detrimental to the character and appearance of the application property as well as the visual amenities of this part of Whomerley Road. It would therefore, be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft, January 2016, the Stevenage Design Guide SPD (2009), the National Planning Policy Framework (2018) and Planning Practice Guidance (2014).
2. Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. The proposed development does not make adequate provision for car parking in accordance with the Council's adopted standards. This is likely to result in on-street parking to the detriment of highway safety. This is contrary to Policy T15 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Stevenage Borough Local Plan 2011 - 2031 Publication Draft, January 2016, the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2018) and Planning Practice Guidance (2014).

5. Application No : 18/00587/FP
Date Received : 24.09.18
Location : 40 Archer Road Stevenage Herts SG1 5HA
Proposal : Change of use of adopted highway land to private residential amenity space.

Date of Decision : 28.11.18

Decision : **Planning Permission is GRANTED**

6. Application No : 18/00590/FPH

Date Received : 24.09.18

Location : 41 Whitney Drive Stevenage Herts SG1 4BQ

Proposal : Single storey rear extension, new window to existing front elevation and new dormer to existing roof.

Date of Decision : 11.12.18

Decision : **Planning Permission is GRANTED**

7. Application No : 18/00595/AD

Date Received : 27.09.18

Location : ASDA Stores Ltd Monkswood Way Stevenage Herts

Proposal : Proposed signage to Timpson pod to include 3 fascia signs and 4 panel signs

Date of Decision : 22.11.18

Decision : **Advertisement Consent is GRANTED**

8. Application No : 18/00598/FPH

Date Received : 28.09.18

Location : 7 The Brambles Stevenage Herts SG1 4AU

Proposal : Proposed two storey front and rear extensions, alterations to garage, dormer window, fenestrations and weatherboard.

Date of Decision : 23.11.18

Decision : **Planning Permission is GRANTED**

9. Application No : 18/00599/CLPD

Date Received : 29.09.18

Location : 148 Letchmore Road Stevenage Herts SG1 3PT

Proposal : Certificate of Lawfulness for a loft conversion with a flat roof rear dormer

Date of Decision : 12.12.18

Decision : **Certificate of Lawfulness is APPROVED**

10. Application No : 18/00600/CLEU
Date Received : 01.10.18
Location : 80 Kymswell Road Stevenage Herts SG2 9JS
Proposal : Certificate of Existing Lawful Use for the continued use of the premises as a HMO (use Class C4)
Date of Decision : 26.11.18
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason: -

1. It is considered on the balance of probabilities that the use of the premises as a House in Multiple Occupancy within Use Class C4 of the Town and Country Planning (Use Classes) Order 1987 has not occurred for a period of 10 years. Therefore, for the purposes of S.171B of the Town and Country Planning Act 1990 it is considered that the use of the premises for C4 purposes is not lawful.

11. Application No : 18/00606/FPH
Date Received : 02.10.18
Location : 83 Torquay Crescent Stevenage Herts SG1 2RH
Proposal : Single storey front extension
Date of Decision : 28.11.18
Decision : **Planning Permission is REFUSED**

For the following reason:-

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The proposed extension by virtue of its forward projection would be visually discordant and intrusive to the detriment of the visual amenities of the street scene and the character and appearance 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), Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 Publication

12. Application No : 18/00607/AD
Date Received : 02.10.18
Location : Former John Lewis Plc Cavendish Road Stevenage Herts
Proposal : 3no. illuminated free standing signs & 1no illuminated fascia sign.
Date of Decision : 26.11.18
Decision : **Advertisement Consent is GRANTED**

13. Application No : 18/00608/FPH
Date Received : 03.10.18
Location : 63 Carters Close Stevenage Herts SG2 9QA
Proposal : Garage conversion
Date of Decision : 30.11.18
Decision : **Planning Permission is REFUSED**

For the following reason:-

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The proposal, if permitted, would by virtue of the loss of the existing garage serving the property result in an inadequate provision for parking within the site to serve the application property. This 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 and T16 of the Stevenage District Plan Second Review 1991-2011, policy IT5 of the Emerging Local Plan, the NPPF and the NPPG, and the Council's Car Parking Standards SDP (2012).

14. Application No : 18/00610/FPH
Date Received : 04.10.18

Location : 24 Ellis Avenue Stevenage Herts SG1 3SA

Proposal : Single Storey Front Extension

Date of Decision : 28.11.18

Decision : **Planning Permission is GRANTED**

15. Application No : 18/00611/FP

Date Received : 04.10.18

Location : 24 Ellis Avenue Stevenage Herts SG1 3SA

Proposal : Construction of new 3 no bed end of terrace house

Date of Decision : 28.11.18

Decision : **Planning Permission is REFUSED**

For the following reason: -

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The proposed development by reason of its overall size, width and lack of subservience to the application property would result in a development which would enclose the space between No 24 and 26 Ellis Avenue which would be detrimental to the character and appearance of the application property and the visual amenities of this part of Ellis Avenue generally. It would therefore, be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft, January 2016, the Stevenage Design Guide SPD (2009), the National Planning Policy Framework (2018) and Planning Practice Guidance (2014).
3. The proposed development by virtue of its two storey height and proximity to No.26 Ellis Avenue would result in the overlooking of the private rear garden of this adjoining property from the proposed first first bedroom windows. The development would, therefore, be harmful to the amenities currently enjoyed by the occupiers of this property contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Policy GD1 of the Stevenage Borough

16. Application No : 18/00613/FPH
Date Received : 04.10.18
Location : 21 Franklins Road Stevenage Herts SG1 3BN
Proposal : Single storey front, rear and side extension with alterations to front elevation including new driveway and access
Date of Decision : 26.11.18
Decision : **Planning Permission is GRANTED**

17. Application No : 18/00615/FP
Date Received : 04.10.18
Location : 132 Shephall View Stevenage Herts SG1 1RR
Proposal : Proposed two bedroom dwelling and conversion of existing dwelling into 2no.flats inc part double and part single storey extension
Date of Decision : 27.11.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The internal amenity space of both the proposed flats in the converted dwelling 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.

18. Application No : 18/00617/FPH
Date Received : 05.10.18
Location : 1 Speke Close Stevenage Herts SG2 0NQ
Proposal : Single storey side extension
Date of Decision : 30.11.18
Decision : **Planning Permission is GRANTED**
19. Application No : 18/00618/FP
Date Received : 05.10.18
Location : 20 To 30 Plash Drive Stevenage Herts SG1 1LW
Proposal : Removal of existing hanging tiles and installation of insulated render.
Date of Decision : 26.11.18
Decision : **Planning Permission is GRANTED**
20. Application No : 18/00620/FPH
Date Received : 08.10.18
Location : 44 Broadwater Crescent Stevenage Herts SG2 8EG
Proposal : Single storey front extension
Date of Decision : 23.11.18
Decision : **Planning Permission is GRANTED**
21. Application No : 18/00622/FPH
Date Received : 08.10.18
Location : 52 Oaks Cross Stevenage Herts SG2 8LR
Proposal : Single storey front and side extension
Date of Decision : 22.11.18
Decision : **Planning Permission is GRANTED**
22. Application No : 18/00623/TPTPO
Date Received : 08.10.18
Location : 5 Woodfield Road Stevenage Herts SG1 4BP
Proposal : Removal of dead boughs and selective pollardisation of limbs to reduce height of 5no. Lime trees (T11, T12, T13, T14, T15),

1no. Beech tree (T10) and 1no. Sycamore tree (T8) protected by a Tree Preservation Order 82

Date of Decision : 11.12.18

Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

23. Application No : 18/00626/TPTPO

Date Received : 09.10.18

Location : 34A Fellowes Way Stevenage Herts SG2 8BW

Proposal : Reduce Beech (T1 and T2) due to excessive shading protected by Tree Preservation Order 43

Date of Decision : 04.12.18

Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

24. Application No : 18/00627/FP

Date Received : 09.10.18

Location : 35A & 35B Gonville Crescent Stevenage Herts SG2 9LX

Proposal : Variation of condition 1 attached to planning permission reference number 13/00589/FP to amend off road parking layout.

Date of Decision : 06.12.18

Decision : **Planning Permission is GRANTED**

25. Application No : 18/00628/AD

Date Received : 09.10.18

Location : Old Red Lion PH Hydean Way Shephall Green Stevenage

Proposal : Retention of 1no. externally illuminated lettering sign; 2no. internally illuminated totem signs; 1no. non-illuminated totem sign; 1no. non-illuminated amenity panel sign; 1no. non-illuminated entrance sign; 1no. externally illuminated entrance sign; 2no. brass lanterns; 2no. externally illuminated 'V' directional panel signs; 2no. externally illuminated directional signs and 1no. non-illuminated information panel.

Date of Decision : 03.12.18

Decision : **Advertisement Consent is GRANTED**

26. Application No : 18/00629/FPH

Date Received : 10.10.18

- Location : 8 Barley Croft Stevenage Herts SG2 9NP
- Proposal : Single storey rear extension
- Date of Decision : 05.12.18
- Decision : **Planning Permission is GRANTED**
27. Application No : 18/00635/TPTPO
- Date Received : 12.10.18
- Location : 1-14 The Grange And 1-9 Olde Swann Court Stevenage Herts SG1 3WB
- Proposal : Various works to trees T2, T3, T5, T7, T9, T10, T12, T13 and T14 protected by Tree Preservation Order No.61
- Date of Decision : 05.12.18
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
28. Application No : 18/00639/FP
- Date Received : 12.10.18
- Location : Solutions House Crompton Road Stevenage Herts
- Proposal : Replacement of asbestos roof cladding
- Date of Decision : 30.11.18
- Decision : **Planning Permission is GRANTED**
29. Application No : 18/00640/FPH
- Date Received : 15.10.18
- Location : 3 Humber Court Stevenage Herts SG1 3XS
- Proposal : Single storey rear extension
- Date of Decision : 11.12.18
- Decision : **Planning Permission is GRANTED**
30. Application No : 18/00641/FP
- Date Received : 16.10.18
- Location : Tapi Carpets, Unit 1B Roaring Meg Retail Park London Road Stevenage
- Proposal : Installation of new auto doors

- Date of Decision : 11.12.18
- Decision : **Planning Permission is GRANTED**
31. Application No : 18/00644/FPH
- Date Received : 17.10.18
- Location : 1 Langthorne Avenue Stevenage Herts SG1 3ND
- Proposal : Following demolition of existing garage extension and conservatories, to erect a single-storey side extension.
- Date of Decision : 11.12.18
- Decision : **Planning Permission is GRANTED**
32. Application No : 18/00646/TPTPO
- Date Received : 17.10.18
- Location : 23 Boswell Gardens Stevenage Herts SG1 4SB
- Proposal : Felling of Oak tree T1 covered by TPO 110.
- Date of Decision : 18.12.18
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
33. Application No : 18/00649/FPH
- Date Received : 19.10.18
- Location : 4 Nursery Cottage Symonds Green Lane Stevenage Herts
- Proposal : Single storey rear extension
- Date of Decision : 11.12.18
- Decision : **Planning Permission is GRANTED**
34. Application No : 18/00654/CLPD
- Date Received : 23.10.18
- Location : 292 Grace Way Stevenage Herts SG1 5AN
- Proposal : Certificate of lawfulness for a Garage conversion, including alterations to the roof
- Date of Decision : 26.11.18
- Decision : **Certificate of Lawfulness is APPROVED**
35. Application No : 18/00655/FPH

- Date Received : 23.10.18
- Location : 210 Grace Way Stevenage Herts SG1 5AQ
- Proposal : Single storey front extension
- Date of Decision : 18.12.18
- Decision : **Planning Permission is GRANTED**
36. Application No : 18/00661/TPTPO
- Date Received : 24.10.18
- Location : 1 Clements Place Rectory Lane Stevenage Herts
- Proposal : Removal of deadwood of the crown of Common Yew Tree (T2) protected by Tree Preservation Order 92
- Date of Decision : 12.12.18
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
37. Application No : 18/00664/CPAR
- Date Received : 25.10.18
- Location : 38 Queensway Town Centre Stevenage Herts
- Proposal : Prior approval for the change of use from shop (Use Class A1) to restaurant/cafe (Use Class A3)
- Date of Decision : 12.12.18
- Decision : **Prior Approval is NOT REQUIRED**
38. Application No : 18/00671/FPH
- Date Received : 26.10.18
- Location : 45 Oakfields Stevenage Herts SG2 8NE
- Proposal : Single storey rear extension
- Date of Decision : 12.12.18
- Decision : **Planning Permission is GRANTED**
39. Application No : 18/00675/FPH
- Date Received : 29.10.18
- Location : 155C Valley Way Stevenage Herts SG2 9DD
- Proposal : Single storey side extension

Date of Decision : 12.12.18

Decision : **Planning Permission is GRANTED**

40. Application No : 18/00677/FP

Date Received : 30.10.18

Location : 4A Haycroft Road Stevenage Herts SG1 3JJ

Proposal : Erection of 3 bedroom single storey dwelling

Date of Decision : 18.12.18

Decision : **Planning Permission is GRANTED**

41. Application No : 18/00678/FPH

Date Received : 31.10.18

Location : 59 Lime Close Stevenage Herts SG2 9QB

Proposal : First floor side and rear extension

Date of Decision : 18.12.18

Decision : **Planning Permission is GRANTED**

42. Application No : 18/00683/FPH

Date Received : 05.11.18

Location : 206 Broadwater Crescent Stevenage Herts SG2 8ER

Proposal : Front porch extension

Date of Decision : 18.12.18

Decision : **Planning Permission is GRANTED**

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.