

Meeting: Planning and Development
Committee

Agenda Item:

Date: 5 February 2019

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 : 18/00497/FPH
Date Received : 10.08.18
Location : 70A Basils Road Stevenage Herts SG1 3PU
Proposal : Retention of existing rear facing dormer window, roof lights and increased ridge height of 70mm
Date of Decision : 10.01.19
Decision : **Planning Permission is GRANTED**

2. Application No : 18/00630/FP
Date Received : 10.10.18
Location : Former Shephall Green Infants School Shephall Green Stevenage Herts
Proposal : Proposed erection of 2 no. four bedroom detached dwellings with associated car parking and landscaping.
Date of Decision : 20.12.18
Decision : **Planning Permission is GRANTED**

3. Application No : 18/00648/AD
Date Received : 19.10.18
Location : 85 - 87 Queensway Town Centre Stevenage Herts
Proposal : Installation of 2no. internally illuminated and 5no. non illuminated fascia signs
Date of Decision : 02.01.19
Decision : **Advertisement Consent is GRANTED**
4. Application No : 18/00650/FPH
Date Received : 20.10.18
Location : 158 Broadwater Crescent Stevenage Herts SG2 8EP
Proposal : Two storey side and part two storey, part single storey rear extension and creation of front hardstand area.
Date of Decision : 22.01.19
Decision : **Planning Permission is GRANTED**
5. Application No : 18/00660/FP
Date Received : 24.10.18
Location : 95 - 103 Queensway Town Centre Stevenage Herts
Proposal : Change of use of part of the first floor from retail (Use Class A1) and Financial and Professional Services (Use class A2) to offices (Use Class B1(a)) and external improvement works.
Date of Decision : 20.12.18
Decision : **Planning Permission is GRANTED**
6. Application No : 18/00662/FPH
Date Received : 25.10.18
Location : 91 Pankhurst Crescent Stevenage Herts SG2 0QF
Proposal : Single storey front extension
Date of Decision : 20.12.18
Decision : **Planning Permission is GRANTED**

7. Application No : 18/00665/FP
Date Received : 25.10.18
Location : 38 Queensway Town Centre Stevenage Herts
Proposal : Installation of a replacement shopfront
Date of Decision : 04.01.19
Decision : **Planning Permission is GRANTED**
8. Application No : 18/00666/AD
Date Received : 25.10.18
Location : 38 Queensway Town Centre Stevenage Herts
Proposal : Installation of one internally illuminated fascia sign and one non-illuminated hanging sign
Date of Decision : 04.01.19
Decision : **Advertisement Consent is GRANTED**
9. Application No : 18/00669/FP
Date Received : 26.10.18
Location : 106 St. Margarets Stevenage Herts SG2 8RE
Proposal : Change of use from Highways land to residential land, with two storey side extension and single storey rear extension to existing dwelling.
Date of Decision : 21.12.18
Decision : **Planning Permission is GRANTED**
10. Application No : 18/00673/FP
Date Received : 29.10.18
Location : 393 Ripon Road Stevenage Herts SG1 4LU
Proposal : Conversion to 3 no. flats, conversion of garage and single storey front and rear extensions
Date of Decision : 21.12.18
Decision : **Planning Permission is GRANTED**

11. Application No : 18/00676/AD
Date Received : 29.10.18
Location : Unit 1B Roaring Meg Retail Park London Road Stevenage
Proposal : Illuminated front fascia sign and non illuminated goods sign to rear elevation
Date of Decision : 20.12.18
Decision : **Advertisement Consent is GRANTED**
12. Application No : 18/00679/FPH
Date Received : 01.11.18
Location : 26 Chalkdown Stevenage Herts SG2 7BG
Proposal : Single storey rear extension
Date of Decision : 21.12.18
Decision : **Planning Permission is GRANTED**
13. Application No : 18/00682/FPH
Date Received : 04.11.18
Location : 63 Derby Way Stevenage Herts SG1 5TS
Proposal : Single storey front extension
Date of Decision : 27.12.18
Decision : **Planning Permission is GRANTED**
14. Application No : 18/00686/FP
Date Received : 06.11.18
Location : 297 Jessop Road Stevenage Herts SG1 5LU
Proposal : Change of use from amenity land to residential garden.
Date of Decision : 21.12.18
Decision : **Planning Permission is GRANTED**

15. Application No : 18/00689/TPTPO
Date Received : 07.11.18
Location : 37 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Reduction of crown by 25% on 1no. oak tree (T7) protected by Tree Preservation Order 14
Date of Decision : 11.01.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
16. Application No : 18/00690/FPH
Date Received : 07.11.18
Location : 81 Trajan Gate Stevenage Herts SG2 7QQ
Proposal : First floor front extension
Date of Decision : 03.01.19
Decision : **Planning Permission is GRANTED**
17. Application No : 18/00692/FPH
Date Received : 09.11.18
Location : 93 Ascot Crescent Stevenage Herts SG1 5SU
Proposal : Part two storey, part single storey front extension
Date of Decision : 07.01.19
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 the architectural composition of the application property and the visual amenities of this part of Ascot Crescent. 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 (2016), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014).

The proposed two storey flat roof front infill extension, by reason of its projection forward of the principal elevation and flat roof design, would result in an incongruous form of development which would be detrimental to the architectural composition of the application property and the visual amenities of this part of Ascot Crescent. 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 (2016), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2018) and the Planning Practice Guidance (2014).

18. Application No : 18/00697/FPH
Date Received : 12.11.18
Location : 5 Beane Walk Stevenage Herts SG2 7DP
Proposal : Single storey side extension
Date of Decision : 02.01.19
Decision : **Planning Permission is GRANTED**
19. Application No : 18/00701/FP
Date Received : 14.11.18
Location : 82 Blenheim Way Stevenage Herts SG2 8TE
Proposal : Change of use from public amenity land to residential garden.
Date of Decision : 09.01.19
Decision : **Planning Permission is GRANTED**
20. Application No : 18/00702/CLPD
Date Received : 14.11.18
Location : 16A Granby Road Stevenage Herts SG1 4AR
Proposal : Certificate of Lawfulness for single storey rear extension
Date of Decision : 09.01.19
Decision : **Certificate of Lawfulness is APPROVED**
21. Application No : 18/00705/FPH
Date Received : 16.11.18
Location : 120 Chalkdown Stevenage Herts SG2 7BN
Proposal : Single storey side and rear extension
Date of Decision : 09.01.19
Decision : **Planning Permission is GRANTED**

22. Application No : 18/00706/FP
Date Received : 16.11.18
Location : 44 Shoreham Close Stevenage Herts SG1 2JF
Proposal : Change of use from public amenity land to residential garden
Date of Decision : 17.01.19
Decision : **Planning Permission is GRANTED**
23. Application No : 18/00709/FP
Date Received : 16.11.18
Location : 4 Fishers Green Stevenage Herts SG1 2JA
Proposal : Erection of 4no three bedroom houses and alterations to existing access
Date of Decision : 09.01.19
Decision : **Planning Permission is GRANTED**
24. Application No : 18/00711/FPH
Date Received : 18.11.18
Location : 16 Shephall Green Stevenage Herts SG2 9XR
Proposal : Replacement rear conservatory
Date of Decision : 11.01.19
Decision : **Planning Permission is GRANTED**
25. Application No : 18/00712/FP
Date Received : 19.11.18
Location : Land At Stevenage Road Stevenage Herts
Proposal : Continued use of agricultural land as a temporary construction compound to facilitate the re-construction of Priory Lane railway bridge
Date of Decision : 14.01.19
Decision : **Planning Permission is GRANTED**

26. Application No : 18/00713/CLPD
Date Received : 19.11.18
Location : 15 Jupiter Gate Stevenage Herts
Proposal : Certificate of lawfulness for a Loft conversion with a flat roof rear dormer
Date of Decision : 14.01.19
Decision : **Certificate of Lawfulness is APPROVED**
27. Application No : 18/00716/FPH
Date Received : 20.11.18
Location : Brook House 101 Hertford Road Stevenage Herts
Proposal : Single storey side extension and outbuilding.
Date of Decision : 18.01.19
Decision : **Planning Permission is GRANTED**
28. Application No : 18/00717/FP
Date Received : 20.11.18
Location : 183 Kimbolton Crescent Stevenage Herts SG2 8RW
Proposal : Proposed windows and door replacement.
Date of Decision : 14.01.19
Decision : **Planning Permission is GRANTED**
29. Application No : 18/00718/FPH
Date Received : 21.11.18
Location : 11 Redwing Close Stevenage Herts SG2 9FE
Proposal : Single storey side extension
Date of Decision : 23.01.19
Decision : **Planning Permission is GRANTED**

30. Application No : 18/00719/CLED
Date Received : 21.11.18
Location : 8 Hyde Green Stevenage Herts SG2 9XU
Proposal : Certificate of lawfulness for existing single storey rear extension
Date of Decision : 09.01.19
Decision : **Certificate of Lawfulness is APPROVED**
31. Application No : 18/00720/HPA
Date Received : 22.11.18
Location : 41 Furzedown Stevenage Herts SG2 9EL
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.3m for which the maximum height will be 3.706m and the height to the eaves will be 2.682m.
Date of Decision : 02.01.19
Decision : **Prior Approval is NOT REQUIRED**
32. Application No : 18/00721/HPA
Date Received : 22.11.18
Location : 68 Chertsey Rise Stevenage Herts SG2 9JL
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 3.02m and the height to the eaves will be 2.5m.
Date of Decision : 19.12.18
Decision : **Prior Approval is NOT REQUIRED**
33. Application No : 18/00722/COND
Date Received : 23.11.18
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts
Proposal : Discharge of Conditions 4 (Cycle facilities) and 6 (Construction travel plan) attached to planning permission number 18/00519/FP
Date of Decision : 28.12.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

34. Application No : 18/00723/FP
Date Received : 23.11.18
Location : Land Adjacent To 93 Shearwater Close Stevenage Herts SG2 9RX
Proposal : Retention of 1 no 1 bedroom bungalow as a variation of planning permission ref 17/00701/FP
Date of Decision : 18.01.19
Decision : **Planning Permission is GRANTED**
35. Application No : 18/00727/TPCA
Date Received : 27.11.18
Location : 3 Nicholas Place Rectory Lane Stevenage Herts
Proposal : Remove 1.5 metres of side of Walnut Tree
Date of Decision : 08.01.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
36. Application No : 18/00730/FPH
Date Received : 28.11.18
Location : 45 St. Margarets Stevenage Herts SG2 8RF
Proposal : Part two storey, part single storey rear extension and erection of single storey detached garden room/store.
Date of Decision : 22.01.19
Decision : **Planning Permission is GRANTED**
37. Application No : 18/00731/FP
Date Received : 28.11.18
Location : 51 Blenheim Way Stevenage Herts SG2 8TD
Proposal : Continued use of public amenity land as residential garden.
Date of Decision : 23.01.19
Decision : **Planning Permission is GRANTED**

38. Application No : 18/00735/FP
Date Received : 30.11.18
Location : 85 - 103 Queensway Town Centre Stevenage Herts
Proposal : Change of use of part of the second floor from Retail (Use Class A1) and Financial and Professional Services (Use Class A2) to offices (Use Class B1(a)) and external improvement works.
Date of Decision : 02.01.19
Decision : **Planning Permission is GRANTED**
39. Application No : 18/00738/FPH
Date Received : 03.12.18
Location : 5 Sweyns Mead Stevenage Herts SG2 0JZ
Proposal : Front porch extension
Date of Decision : 14.01.19
Decision : **Planning Permission is GRANTED**
40. Application No : 18/00741/HPA
Date Received : 04.12.18
Location : 92 Fairview Road Stevenage Herts SG1 2NS
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 6m for which the maximum height will be 3m and the height to the eaves will be 2.9m.
Date of Decision : 11.01.19
Decision : **Prior Approval is NOT REQUIRED**
41. Application No : 18/00745/TPTPO
Date Received : 07.12.18
Location : 6 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Reduction of 1no. lime tree (T7) by 30% and 1no. oak tree (T8) by 20% protected by Tree Preservation Order 85.
Date of Decision : 22.01.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

42. Application No : 18/00773/NMA
Date Received : 18.12.18
Location : 16 Carters Close Stevenage Herts SG2 9QA
Proposal : Non material amendment to planning permission 17/00219/FPH to change the conservatory roof and to marginally increase the width and depth.
Date of Decision : 14.01.19
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.