

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **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 : 20/00163/TPTPO  
Date Received : 17.03.20  
Location : 59 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Pollard or reduction of crown by 20% of 3no. Ash trees (T1, T2 and T3) protected by Tree Preservation Order 38  
Date of Decision : 12.05.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
  
2. Application No : 20/00168/FPH  
Date Received : 19.03.20  
Location : 60 Lime Close Stevenage Herts SG2 9QB  
Proposal : Single storey rear extension  
Date of Decision : 13.05.20  
Decision : **Planning Permission is GRANTED**

3. Application No : 20/00170/FP  
Date Received : 23.03.20  
Location : Michael Faraday House Six Hills Way Stevenage Herts  
Proposal : Construction of new roof above existing atrium area to create additional office floorspace; replacement windows, doors and screens; construction of new external plant enclosure, and; installation of new external lighting.  
Date of Decision : 14.05.20  
Decision : **Planning Permission is GRANTED**
4. Application No : 20/00193/FP  
Date Received : 07.04.20  
Location : 1-43 Shaftesbury Court Buckthorn Avenue Stevenage Herts  
Proposal : Replacement balconies, rendering of building exterior and roof alterations  
Date of Decision : 02.06.20  
Decision : **Planning Permission is GRANTED**
5. Application No : 20/00224/AD  
Date Received : 28.04.20  
Location : McDonalds 14 Stevenage Leisure Park Kings Way Stevenage  
Proposal : Installation of 3no new digital freestanding signs and 1 No 15" Digital booth screen.  
Date of Decision : 08.06.20  
Decision : **Advertisement Consent is GRANTED**

6. Application No : 20/00225/HPA  
Date Received : 28.04.20  
Location : 42 Rowland Road Stevenage Herts SG1 1TF  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.70m, for which the maximum height will be 3.49m and the height of the eaves will be 2.88m  
Date of Decision : 02.06.20  
Decision : **Prior Approval is NOT REQUIRED**
7. Application No : 20/00171/CLPD  
Date Received : 23.03.20  
Location : 9 Flinders Close Stevenage Herts SG2 0NE  
Proposal : Certificate of lawfulness for a single story rear extension  
Date of Decision : 13.05.20  
Decision : **Certificate of Lawfulness is APPROVED**

8. Application No : 20/00175/FPH  
Date Received : 26.03.20  
Location : 86 Marlborough Road Stevenage Herts SG2 9HL  
Proposal : Construction of a garage to the front of the property  
Date of Decision : 21.05.20  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development, by reason of its overall size, scale, and design would result in an incongruous form of development which would be detrimental to the visual amenities of this part of Marlborough Road. It would, by virtue of it's siting at the front of the property, result in a form of development which would be unduly prominent when viewed in the street scene to the detriment of the character and appearance of the area. The development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2019) and the Planning Practice Guidance (2014)

The proposed garage by virtue of its substandard size would result in vehicles parking on the hardstand to the front of the new garage, which by virtue of its substandard depth would result in vehicles parking indiscriminately and overhanging the adjoining footpath/highway. The proposal would, therefore, result in conditions prejudicial to the safe movement of pedestrians and road users contrary to the advice contained in the National Planning Policy Framework (2019), Roads in Hertfordshire, A Design for New Developments and Roads in Hertfordshire: Highway Design Guide 3rd Edition, the Council's Car Parking Standards SPD (2012), the Department for Transport (Manual for Streets) (2007) as well as being contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and the National Planning Practice Guidance.

9. Application No : 20/00181/FPH  
Date Received : 31.03.20  
Location : 7 Cromwell Road Stevenage Herts SG2 9HT  
Proposal : Garage conversion including raising roof level and insertion of roof lantern, new solid roof to conservatory including new roof lantern  
Date of Decision : 22.05.20  
Decision : **Planning Permission is GRANTED**

10. Application No : 20/00183/FPH  
Date Received : 31.03.20  
Location : 24 Badminton Close Stevenage Herts SG2 8SR  
Proposal : Proposed ground floor rear extension  
Date of Decision : 18.05.20  
Decision : **Planning Permission is GRANTED**
11. Application No : 20/00184/FPH  
Date Received : 31.03.20  
Location : 22 Balmoral Close Stevenage Herts SG2 8UA  
Proposal : Single storey side and rear extension and front porch  
Date of Decision : 18.05.20  
Decision : **Planning Permission is GRANTED**
12. Application No : 20/00187/FPH  
Date Received : 01.04.20  
Location : 375 Broadwater Crescent Stevenage Herts SG2 8HA  
Proposal : Proposed two storey rear extension.  
Date of Decision : 29.05.20  
Decision : **Planning Permission is GRANTED**
13. Application No : 20/00208/FPH  
Date Received : 18.04.20  
Location : 113 Hertford Road Stevenage Herts SG2 8SH  
Proposal : First floor side and single storey rear extensions  
Date of Decision : 29.05.20  
Decision : **Planning Permission is GRANTED**

14. Application No : 20/00213/FP  
Date Received : 22.04.20  
Location : 22 Longfields Stevenage Herts SG2 8QD  
Proposal : Change of use from public amenity land to residential use  
Date of Decision : 04.06.20  
Decision : **Planning Permission is GRANTED**
15. Application No : 20/00186/HPA  
Date Received : 31.03.20  
Location : 3 Cornfields Stevenage Herts SG2 7RB  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5m, for which the maximum height will be 3m and the height of the eaves will be 2.8m  
Date of Decision : 12.05.20  
Decision : **Prior Approval is NOT REQUIRED**
16. Application No : 20/00194/FPH  
Date Received : 09.04.20  
Location : 43 Gordian Way Stevenage Herts SG2 7QF  
Proposal : Single storey rear extension  
Date of Decision : 21.05.20  
Decision : **Planning Permission is GRANTED**
17. Application No : 20/00141/AD  
Date Received : 06.03.20  
Location : Unit 1 Chilton House Wedgwood Way Stevenage Herts  
Proposal : 2no. externally illuminated fascia signs  
Date of Decision : 22.05.20  
Decision : **Advertisement Consent is GRANTED**

18. Application No : 20/00188/FPH  
Date Received : 01.04.20  
Location : 131 Mildmay Road Stevenage Herts SG1 5RS  
Proposal : Single storey rear extension.  
Date of Decision : 29.05.20  
Decision : **Planning Permission is GRANTED**
19. Application No : 20/00189/FPH  
Date Received : 01.04.20  
Location : 3 Greydells Road Stevenage Herts SG1 3NL  
Proposal : Single storey rear extension and extension and alterations to roof of existing side extension.  
Date of Decision : 28.05.20  
Decision : **Planning Permission is GRANTED**
20. Application No : 20/00190/CLPD  
Date Received : 02.04.20  
Location : 168 Fairview Road Stevenage Herts SG1 2NE  
Proposal : Certificate of Lawful Development for proposed outbuilding  
Date of Decision : 19.05.20  
Decision : **Certificate of Lawfulness is APPROVED**
21. Application No : 20/00197/FPH  
Date Received : 10.04.20  
Location : 44 Barclay Crescent Stevenage Herts SG1 3NB  
Proposal : Single storey rear/side extension and detached garden room  
Date of Decision : 02.06.20  
Decision : **Planning Permission is GRANTED**

22. Application No : 20/00200/FPH  
Date Received : 13.04.20  
Location : 16 Greydells Road Stevenage Herts SG1 3NL  
Proposal : Single storey front, side and rear extensions  
Date of Decision : 22.05.20  
Decision : **Planning Permission is GRANTED**
23. Application No : 20/00204/FPH  
Date Received : 16.04.20  
Location : 202 Fairview Road Stevenage Herts SG1 2NA  
Proposal : Proposed first floor side and rear extension  
Date of Decision : 05.06.20  
Decision : **Planning Permission is GRANTED**
24. Application No : 20/00084/FPH  
Date Received : 06.02.20  
Location : 173 Lonsdale Road Stevenage Herts SG1 5DQ  
Proposal : Two storey rear extension  
Date of Decision : 20.05.20  
Decision : **Planning Permission is GRANTED**



25. Application No : 20/00154/FP  
Date Received : 13.03.20  
Location : 45 Lonsdale Road Stevenage Herts SG1 5DB  
Proposal : Conversion of existing 3no. bedroom dwelling to 1no. one bed flat (C3) and 3 bedroom HMO (C4).  
Date of Decision : 07.05.20  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
The proposal would fail to provide the necessary off street parking facilities to serve a 1 bedroom flat and 3 bedroom HMO in this location. The proposal would, therefore, be likely to result in an increase in on-street parking that would be prejudicial to highway safety and the free flow of traffic. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011-2031 adopted 2019, the Council's Parking Standards SPD (2012), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).
26. Application No : 20/00161/FP  
Date Received : 16.03.20  
Location : Lampost One, Close To Junction With Grace Way Almonds Lane Stevenage Herts  
Proposal : Replacement of an existing 13.0m monopole with a 20.0m high monopole supporting 12 no antenna apertures, together with the installation of ground-based equipment cabinets and ancillary development thereto.  
Date of Decision : 02.06.20  
Decision : **Planning Permission is GRANTED**
27. Application No : 20/00172/FPH  
Date Received : 23.03.20  
Location : 99 Verity Way Stevenage Herts SG1 5PP  
Proposal : Single storey rear extensions  
Date of Decision : 11.05.20  
Decision : **Planning Permission is GRANTED**

28. Application No : 20/00126/FPH  
Date Received : 29.02.20  
Location : 127 Broad Oak Way Stevenage Herts SG2 8RB  
Proposal : Erection of a rear conservatory  
Date of Decision : 07.05.20  
Decision : **Planning Permission is GRANTED**
29. Application No : 20/00152/FP  
Date Received : 13.03.20  
Location : 6-8 Willows Link Stevenage Herts SG2 8AR  
Proposal : Change of use from D2 (Leisure) to B1 (Light Industrial).  
Date of Decision : 11.05.20  
Decision : **Planning Permission is GRANTED**
30. Application No : 20/00167/FP  
Date Received : 19.03.20  
Location : 1 Modular Business Park Norton Road Stevenage Herts  
Proposal : Installation of new windows.  
Date of Decision : 11.05.20  
Decision : **Planning Permission is GRANTED**
31. Application No : 20/00173/FPH  
Date Received : 25.03.20  
Location : 12 Turpins Rise Stevenage Herts SG2 8QR  
Proposal : Single storey rear and front extension and single storey annexe to rear of property  
Date of Decision : 21.05.20  
Decision : **Planning Permission is GRANTED**

32. Application No : 20/00178/FPH  
Date Received : 30.03.20  
Location : 10 Turpins Rise Stevenage Herts SG2 8QR  
Proposal : Front porch  
Date of Decision : 19.05.20  
Decision : **Planning Permission is GRANTED**
33. Application No : 20/00192/FPH  
Date Received : 04.04.20  
Location : 119 Broad Oak Way Stevenage Herts SG2 8RB  
Proposal : Two storey front/side extension  
Date of Decision : 01.06.20  
Decision : **Planning Permission is GRANTED**
34. Application No : 20/00205/FP  
Date Received : 16.04.20  
Location : 135 Broad Oak Way Stevenage Herts SG2 8RD  
Proposal : Change of use from public amenity land to residential land  
Date of Decision : 22.05.20  
Decision : **Planning Permission is GRANTED**
35. Application No : 20/00159/FP  
Date Received : 16.03.20  
Location : 10 Ashleigh Stevenage Herts SG2 9UW  
Proposal : Change of use from public amenity land to residential use to create a parking space  
Date of Decision : 03.06.20  
Decision : **Planning Permission is GRANTED**

36. Application No : 20/00176/FPH  
Date Received : 26.03.20  
Location : 4 Newgate Stevenage Herts SG2 9DS  
Proposal : Single storey front extension  
Date of Decision : 14.05.20  
Decision : **Planning Permission is GRANTED**
37. Application No : 20/00158/FP  
Date Received : 14.03.20  
Location : Dental Surgery 5 Exeter Close Stevenage Herts  
Proposal : Erection of store room in garden  
Date of Decision : 01.06.20  
Decision : **Planning Permission is GRANTED**
38. Application No : 20/00191/CLEU  
Date Received : 03.04.20  
Location : 164 Durham Road Stevenage Herts SG1 4HZ  
Proposal : Certificate of Existing Lawful Use for the continued use of the premises as a HMO (use Class C4)  
Date of Decision : 19.05.20  
Decision : **Certificate of Lawfulness is APPROVED**
39. Application No : 20/00219/FPH  
Date Received : 25.04.20  
Location : 35 Beverley Road Stevenage Herts SG1 4PR  
Proposal : Single storey front extension  
Date of Decision : 08.06.20  
Decision : **Planning Permission is GRANTED**

40. Application No : 20/00222/FP  
Date Received : 28.04.20  
Location : Truro Court Canterbury Way Stevenage Herts  
Proposal : New roof perimeter safety guarding  
Date of Decision : 05.06.20  
Decision : **Planning Permission is GRANTED**
41. Application No : 20/00123/FP  
Date Received : 28.02.20  
Location : Longmeadow Symonds Green Lane Stevenage Herts  
Proposal : Variation of conditions 1 (plans) and 5 (landscaping) attached to planning permission reference number 16/00645/FP  
Date of Decision : 22.05.20  
Decision : **Planning Permission is GRANTED**
42. Application No : 20/00144/FPH  
Date Received : 10.03.20  
Location : 465 Scarborough Avenue Stevenage Herts SG1 2QD  
Proposal : Single storey front extension  
Date of Decision : 20.05.20  
Decision : **Planning Permission is GRANTED**
43. Application No : 20/00201/FPH  
Date Received : 14.04.20  
Location : 5 Jubilee Road Stevenage Herts SG1 2PG  
Proposal : Front porch  
Date of Decision : 08.06.20  
Decision : **Planning Permission is GRANTED**

44. Application No : 20/00202/FP  
Date Received : 14.04.20  
Location : Unit 3 Motorway Ind Est Babbage Road Stevenage Herts  
Proposal : External Alterations and Refurbishment  
Date of Decision : 02.06.20  
Decision : **Planning Permission is GRANTED**
45. Application No : 20/00223/FP  
Date Received : 28.04.20  
Location : Grosvenor Court Filey Close Stevenage Herts  
Proposal : New roof perimeter safety guarding  
Date of Decision : 05.06.20  
Decision : **Planning Permission is GRANTED**
46. Application No : 20/00166/FP  
Date Received : 18.03.20  
Location : The Marquis Of Granby North Road Stevenage Herts  
Proposal : Erection of an external covered seating area and garden landscaping.  
Date of Decision : 11.05.20  
Decision : **Planning Permission is GRANTED**
47. Application No : 20/00180/TPTPO  
Date Received : 31.03.20  
Location : 4 Clements Place Rectory Lane Stevenage Herts  
Proposal : To pollard 1no. lime tree protected by Tree Preservation Order 92  
Date of Decision : 13.05.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

## **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.