

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 : 20/00043/FPH
Date Received : 18.01.20
Location : 85 Vardon Road Stevenage Herts SG1 5PU
Proposal : Single storey front extension
Date of Decision : 19.06.20
Decision : **Planning Permission is GRANTED**

2. Application No : 20/00120/FP
Date Received : 27.02.20
Location : The Standing Order 33 High Street Stevenage Herts
Proposal : New fence to rear garden area.
Date of Decision : 29.06.20
Decision : **Planning Permission is GRANTED**

3. Application No : 20/00132/AD
Date Received : 04.03.20
Location : 8 The Plaza Town Centre Stevenage Herts
Proposal : 1no. non-illuminated projection sign
Date of Decision : 30.06.20
Decision : **Advertisement Consent is GRANTED**

4. Application No : 20/00146/FP
Date Received : 11.03.20
Location : 330 Canterbury Way Stevenage Herts SG1 4DU
Proposal : Erection of 1no. one bedroom dwelling
Date of Decision : 11.06.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwellinghouse by virtue of its narrow width compared to the other dwellings in the terrace and the proposed split of private amenity space at the front and rear would cause it to appear cramped and incongruous in the street scene, harmful to the visual amenity of the area. The proposal is therefore contrary to Policies SP8, HO5 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the NPPF (2019) and PPG (2014).

The proposed dwellinghouse, due to its siting and proximity to No.326 Canterbury Way would appear overbearing and harmful to the outlook of the occupiers of this property, contrary to Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), Chapter 5 of the Council's Design Guide SPD (2009), the NPPF (2019) and PPG (2014).

The internal amenity space of the proposed dwellinghouse would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (adopted 2019) and would thus be contrary to 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.

The amount and layout of usable external private amenity space split between the front and rear of the proposed dwellinghouse would be below the standard set out in Chapter 5 of the Council's Design Guide SPD (2009). This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation, contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019).

The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Planning Document (2012) for a 1 bedroom property. The proposal would, therefore be likely to result in on-street parking on the turning head of the main carriageway to the detriment of service vehicles being able to turn around prejudicing highway safety, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2018) and Planning Practice Guidance (2014).

5. Application No : 20/00153/FP
Date Received : 13.03.20
Location : 12-14 Willows Link Stevenage Herts SG2 8AR
Proposal : Change of use from A3 (cafe) to Sui Generis (dog grooming salon)
Date of Decision : 15.06.20
Decision : **Planning Permission is GRANTED**
6. Application No : 20/00182/FPH
Date Received : 31.03.20
Location : Cherry Tree House Cherry Trees Drive Stevenage Hertfordshire
Proposal : Installation of 2no. dormer windows and 2no. velux windows on front roof slope, 2no. windows in rear elevation, 1no. velux window in rear roof slope and internal alterations.
Date of Decision : 15.06.20
Decision : **Planning Permission is GRANTED**
7. Application No : 20/00185/FPH
Date Received : 31.03.20
Location : 3 Cornfields Stevenage Herts SG2 7RB
Proposal : First floor side extension over existing garage
Date of Decision : 22.06.20
Decision : **Planning Permission is GRANTED**

8. Application No : 20/00196/COND
Date Received : 09.04.20
Location : 37 Pankhurst Crescent Stevenage Herts SG2 0QF
Proposal : Discharge of conditions 6 (boundary treatments) and 9 (climate change) attached to planning permission reference 19/00257/FP
Date of Decision : 15.06.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
9. Application No : 20/00199/FPH
Date Received : 12.04.20
Location : 192 Jessop Road Stevenage Herts SG1 5LY
Proposal : Single storey rear extension
Date of Decision : 09.06.20
Decision : **Planning Permission is GRANTED**
10. 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**
11. Application No : 20/00203/FP
Date Received : 15.04.20
Location : 15 Faraday Road Stevenage Herts SG2 0BH
Proposal : Change of use from public amenity land to residential and creation of hardstanding
Date of Decision : 23.06.20
Decision : **Planning Permission is GRANTED**

12. Application No : 20/00206/FP
Date Received : 17.04.20
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : 2 No. external shipping containers to house specialist mechanical plant
Date of Decision : 11.06.20
Decision : **Planning Permission is GRANTED**
13. Application No : 20/00207/FPH
Date Received : 18.04.20
Location : 43 St. Margarets Stevenage Herts SG2 8RQ
Proposal : Single storey and first floor rear extensions
Date of Decision : 30.06.20
Decision : **Planning Permission is GRANTED**
14. Application No : 20/00209/FPH
Date Received : 20.04.20
Location : 66 Leaves Spring Stevenage Herts SG2 9BH
Proposal : Single storey front extension
Date of Decision : 30.06.20
Decision : **Planning Permission is GRANTED**
15. Application No : 20/00210/FP
Date Received : 20.04.20
Location : 67 Lingfield Road Stevenage Herts SG1 5SQ
Proposal : Change of use from Highway land to residential and creation of parking space
Date of Decision : 24.06.20
Decision : **Planning Permission is GRANTED**

16. Application No : 20/00211/FPH
Date Received : 22.04.20
Location : 4 Rectory Croft Rectory Lane Stevenage Herts
Proposal : First floor rear extension, alteration of flat roof over utility room to dual pitch roof, and alteration of flat roof over remaining side extension to mono pitched roof, and side porch extension to main entrance.
Date of Decision : 22.06.20
Decision : **Planning Permission is GRANTED**
17. Application No : 20/00214/FPH
Date Received : 22.04.20
Location : 292 Durham Road Stevenage Herts SG1 4JF
Proposal : First Floor Rear Extension
Date of Decision : 16.06.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed first floor rear extension, by virtue of its design, scale and massing would be over dominant and detrimental to the form of the original dwelling and the visual amenities of the area. Additionally, the proposal would result in harm to the amenities of the neighbours at No.290 and No.294 Durham Road by way of a harmful overbearing impact on the rear habitable room windows and the immediate garden areas of these properties. 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 NPPF (2019) and NPPG (2014).
18. 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**

19. Application No : 20/00220/FP
Date Received : 27.04.20
Location : Unit B2, Roebuck Retail Park London Road Stevenage
Proposal : Erection of external fire escape staircase
Date of Decision : 19.06.20
Decision : **Planning Permission is GRANTED**
20. Application No : 20/00221/COND
Date Received : 28.04.20
Location : Unit B2 Roebuck Retail Park London Road Stevenage
Proposal : Discharge of Conditions 3 (Cycle Parking) and 4 (Soundproofing details) attached to planning permission number 20/00008/FP
Date of Decision : 19.06.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
21. 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**
22. Application No : 20/00226/FP
Date Received : 28.04.20
Location : Sala Thong 112 High Street Stevenage Herts
Proposal : Change of use from a three bedroom single family dwelling (Use Class C3) to a three bedroom HMO (House of Multiple Occupancy) (Use Class C4)
Date of Decision : 25.06.20
Decision : **Planning Permission is GRANTED**

23. Application No : 20/00229/COND
Date Received : 29.04.20
Location : Former DuPont (UK) Ltd Site Wedgwood Way Stevenage Herts
Proposal : Discharge of condition 14 (travel plan) attached to planning permission reference 17/00376/FPM
Date of Decision : 24.06.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
24. Application No : 20/00230/FPH
Date Received : 29.04.20
Location : 38 Burwell Road Stevenage Herts SG2 9RH
Proposal : Single storey front and side extension
Date of Decision : 16.06.20
Decision : **Planning Permission is GRANTED**
25. Application No : 20/00231/PATELE
Date Received : 29.04.20
Location : Lytton Way Old Town Stevenage SG1 3AD
Proposal : Installation of 20m high Monopole with cabinet at base and associated ancillary works.
Date of Decision : 24.06.20
Decision : **Prior Approval is REQUIRED and REFUSED**
- The size, appearance and siting of the 20m monopole in the proposed location on Lytton Way would result in a harmful impact on the character and appearance of the area and street scene generally. Furthermore, the applicant has failed to adequately evidence that there are better less visually intrusive alternative locations to site the mast. The development is, therefore, considered to be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019) and the advice in the National Planning Policy Framework (2019).

26. Application No : 20/00233/PATELE
Date Received : 30.04.20
Location : The Towers Southgate Stevenage Herts
Proposal : Installation of 6no. antenna apertures to replace existing
Date of Decision : 17.06.20
Decision : **Prior Approval is NOT REQUIRED**
27. Application No : 20/00234/FPH
Date Received : 30.04.20
Location : 19 Cabot Close Stevenage Herts SG2 0ES
Proposal : Part two storey, part single storey side extension, part two storey, part single storey rear extension and single storey front extension.
Date of Decision : 15.06.20
Decision : **Planning Permission is GRANTED**
28. Application No : 20/00235/FP
Date Received : 30.04.20
Location : Unit 3 Motorway Ind Est Babbage Road Stevenage Herts
Proposal : Change of use from B8 (storage or distribution) and B1 (office) to Sui Generis.
Date of Decision : 19.06.20
Decision : **Planning Permission is GRANTED**
29. Application No : 20/00236/FPH
Date Received : 01.05.20
Location : 24 The Dell Stevenage Herts SG1 1PH
Proposal : Single storey porch extension to the front of the property.
Date of Decision : 19.06.20
Decision : **Planning Permission is GRANTED**

30. Application No : 20/00237/FPH
Date Received : 01.05.20
Location : 67 Conifer Walk Stevenage Herts SG2 7QS
Proposal : Variation of condition 1 (Approved Plans) attached to planning permission reference 20/00082/FPH
Date of Decision : 15.06.20
Decision : **Planning Permission is GRANTED**
31. Application No : 20/00238/FP
Date Received : 02.05.20
Location : 13 Bawdsey Close And 7 Mundesley Close Stevenage Herts SG1 2LA
Proposal : Change of use from public amenity land to residential land
Date of Decision : 16.06.20
Decision : **Planning Permission is GRANTED**
32. Application No : 20/00242/FP
Date Received : 05.05.20
Location : 15 Bedwell Crescent Stevenage Herts SG1 1LT
Proposal : Variation of condition 1 (Approved Plans) attached to planning permission reference 17/00094/FP
Date of Decision : 29.06.20
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The provision of a hardstand for 4 car parking spaces would result in the loss of a mature Acer Tree which would have a detrimental impact on the visual amenities and the character of the area generally. The proposal is, therefore, contrary to policies GD1 and SP8 of Stevenage Borough Local Plan (2011-2031) and the advice contained in the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

33. Application No : 20/00243/FPH
Date Received : 05.05.20
Location : 15 Greydells Road Stevenage Herts SG1 3NL
Proposal : Single storey rear extension
Date of Decision : 17.06.20
Decision : **Planning Permission is GRANTED**
34. Application No : 20/00245/FP
Date Received : 07.05.20
Location : 8 The Plaza Town Centre Stevenage Herts
Proposal : Change of use from Class A1 (Retail) to Sui Generis (Community radio, live music and drinking establishment)
Date of Decision : 30.06.20
Decision : **Planning Permission is GRANTED**
35. Application No : 20/00246/FP
Date Received : 11.05.20
Location : 66 Dryden Crescent Stevenage Herts SG2 0JQ
Proposal : Change of use of highway land to residential land
Date of Decision : 29.06.20
Decision : **Planning Permission is GRANTED**
36. Application No : 20/00247/COND
Date Received : 11.05.20
Location : Courtlands Todds Green Stevenage Herts
Proposal : Discharge of condition 11 (landscaping) and 13 (climate change) attached to planning permission reference number 20/00142/FP
Date of Decision : 29.06.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

37. Application No : 20/00249/FP
Date Received : 11.05.20
Location : Longacres House Six Hills Way Stevenage Herts
Proposal : Updating works to entrance including reworking of DDA Ramp, installation of 11No new windows and entrance screen and spraying existing windows and cladding and bricking up of roller shutter entrance.
Date of Decision : 15.06.20
Decision : **Planning Permission is GRANTED**
38. Application No : 20/00254/FP
Date Received : 14.05.20
Location : 138 Blenheim Way Stevenage Herts SG2 8TF
Proposal : Proposed single storey side and rear extension and change of use of land from public amenity and highway land to residential land with the creation of a hardstand
Date of Decision : 01.07.20
Decision : **Planning Permission is GRANTED**
39. Application No : 20/00255/FP
Date Received : 14.05.20
Location : 56 Austen Paths Stevenage Herts SG2 0NR
Proposal : Change of use from 4 bedroom dwelling to 8 bedroom House of Multiple Occupation (HMO) and addition of small rear extension
Date of Decision : 12.06.20
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposal would fail to allow adequate provision for space within the site for the parking of vehicles associated with the development which would lead to conditions detrimental to vehicular and pedestrian safety and, as such, would result in an unsatisfactory form of development. The development, if permitted, would result in additional on street parking in the vicinity of the application site which would be prejudicial to general provisions of highway safety and convenience contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision SPD (2012), Hertfordshire Local Transport Plan 4 (2018), The department for Transport Manual for Streets (2007), Roads in Hertfordshire A Guide for New Development third edition (2011) and advice in the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

40. Application No : 20/00256/FP
Date Received : 14.05.20
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
Date of Decision : 30.06.20
Decision : **Planning Permission is GRANTED**
41. Application No : 20/00263/TPCA
Date Received : 19.05.20
Location : 9 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : T1 & T2 - Scots Pine - Crown lift to provide 6m clearance from ground level over the driveway. Reduce the remaining crown by up to 2m back to clear the driveway.
Date of Decision : 26.06.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
42. Application No : 20/00265/PATELE
Date Received : 19.05.20
Location : Telecommunications Mast 50237 Gunnels Wood Road Stevenage Herts
Proposal : Installation of 20m high pole with cabinet at base and associated ancillary works
Date of Decision : 17.06.20
Decision : **Prior Approval is NOT REQUIRED**

43. Application No : 20/00268/COND
Date Received : 20.05.20
Location : Land Bordered By Ashdown Road, Malvern Close And Hertford Road Stevenage Herts SG2 8BG
Proposal : Discharge condition 31 (Construction method statement) attached to Planning Permission 18/00401/FP.
Date of Decision : 17.06.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 20/00271/HPA
Date Received : 22.05.20
Location : 97 Drakes Drive Stevenage Herts SG2 0HA
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.10m, for which the maximum height will be 2.65m and the height of the eaves will be 2.45m
Date of Decision : 24.06.20
Decision : **Prior Approval is REQUIRED and GIVEN**
45. Application No : 20/00276/HPA
Date Received : 27.05.20
Location : 1 Trigg Terrace Stevenage Herts SG1 3TX
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.00m, for which the maximum height will be 3.10m and the height of the eaves will be 2.90
Date of Decision : 29.06.20
Decision : **Prior Approval is NOT REQUIRED**

46. Application No : 20/00307/NMA
Date Received : 11.06.20
Location : Courtlands Chantry Lane Todds Green Stevenage
Proposal : Non Material Amendment to alter window and doors including colour change of frames and external cladding attached to planning permission 20/00142/FP
Date of Decision : 29.06.20
Decision : **Non Material Amendment AGREED**
47. Application No : 20/00308/NMA
Date Received : 11.06.20
Location : Courtlands Chantry Lane Todds Green Stevenage
Proposal : Non Material Amendment to change colour of external cladding and change of window and door frame colour attached to planning permission 18/00072/FP
Date of Decision : 29.06.20
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 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.