

Meeting: Planning and Development
Committee

Agenda Item:

Date: 8 October 2019

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

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 : 18/00597/LB
 Date Received : 28.09.18
 Location : 3 Middle Row Stevenage Herts SG1 3AN
 Proposal : Internal and external alterations to facilitate the conversion of
 first floor to 1no: one bedroom residential unit
 Date of Decision : 13.09.19
 Decision : **Listed Building Consent is GRANTED**

2. Application No : 18/00633/FP
 Date Received : 28.09.18
 Location : 3 Middle Row Stevenage Herts SG1 3AN
 Proposal : Internal and external alterations to facilitate change of use of
 first floor to 1 bed residential unit
 Date of Decision : 13.09.19
 Decision : **Planning Permission is GRANTED**

3. Application No : 19/00131/FP
Date Received : 27.02.19
Location : 101 Shephall Way Stevenage Herts SG2 9QJ
Proposal : Change of use of amenity land to garden land, erection of two storey side/rear extension and double garage in rear garden.
Date of Decision : 03.09.19
Decision : **Planning Permission is GRANTED**
4. Application No : 19/00268/TPTPO
Date Received : 02.05.19
Location : 15 Orchard Road Stevenage Herts SG1 3HD
Proposal : Fell 1 No: Yew Tree (T1) protected by TPO 126
Date of Decision : 28.08.19
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

For the following reason(s):

Insufficient reason or evidence has been provided to support the proposed removal of the Yew tree which is considered to be in good condition and vigour. Furthermore, the tree is considered to be of high amenity and historical value which is beneficial to the visual character of Orchard Road. Its removal would have a detrimental impact on the visual amenities of the area and, as such, the proposal does not accord with the advice in the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the National Planning Practice Guidance - Tree Preservation Orders and Trees in Conservation areas 2014.
5. Application No : 19/00288/FPH
Date Received : 14.05.19
Location : 80 Gordian Way Stevenage Herts SG2 7QH
Proposal : Single storey side extension, single storey rear extension and enlargement of existing front porch.
Date of Decision : 13.09.19
Decision : **Planning Permission is GRANTED**

6. Application No : 19/00308/FPH
Date Received : 21.05.19
Location : 47 And 49 Stanmore Road Stevenage Herts SG1 3QA
Proposal : Single storey rear extensions to Nos. 47 and 49
Date of Decision : 28.08.19
Decision : **Planning Permission is GRANTED**
7. Application No : 19/00314/COND
Date Received : 22.05.19
Location : Symonds Green Neighbourhood Centre Units 1-2 Filey Close Stevenage Herts
Proposal : Discharge of Conditions 3 (Materials), 4 (Dust Control Measures), 5 (Construction Method Statement), 6 (Screening of plant), 7 (Asbestos) and 11 (Strategic Waste Management Plan) attached to planning permission 16/00395/FPM
Date of Decision : 06.09.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 19/00348/FPH
Date Received : 05.06.19
Location : 26 Knights Templars Green Stevenage Herts SG2 0JY
Proposal : Single storey rear extension
Date of Decision : 02.09.19
Decision : **Planning Permission is GRANTED**
9. Application No : 19/00384/FPH
Date Received : 25.06.19
Location : 42 Goddard End Stevenage Herts SG2 7ER
Proposal : Part side part rear single storey extensions incorporating garage into an annex
Date of Decision : 10.09.19
Decision : **Planning Permission is GRANTED**

10. Application No : 19/00388/FPH
Date Received : 28.06.19
Location : 40 Knights Templars Green Stevenage Herts SG2 0JY
Proposal : Main house ridge and chimney to be raised by 525mm
Date of Decision : 05.09.19
Decision : **Planning Permission is GRANTED**
11. Application No : 19/00390/FP
Date Received : 28.06.19
Location : Land To The North Of 5-7 Bowling Green Stevenage Herts SG1 3BH
Proposal : Extension and conversion of garage to form 1no. one bed dwelling with associated garden and car parking
Date of Decision : 23.08.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwellinghouse does not reflect the scale, form or the historic and established pattern of development within the Old Town Conservation Area. Therefore, it is considered that the proposed dwellinghouse would be harmful to the historic character and appearance of the Conservation Area of which the benefit of the development does not outweigh this harm. The proposal is therefore contrary to Policies SP8, SP13, HO5, GD1 and NH10 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Old Town Conservation Area Management Plan SPD (2012), the NPPF (2019) and PPG (2014).

It is considered that due to the contrived and awkward shaped private garden areas combined with a lack of privacy caused by direct overlooking from neighbouring properties, the proposal would result in a poor living environment for future occupiers of the development. As such, the proposed development would fail to accord with Policies HO5 and GD1 Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Design Guide SPD (2012), the NPPF (2019) and PPG (2014).

In the absence of a noise impact assessment addressing the likely impact of the nearby Lytton Way on the development, it has not been demonstrated that noise levels within the bungalow would meet the levels specified in BS8233:2014 in respect of the living room, dining room and bedroom. The development would, therefore, be likely to result in a poor living environment for future occupiers of the development, and, as such, the proposal would fail to accord with Policy FP8 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Design Guide SPD (2012), the NPPF (2019) and PPG (2014).

12. Application No : 19/00391/FPH
 Date Received : 01.07.19
 Location : 6 Orchard Road Stevenage Herts SG1 3HD
 Proposal : Part two storey, part first floor rear extension
 Date of Decision : 06.09.19
 Decision : **Planning Permission is GRANTED**
13. Application No : 19/00399/FP
 Date Received : 04.07.19
 Location : 18 Wortham Way Stevenage Herts SG2 9SH
 Proposal : Fitting of double sliding metal gates and railings to front of property
 Date of Decision : 28.08.19
 Decision : **Planning Permission is GRANTED**
14. Application No : 19/00400/FP
 Date Received : 05.07.19
 Location : The Mulberry Tree 60 - 62 High Street Stevenage Herts
 Proposal : Enclosure of rear garden with new planters, new metal gate to car park entrance and lighting in car park.
 Date of Decision : 19.09.19
 Decision : **Planning Permission is GRANTED**
15. Application No : 19/00401/LB
 Date Received : 05.07.19
 Location : The Mulberry Tree 60 - 62 High Street Stevenage Herts
 Proposal : Minor internal alterations.
 Date of Decision : 19.09.19
 Decision : **Listed Building Consent is GRANTED**

16. Application No : 19/00402/FP
 Date Received : 05.07.19
 Location : Greenside School Shephall Green Stevenage Herts
 Proposal : Retention of existing wooden outbuilding extension and
 associated decking area and proposed erection of ramped
 access and additional decking area.
 Date of Decision : 19.09.19
 Decision : **Planning Permission is GRANTED**
17. Application No : 19/00403/FPH
 Date Received : 06.07.19
 Location : 87 Lingfield Road Stevenage Herts SG1 5SQ
 Proposal : Single storey rear extension
 Date of Decision : 02.09.19
 Decision : **Planning Permission is GRANTED**
18. Application No : 19/00404/FPH
 Date Received : 07.07.19
 Location : 54 Stanmore Road Stevenage Herts SG1 3QF
 Proposal : Single storey rear extension
 Date of Decision : 30.08.19
 Decision : **Planning Permission is GRANTED**

19. Application No : 19/00407/FPH
 Date Received : 08.07.19
 Location : 21 Alleyns Road Stevenage Herts SG1 3PG
 Proposal : Raising of roof level and installation of dormer windows to rear
 to facilitate loft conversion
 Date of Decision : 02.09.19
 Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed rear dormer window by reason of its size, bulk, design and massing would be over dominant and detrimental to the architectural form of the original roof to the detriment of the visual amenities of the area and is therefore contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the NPPF (2019) and NPPG (2014).

The raising of the roof height to one half of a pair semi-detached dwellings would be detrimental to the architectural composition of the original pair of dwellings and would appear visually discordant and out of keeping with the character and appearance of the area, thus harming the visual amenities of the locality when viewed from the street scene. Consequently, the proposal is contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the NPPF (2019) and NPPG (2014).

20. Application No : 19/00408/FPH
Date Received : 08.07.19
Location : 23 Alleyns Road Stevenage Herts SG1 3PG
Proposal : Raising of roof level and installation of dormer windows to rear to facilitate loft conversion
Date of Decision : 02.09.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed rear dormer window by reason of its size, bulk, design and massing would be over dominant and detrimental to the architectural form of the original roof to the detriment of the visual amenities of the area and is therefore contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the NPPF (2019) and NPPG (2014).

The raising of the roof height to one half of a pair semi-detached dwellings would be detrimental to the architectural composition of the original pair of dwellings and would appear visually discordant and out of keeping with the character and appearance of the area, thus harming the visual amenities of the locality when viewed from the street scene. Consequently, the proposal is contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the NPPF (2019) and NPPG (2014).

21. Application No : 19/00411/FPH
Date Received : 08.07.19
Location : 37 Stanley Road Stevenage Herts SG2 0EF
Proposal : Single storey front extension
Date of Decision : 04.09.19
Decision : **Planning Permission is GRANTED**

22. Application No : 19/00415/AD
 Date Received : 10.07.19
 Location : The Mulberry Tree 60 - 62 High Street Stevenage Herts
 Proposal : Installation of replacement illuminated and non illuminated signs to the exterior of the property
 Date of Decision : 19.09.19
 Decision : **Advertisement Consent is GRANTED**
23. Application No : 19/00417/LB
 Date Received : 11.07.19
 Location : The Mulberry Tree 60 - 62 High Street Stevenage Herts
 Proposal : Installation of replacement illuminated and non illuminated signs and re-painting of exterior
 Date of Decision : 19.09.19
 Decision : **Listed Building Consent is GRANTED**
24. Application No : 19/00420/FP
 Date Received : 11.07.19
 Location : 1 Cavell Walk Stevenage Herts SG2 0QD
 Proposal : Proposed erection of 1 no. 3 bedroom semi-detached dwelling.
 Date of Decision : 05.09.19
 Decision : **Planning Permission is GRANTED**

- | | | |
|-----|--------------------|---|
| 25. | Application No : | 19/00421/LB |
| | Date Received : | 11.07.19 |
| | Location : | Costco Wholesale UK Limited Gunnels Wood Road Stevenage Herts |
| | Proposal : | Variation of Condition 1 (approved drawings) attached to listed building consent 15/00703/LB. |
| | Date of Decision : | 28.08.19 |
| | Decision : | Listed Building Consent is GRANTED |
| 26. | Application No : | 19/00423/FPH |
| | Date Received : | 12.07.19 |
| | Location : | 81 Plash Drive Stevenage Herts SG1 1LL |
| | Proposal : | Single storey rear and side extension |
| | Date of Decision : | 06.09.19 |
| | Decision : | Planning Permission is GRANTED |
| 27. | Application No : | 19/00424/NMA |
| | Date Received : | 12.07.19 |
| | Location : | Costco Wholesale UK Limited Gunnels Wood Road Stevenage Herts |
| | Proposal : | Non Material amendment to approved plans attached to planning permission 15/00702/FPM. |
| | Date of Decision : | 23.08.19 |
| | Decision : | Non Material Amendment AGREED |
| 28. | Application No : | 19/00427/FP |
| | Date Received : | 15.07.19 |
| | Location : | 17 Wychdell Stevenage Herts SG2 8JD |
| | Proposal : | Change of use from public amenity land to residential use |
| | Date of Decision : | 06.09.19 |
| | Decision : | Planning Permission is GRANTED |

29. Application No : 19/00428/CLPD
Date Received : 15.07.19
Location : 1 Letchmore Villas Letchmore Road Stevenage Herts
Proposal : Certificate of lawfulness (Proposed) for a hip-to-gable roof extension, installation of rear dormer window and 3 no. roof lights.
Date of Decision : 06.09.19
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 19/00429/AD
Date Received : 15.07.19
Location : Stevenage Football Club Broadhall Way Stevenage Herts
Proposal : 1no. internally illuminated static LED sign
Date of Decision : 10.09.19
Decision : **Advertisement Consent is REFUSED**

For the following reason(s);

The proposed sign by virtue of its size, location and content is located in an unacceptable location, and would be likely to cause a distraction to vehicles and road users approaching the intersection of the Broadhall Way and Monkswood Way. This stretch of the heavily trafficked A602 is a location likely to cause a hazard where drivers would need to take exceptional care, leading to interference to the free and safe flow of traffic along the secondary distributor road of Monkswood Way, Broadhall Way and adjacent junction of the B197. Accordingly, the proposal would be prejudicial to general provisions of highway safety and convenience contrary to the advice contained in the National Planning Policy Framework 2019 and the Traffic Signs Regulations and General Directions 2002.
31. Application No : 19/00430/AD
Date Received : 16.07.19
Location : Costco Wholesale Former John Lewis Warehouse Gunnels Wood Road Stevenage
Proposal : Retrospective consent for installation of 3 no. non-illuminated signs.
Date of Decision : 28.08.19
Decision : **Planning Permission is GRANTED**

32. Application No : 19/00436/FPH
Date Received : 18.07.19
Location : 91 Austen Paths Stevenage Herts SG2 0NN
Proposal : Single storey front extension
Date of Decision : 06.09.19
Decision : **Planning Permission is GRANTED**
33. Application No : 19/00440/FPH
Date Received : 19.07.19
Location : 3 St. Davids Close Stevenage Herts SG1 4UZ
Proposal : Proposed garage conversion and installation of window.
Date of Decision : 13.09.19
Decision : **Planning Permission is GRANTED**
34. Application No : 19/00443/TPTPO
Date Received : 22.07.19
Location : 7 High Street Stevenage Herts SG1 3BG
Proposal : To remove 1no: Holly Tree (T31) protected by TPO61 and replace with 1No: Liquid Amber tree
Date of Decision : 17.09.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
35. Application No : 19/00447/FPH
Date Received : 24.07.19
Location : 53 Green Street Stevenage Herts SG1 3DS
Proposal : Single storey rear extension
Date of Decision : 11.09.19
Decision : **Planning Permission is GRANTED**

36. Application No : 19/00448/FPH
Date Received : 24.07.19
Location : 90 Bude Crescent Stevenage Herts SG1 2RB
Proposal : Erection of conservatory to front of property
Date of Decision : 13.09.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed single-storey front extension by reason of its overall size, scale, depth and 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 Bude Crescent. It would therefore, be contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).
37. Application No : 19/00451/FPH
Date Received : 29.07.19
Location : 223 Chells Way Stevenage Herts SG2 0LY
Proposal : Single storey rear extension
Date of Decision : 16.09.19
Decision : **Planning Permission is GRANTED**
38. Application No : 19/00453/HPA
Date Received : 30.07.19
Location : 107 Letchmore Road Stevenage Herts SG1 3PS
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.839 metres, for which the maximum height will be 3.600 metres and the height of the eaves will be 2.250 metres
Date of Decision : 11.09.19
Decision : **Prior Approval is NOT REQUIRED**

39. Application No : 19/00455/TPCA
Date Received : 30.07.19
Location : 2 Nicholas Place Rectory Lane Stevenage Herts
Proposal : Removal of 3 lowest branches of 1no. Sycamore tree (T1) and fell to ground level 2no. Lime trees (T2 and T3)
Date of Decision : 12.09.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
40. Application No : 19/00456/FP
Date Received : 30.07.19
Location : 65 Queensway Town Centre Stevenage Herts
Proposal : New shop front with set of central doors and glazing to each side and installation of open grill type roller security shutter
Date of Decision : 16.09.19
Decision : **Planning Permission is GRANTED**
41. Application No : 19/00457/FPH
Date Received : 31.07.19
Location : 20 Letchmore Road Stevenage Herts SG1 3JH
Proposal : Single storey side extension to form annexe
Date of Decision : 18.09.19
Decision : **Planning Permission is GRANTED**
42. Application No : 19/00463/FP
Date Received : 02.08.19
Location : Land Adjacent To 21 Whomerley Road Stevenage Herts SG1 1SP
Proposal : Erection of 1no. 2 bedroom dwelling
Date of Decision : 18.09.19
Decision : **Planning Permission is GRANTED**

43. Application No : 19/00465/NMA
Date Received : 02.08.19
Location : 2 The Priory Rectory Lane Stevenage Herts
Proposal : Non-material amendment to previously approved planning permission reference number 16/00534/FPH to retain 1no. new window in rear elevation, amend positions of previously approved fenestrations and change the external finish to sage green painted finish on rear elevation
Date of Decision : 11.09.19
Decision : **Non Material Amendment AGREED**
44. Application No : 19/00477/TPCA
Date Received : 08.08.19
Location : Stevenage Golf Course Aston Lane Aston Stevenage
Proposal : Reduce crown back by 2m to 1no Oak tree (T1)
Date of Decision : 18.09.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
45. Application No : 19/00479/HPA
Date Received : 09.08.19
Location : 39 Bernhardt Crescent Stevenage Herts SG2 0DR
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.8 metres, for which the maximum height will be 3.4 metres and the height of the eaves will be 3 metres.
Date of Decision : 11.09.19
Decision : **Prior Approval is NOT REQUIRED**

46. Application No : 19/00482/COND
Date Received : 09.08.19
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts
Proposal : Discharge of condition 14 (Foundation Details) attached to planning permission reference 19/00167/FPM
Date of Decision : 18.09.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
47. Application No : 19/00483/COND
Date Received : 10.08.19
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts
Proposal : Discharge of condition 3 (Samples of Materials) attached to planning permission reference 19/00167/FPM
Date of Decision : 24.09.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
48. Application No : 19/00488/NMA
Date Received : 14.08.19
Location : Bunyan Baptist Church Basils Road Stevenage Herts
Proposal : Non Material Amendment to planning application 19/00271/FP to remove the existing chimney, alter the lavatory to enable changing space, and omit the proposed front porch extension, the room in the roof and 3no. velux windows.
Date of Decision : 11.09.19
Decision : **Non Material Amendment AGREED**

49. Application No : 19/00490/FP
Date Received : 15.08.19
Location : Longmeadows Symonds Green Lane Stevenage Herts
Proposal : Variation of condition 1 (approved plans) attached to planning permission reference 16/00645/FP
Date of Decision : 20.09.19
Decision : **Planning Permission is GRANTED**
50. Application No : 19/00505/PADEMO
Date Received : 21.08.19
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Prior approval for the demolition and clearance of various buildings
1) 1 to 32 Asquith Court, Stirling Close, Stevenage, SG2 8UJ
2) 70 & 72, Stirling Close, Stevenage, SG2 8UJ
3) 74 to 96, Stirling Close, Stevenage, SG2 8UJ
4) Community Centre, Kenilworth Close, Stevenage SG2 8TB
5) 3, 3a, 5 and 5a Kenilworth Close SG2 8TB (Retail units)
Date of Decision : 18.09.19
Decision : **Prior Approval is NOT REQUIRED**

BACKGROUND PAPERS

1. The application files, forms, plans and supporting documents having the reference number relating to these items.
2. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Responses to consultations with statutory undertakers and other interested parties.
5. Central Government advice contained in the National Planning Policy Framework February 2019 and National Planning Practice Guidance 2014 (as amended).
6. Letters received containing representations.