

**Meeting:**                    **Planning and Development  
Committee**

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 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 :     19/00676/FP  
  
          Date Received :    18.11.19  
  
          Location :         41 Linkways Stevenage Herts SG1 1PR  
  
          Proposal :         Variation of Condition 1 of planning permission 17/00289/FP to  
                                     amend plans to include a single storey front extension, single  
                                     storey rear extension and alterations to approved single storey  
                                     rear extension to include a flat roof (retrospective).  
  
          Date of Decision :   11.02.20  
  
          Decision :           **Planning Permission is GRANTED**
  
2.        Application No :     19/00678/FPH  
  
          Date Received :    18.11.19  
  
          Location :         21 Hastings Close Stevenage Herts SG1 2JG  
  
          Proposal :         Raising height of roof of existing dwelling and first floor side  
                                     extension  
  
          Date of Decision :   06.02.20  
  
          Decision :           **Planning Permission is GRANTED**

3. Application No : 19/00680/FPH  
Date Received : 19.11.19  
Location : 12 Watercress Close Stevenage Herts SG2 9TN  
Proposal : Two storey rear extension  
Date of Decision : 23.01.20  
Decision : **Planning Permission is GRANTED**
4. Application No : 19/00687/LB  
Date Received : 22.11.19  
Location : Coreys Cottage Coreys Mill Tates Way Stevenage  
Proposal : Demolish Existing Grade II listed building  
Date of Decision : 31.01.20  
Decision : **Listed Building Consent is REFUSED**  
  
For the following reason(s);  
  
Insufficient information has been submitted and no clear and convincing justification provided to support the demolition of this Grade II Listed Building. The proposal is, therefore, contrary to the provisions of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy SP13 of the Stevenage Borough Local Plan 2011-2031 adopted 2019, the advice in the National Planning Policy Framework (2019) and the National Planning Guidance 2014.
5. Application No : 19/00693/FP  
Date Received : 26.11.19  
Location : Rise Gym 2 Pond Close Stevenage Herts  
Proposal : Variation of condition 4 (hours of operation) attached to planning permission reference number 12/00029/FP  
Date of Decision : 23.01.20  
Decision : **Planning Permission is GRANTED**

6. Application No : 19/00698/FP  
Date Received : 27.11.19  
Location : Courtlands Todds Green Stevenage Herts  
Proposal : Erection of 1no. 3 bedroom bungalow  
Date of Decision : 23.01.20  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);  
The erection of the bungalow represents inappropriate development which is harmful to the openness of the Green Belt. The applicant has failed to adequately demonstrate a case of very special circumstances to outweigh the harm caused to the Green Belt contrary to paragraphs 143, 144 and 145 of the National Planning Policy Framework (2019) and Policies GB1, GB2 and SP10 of the Stevenage Local Plan 2011-2031 (adopted 2019).
- The proposed development would have a harmful impact on the visual amenities of the wider rural countryside including the Green Belt. Consequently, the proposed development is contrary to Policies GB2, SP8 and GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), the Council's supplementary planning document Stevenage Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).
7. Application No : 19/00701/AD  
Date Received : 28.11.19  
Location : 1 Modular Business Park Norton Road Stevenage Herts  
Proposal : Installation of 4no. aluminium fascia box signs.  
Date of Decision : 23.01.20  
Decision : **Planning Permission is GRANTED**
8. Application No : 19/00705/FPH  
Date Received : 02.12.19  
Location : 28 Fishers Green Stevenage Herts SG1 2JA  
Proposal : Two storey rear infill extension and first floor side extension  
Date of Decision : 27.01.20  
Decision : **Planning Permission is GRANTED**

9.      Application No :    19/00706/FP  
          Date Received :    02.12.19  
          Location :        2A Letchmore Road Stevenage Herts SG1 3HU  
          Proposal :        Demolition of the existing building and construction of a building  
                                 comprising 5 apartments, laying out of car parking and  
                                 access areas, gardens and landscaping.  
          Date of Decision :   28.01.20  
          Decision :        **Planning Permission is GRANTED**
10.     Application No :    19/00707/FPH  
          Date Received :    03.12.19  
          Location :        67 Brook Drive Stevenage Herts SG2 8TP  
          Proposal :        First floor rear extension  
          Date of Decision :   23.01.20  
          Decision :        **Planning Permission is GRANTED**
11.     Application No :    19/00709/FP  
          Date Received :    04.12.19  
          Location :        15 Wisden Road Stevenage Herts SG1 5NH  
          Proposal :        Change of use from highway land to residential use  
          Date of Decision :   31.01.20  
          Decision :        **Planning Permission is GRANTED**
12.     Application No :    19/00712/FP  
          Date Received :    05.12.19  
          Location :        21 Leaves Spring Stevenage Herts SG2 9AT  
          Proposal :        Change of use from public amenity land to residential use  
          Date of Decision :   29.01.20  
          Decision :        **Planning Permission is GRANTED**

13. Application No : 19/00713/FPH  
Date Received : 06.12.19  
Location : 10 Chester Road Stevenage Herts SG1 4LD  
Proposal : Single storey front extension with associated roof lights and first floor rear extension.  
Date of Decision : 31.01.20  
Decision : **Planning Permission is GRANTED**
14. Application No : 19/00717/FPH  
Date Received : 08.12.19  
Location : 22 Fresson Road Stevenage Herts SG1 3QU  
Proposal : Single storey side extension and front extension to garage; installation of flue for wood burning stove.  
Date of Decision : 29.01.20  
Decision : **Planning Permission is GRANTED**
15. Application No : 19/00718/FPH  
Date Received : 09.12.19  
Location : 9 Beane Avenue Stevenage Herts SG2 7DL  
Proposal : First floor side extension over garage, first floor front extension, replacement of existing bay window on front elevation with ground floor infill extension and alterations to roof pitch on rear gable roof.  
Date of Decision : 31.01.20  
Decision : **Planning Permission is GRANTED**
16. Application No : 19/00720/FP  
Date Received : 09.12.19  
Location : Glaxo Sycamore House Leyden Road Stevenage Herts  
Proposal : Installation of external plant, automatic access barrier, substation, erection of cycle and bin stores, alterations to the external appearance of the building, and associated stepped and ramped access from Gunnels Wood Road.  
Date of Decision : 30.01.20  
Decision : **Planning Permission is GRANTED**

17. Application No : 19/00722/FP  
Date Received : 10.12.19  
Location : 188 Bedwell Crescent Stevenage Herts SG1 1NE  
Proposal : Part two storey, part single storey rear extension and single storey front extension to existing dwelling, erection of 1no. four bedroom dwelling and change use of amenity land to residential land for car parking  
Date of Decision : 04.02.20  
Decision : **Planning Permission is GRANTED**

18. Application No : 19/00723/FP  
Date Received : 11.12.19  
Location : 34 Angle Ways Stevenage Herts SG2 9AW  
Proposal : Erection of 1no. two bedroom end of terrace dwelling.  
Date of Decision : 06.02.20  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwelling by reason of its size, bulk, design and massing would be over dominant and detrimental to the form of the original semi-detached dwelling to the detriment of the visual amenities of the area. The proposal is therefore contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and National Planning Policy Guidance (2014).

The proposal, by reason of its two storey height, mono-pitch roof configuration, proximity to the boundary of the site and prominent corner location would result in a contrived appearance in the street scene and would erode the space and openness around the building and between the two respective rows of semi-detached dwellings. If approved the proposal would have a harmful impact on the character and visual amenity of the area. The development is, therefore, contrary to Policies GD1, SP8 and HO5 of Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).

19. Application No : 19/00728/FPH  
Date Received : 13.12.19  
Location : 40 Brick Kiln Road Stevenage Herts SG1 2NH  
Proposal : Single storey rear extension  
Date of Decision : 03.02.20  
Decision : **Planning Permission is GRANTED**
20. Application No : 19/00730/COND  
Date Received : 13.12.19  
Location : 7 Chouler Gardens Stevenage Herts SG1 4TB  
Proposal : Discharge of conditions 8 (driveway gradient); 10 (drainage) and 16 (climate adaptations) attached to planning permission reference number 19/00201/RM  
Date of Decision : 13.02.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
21. Application No : 19/00737/CLPD  
Date Received : 16.12.19  
Location : 38 Neptune Gate Stevenage Herts SG2 7SH  
Proposal : Certificate of Lawfulness for a single storey rear extension  
Date of Decision : 31.01.20  
Decision : **Certificate of Lawfulness is APPROVED**
22. Application No : 19/00732/FP  
Date Received : 17.12.19  
Location : 38B Queensway Town Centre Stevenage Herts  
Proposal : Proposed new shopfront with internal alterations  
Date of Decision : 31.01.20  
Decision : **Planning Permission is GRANTED**

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| 23. | Application No :   | 19/00733/AD   |
|     | Date Received :    | 17.12.19  |
|     | Location :         | 38B Queensway Town Centre Stevenage Herts   |
|     | Proposal :         | Installation of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign |
|     | Date of Decision : | 31.01.20  |
|     | Decision :         | <b>Advertisement Consent is GRANTED</b>   |
| 24. | Application No :   | 19/00734/FPH  |
|     | Date Received :    | 17.12.19  |
|     | Location :         | 190 Telford Avenue Stevenage Herts SG2 0AU  |
|     | Proposal :         | Single storey rear extension  |
|     | Date of Decision : | 11.02.20  |
|     | Decision :         | <b>Planning Permission is GRANTED</b>   |
| 25. | Application No :   | 19/00735/FPH  |
|     | Date Received :    | 17.12.19  |
|     | Location :         | 22 Park Close Stevenage Herts SG2 8PX   |
|     | Proposal :         | Single storey front extension and rendering of front elevation  |
|     | Date of Decision : | 07.02.20  |
|     | Decision :         | <b>Planning Permission is GRANTED</b>   |
| 26. | Application No :   | 19/00736/FP   |
|     | Date Received :    | 17.12.19  |
|     | Location :         | Airbus Defence And Space Gunnels Wood Road Stevenage Herts  |
|     | Proposal :         | Construction of a single storey pressure test facility  |
|     | Date of Decision : | 06.02.20  |
|     | Decision :         | <b>Planning Permission is GRANTED</b>   |



27. Application No : 19/00739/TPCA  
Date Received : 19.12.19  
Location : Thomas Alleyns School High Street Stevenage Herts  
Proposal : Various works to 57no. Trees within the boundary of Thomas Alleyne School Main Campus, Middle Field and Far Field.  
Date of Decision : 24.01.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
28. Application No : 19/00740/FPH  
Date Received : 20.12.19  
Location : 4 Hunters Close Stevenage Herts SG2 7BL  
Proposal : First floor front extension  
Date of Decision : 12.02.20  
Decision : **Planning Permission is GRANTED**
29. Application No : 19/00744/FPH  
Date Received : 23.12.19  
Location : 1 Edmonds Drive Stevenage Herts SG2 9TJ  
Proposal : Erection of single storey rear extension following demolition of conservatory  
Date of Decision : 14.02.20  
Decision : **Planning Permission is GRANTED**
30. Application No : 19/00746/NMA  
Date Received : 31.12.19  
Location : 7 Boxfield Green Stevenage Herts  
Proposal : Non Material Amendment to planning application 17/00734/FPH to change rear windows and add bi-fold doors.  
Date of Decision : 28.01.20  
Decision : **Non Material Amendment AGREED**

31. Application No : 20/00002/NMA  
Date Received : 02.01.20  
Location : 7 Woodland Way Stevenage Herts SG2 8BX  
Proposal : Non material amendment to planning application 17/00210/FPH for the addition of a front porch  
Date of Decision : 27.01.20  
Decision : **Non Material Amendment AGREED**
32. Application No : 20/00005/COND  
Date Received : 06.01.20  
Location : 103 Queensway Town Centre Stevenage Herts  
Proposal : Discharge of condition 16 (external lighting) attached to planning permission number 18/00268/FPM  
Date of Decision : 31.01.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
33. Application No : 20/00007/COND  
Date Received : 07.01.20  
Location : 103 Queensway Town Centre Stevenage Herts  
Proposal : Discharge of condition 21 (Remediation Works) attached to planning permission number 18/00268/FPM  
Date of Decision : 07.02.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
34. Application No : 20/00011/CLPD  
Date Received : 07.01.20  
Location : 11 Woodland Way Stevenage Herts SG2 8BX  
Proposal : Certificate of Lawfulness for a loft conversion with a rear facing dormer window  
Date of Decision : 20.02.20  
Decision : **Certificate of Lawfulness is APPROVED**

35.      Application No :      20/00013/FPH  
            Date Received :      08.01.20  
            Location :              15 Broad Oak Way Stevenage Herts SG2 8QN  
            Proposal :              Part two storey, part first floor rear extension and front porch extension  
            Date of Decision :      20.02.20  
            Decision :              **Planning Permission is GRANTED**
36.      Application No :      20/00023/TPTPO  
            Date Received :      09.01.20  
            Location :              Wickes Building Supplies Ltd Monkswood Way Stevenage Herts  
            Proposal :              Re-pollarding of 2no. Lime Trees (T2 and T3) and reduction of crown to previous points on 1no. Norway Maple Tree (T1) protected by TPO 24  
            Date of Decision :      20.02.20  
            Decision :              **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
37.      Application No :      20/00034/HPA  
            Date Received :      15.01.20  
            Location :              19 Ferrier Road Stevenage Herts SG2 0NU  
            Proposal :              Single storey rear extension which will extend beyond the rear wall of the original house by 6m, for which the maximum height will be 3m and the height of the eaves will be 2.9m  
            Date of Decision :      20.02.20  
            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.