

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **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 : 17/00621/FP  
Date Received : 04.09.17  
Location : 33 Peartree Way Stevenage Herts SG2 9DZ  
Proposal : Single storey rear extension to create 1 bedroom flat with associated access and car parking facilities (amended application).  
Date of Decision : 29.07.20  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 20/00059/FPH  
Date Received : 24.01.20  
Location : Sheen Cottage Rectory Lane Stevenage Herts  
Proposal : Proposed two storey rear extension replacement detached garage including removal of Cedar tree  
Date of Decision : 17.07.20  
Decision : **Planning Permission is GRANTED**

3. Application No : 20/00080/COND  
Date Received : 03.02.20  
Location : 12 North Road Stevenage Herts SG1 4AL  
Proposal : Discharge of conditions 4 (boundary treatments); 5 (landscaping); 10 (tree fencing); 13 (site waste management plan); 19 (construction management plan); 20 (electric vehicle charging points) and 23 (drainage scheme design) attached to planning permission reference number 18/00740/FPM  
Date of Decision : 14.07.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
4. Application No : 20/00104/COND  
Date Received : 20.02.20  
Location : 12 North Road Stevenage Herts SG1 4AL  
Proposal : Discharge of condition 3 (Materials) attached to planning permission reference number 18/00740/FPM  
Date of Decision : 13.07.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 20/00162/LB  
Date Received : 16.03.20  
Location : 53A High Street Stevenage Herts SG1 3AQ  
Proposal : Internal and external repair and alteration of first floor flat over a shop.  
Date of Decision : 15.07.20  
Decision : **Listed Building Consent is GRANTED**
6. Application No : 20/00174/FPH  
Date Received : 26.03.20  
Location : 90 Bandley Rise Stevenage Herts SG2 9NT  
Proposal : Single storey rear extension  
Date of Decision : 02.07.20  
Decision : **Planning Permission is GRANTED**

7. Application No : 20/00215/FPH  
Date Received : 23.04.20  
Location : 3 Southsea Road Stevenage Herts SG1 2PH  
Proposal : Raising of roof and introduction of dormer windows to existing garage to facilitate use as a residential annexe  
Date of Decision : 10.07.20  
Decision : **Planning Permission is GRANTED**
8. Application No : 20/00227/FP  
Date Received : 28.04.20  
Location : Land To The Rear Of 36 Fellowes Way And 57 Woodland Way Stevenage Herts SG2 8BW  
Proposal : Erection of 1no. one bedroom bungalow  
Date of Decision : 03.07.20  
Decision : **Planning Permission is GRANTED**
9. Application No : 20/00232/FPH  
Date Received : 30.04.20  
Location : 1 Peartree Way Stevenage Herts SG2 9DP  
Proposal : Single storey front and side extensions  
Date of Decision : 24.07.20  
Decision : **Planning Permission is GRANTED**
10. Application No : 20/00244/FPH  
Date Received : 07.05.20  
Location : 63 Blenheim Way Stevenage Herts SG2 8TD  
Proposal : Part two storey, part first floor front extension  
Date of Decision : 21.07.20  
Decision : **Planning Permission is GRANTED**

11. Application No : 20/00248/FPH  
Date Received : 11.05.20  
Location : 40 Hayfield Stevenage Herts SG2 7JP  
Proposal : Single storey link extension to existing double garage to facilitate use as living accommodation.  
Date of Decision : 07.07.20  
Decision : **Planning Permission is GRANTED**
12. Application No : 20/00251/COND  
Date Received : 12.05.20  
Location : Land At Chadwell Road Norton Green Stevenage Herts  
Proposal : Discharge of condition 25 (external lighting) attached to planning permission reference number 15/00101/FPM  
Date of Decision : 07.07.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
13. Application No : 20/00258/FP  
Date Received : 15.05.20  
Location : 2 Paddocks Close Stevenage Herts SG2 9UD  
Proposal : Change of use from highway land to residential land  
Date of Decision : 03.07.20  
Decision : **Planning Permission is GRANTED**
14. Application No : 20/00260/CLPD  
Date Received : 18.05.20  
Location : 112 Mobbsbury Way Stevenage Herts SG2 0JA  
Proposal : Certificate of lawfulness for a single storey side extension  
Date of Decision : 13.07.20  
Decision : **Certificate of Lawfulness is APPROVED**

15. Application No : 20/00261/COND  
Date Received : 18.05.20  
Location : 20 Rockingham Way Stevenage Herts SG1 1SQ  
Proposal : Discharge of condition 6 (arboricultural method statement )  
attached to planning permission reference number 17/00533/FP  
Date of Decision : 10.07.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 20/00262/FPH  
Date Received : 18.05.20  
Location : 20 Rockingham Way Stevenage Herts SG1 1SQ  
Proposal : Replacement garage  
Date of Decision : 02.07.20  
Decision : **Planning Permission is GRANTED**
17. Application No : 20/00264/FPH  
Date Received : 19.05.20  
Location : 1 Dove Road Stevenage Herts SG1 3YJ  
Proposal : Single storey side and rear extension  
Date of Decision : 29.07.20  
Decision : **Planning Permission is GRANTED**
18. Application No : 20/00266/PATELE  
Date Received : 19.05.20  
Location : Street Works Maxwell Road Maxwell Road Stevenage Herts  
Proposal : Installation of 18 metre high pole with wrap around cabinet, 6no  
antennas, 3no. new equipment cabinets and ancillary  
development thereto.  
Date of Decision : 14.07.20  
Decision : **Prior Approval is NOT REQUIRED**

19. Application No : 20/00267/FP  
Date Received : 20.05.20  
Location : 35 The Oundle Stevenage Herts SG2 8JY  
Proposal : Change of use from adopted highway land to residential use for driveway  
Date of Decision : 07.07.20  
Decision : **Planning Permission is GRANTED**
20. Application No : 20/00269/FPH  
Date Received : 21.05.20  
Location : 1 The Noke Stevenage Herts SG2 8LH  
Proposal : Two storey side and rear extension.  
Date of Decision : 16.07.20  
Decision : **Planning Permission is REFUSED**  
  
For the following reason(s);  
  
The proposed development, if approved, would result in inadequate car parking provision to serve the property in line with the Council's adopted parking standards. This is likely to result in additional on-street parking which would give rise to conditions prejudicial to the free flow of traffic and conditions of highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision SPD (2012), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).
21. Application No : 20/00272/FP  
Date Received : 26.05.20  
Location : 130 Durham Road Stevenage Herts SG1 4HZ  
Proposal : Change of use from public amenity land to residential land including creation of a hardstand.  
Date of Decision : 07.07.20  
Decision : **Planning Permission is GRANTED**

22. Application No : 20/00275/PATELE  
Date Received : 26.05.20  
Location : Junction Of Six Hills Way & Shephall Way Stevenage Herts  
Proposal : Installation of 1no 20 metre galvanised steel pole and 2no. new equipment cabinets and ancillary development  
Date of Decision : 17.07.20  
Decision : **Prior Approval is NOT REQUIRED**
23. Application No : 20/00277/FPH  
Date Received : 28.05.20  
Location : 30 Ashleigh Stevenage Herts SG2 9UP  
Proposal : Creation of front porch.  
Date of Decision : 13.07.20  
Decision : **Planning Permission is GRANTED**
24. Application No : 20/00279/TPCA  
Date Received : 29.05.20  
Location : 13 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Reduce height by approx 40% (around 3.5 metres) and prune out of shape branches by a maximum of 2 metres to 1no. Conifer tree  
Date of Decision : 02.07.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
25. Application No : 20/00280/FP  
Date Received : 29.05.20  
Location : 85 - 129 Hopton Road Stevenage Herts SG1 2LE  
Proposal : New roof perimeter guarding  
Date of Decision : 08.07.20  
Decision : **Planning Permission is GRANTED**

26. Application No : 20/00281/TPTPO  
Date Received : 29.05.20  
Location : 5 Essex Close Stevenage Herts SG1 3FA  
Proposal : Removal of dead and broken branches, thinning and or reduction to a maximum of 3ft carried out to suitable growth points of 1No: (T1) Blue Atlantic Cedar protected by TPO 120  
Date of Decision : 10.07.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
27. Application No : 20/00282/FP  
Date Received : 29.05.20  
Location : 131-163 Hopton Road Stevenage Herts SG1 2LF  
Proposal : New roof perimeter guarding  
Date of Decision : 08.07.20  
Decision : **Planning Permission is GRANTED**
28. Application No : 20/00283/FPH  
Date Received : 30.05.20  
Location : 10 Symonds Green Road Stevenage Herts SG1 2HA  
Proposal : Two storey side extension.  
Date of Decision : 27.07.20  
Decision : **Planning Permission is GRANTED**
29. Application No : 20/00287/CLPD  
Date Received : 02.06.20  
Location : 8 Broadview Stevenage Herts SG1 3TT  
Proposal : Certificate of lawfulness for proposed outbuilding  
Date of Decision : 10.07.20  
Decision : **Certificate of Lawfulness is APPROVED**



30. Application No : 20/00289/FP  
Date Received : 03.06.20  
Location : 37 Long Leaves Stevenage Herts SG2 9AX  
Proposal : Change of use from public amenity land to private residential land  
Date of Decision : 08.07.20  
Decision : **Planning Permission is GRANTED**
31. Application No : 20/00291/HPA  
Date Received : 04.06.20  
Location : 10 Burymead Stevenage Herts SG1 4AX  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.00m, for which the maximum height will be 3.20m and the height of the eaves will be 2.50  
Date of Decision : 07.07.20  
Decision : **Prior Approval is NOT REQUIRED**
32. Application No : 20/00293/FP  
Date Received : 05.06.20  
Location : 45 Lonsdale Road Stevenage Herts SG1 5DB  
Proposal : Conversion of existing 3 bedroom dwelling to 2 no. 1 bedroom flats  
Date of Decision : 22.07.20  
Decision : **Planning Permission is GRANTED**
33. Application No : 20/00294/FP  
Date Received : 09.06.20  
Location : 211 York Road Stevenage Herts SG1 4HB  
Proposal : Change of use from public highway land to residential use to use as garden land and erection of boundary fence  
Date of Decision : 20.07.20  
Decision : **Planning Permission is GRANTED**

34. Application No : 20/00297/HPA  
Date Received : 09.06.20  
Location : 17 Tamar Close Stevenage Herts  
Proposal : Single storey rear extension which will extend beyond the rear of the original house by 3.5 metres, for which the maximum height will be 3.5 metres and the height of the eaves will be 2.4 metres  
Date of Decision : 07.07.20  
Decision : **Prior Approval is NOT REQUIRED**
35. Application No : 20/00299/FP  
Date Received : 10.06.20  
Location : 8 Ruckles Close Stevenage Herts SG1 1PE  
Proposal : Change of use from public amenity land to driveway.  
Date of Decision : 20.07.20  
Decision : **Planning Permission is GRANTED**
36. Application No : 20/00305/AD  
Date Received : 11.06.20  
Location : Unit 2 Monkswood Retail Park Elder Way Stevenage  
Proposal : 2no. internally illuminated and 1no.non-illuminated signs and 4no. non-illuminated panel signs applied to existing totem signs.  
Date of Decision : 14.07.20  
Decision : **Advertisement Consent is GRANTED**
37. Application No : 20/00310/NMA  
Date Received : 12.06.20  
Location : 168 Fairview Road Stevenage Herts SG1 2NE  
Proposal : Non Material Amendment to change materials to render on existing walls and all new walls to be "Old Fulford" red brick attached to planning permission 20/00156/FPH  
Date of Decision : 02.07.20  
Decision : **Non Material Amendment AGREED**

38. Application No : 20/00320/FPH  
Date Received : 17.06.20  
Location : 63 Warwick Road Stevenage Herts SG2 0QT  
Proposal : Erection of front extension  
Date of Decision : 22.07.20  
Decision : **Planning Permission is GRANTED**
39. Application No : 20/00321/TPCA  
Date Received : 17.06.20  
Location : 2 The Priory Rectory Lane Stevenage Herts  
Proposal : Remove lower limb over hanging garden on east side and crown lift low limb on south side by 5m to 1no. Common Beech  
Date of Decision : 24.07.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
40. Application No : 20/00330/HPA  
Date Received : 22.06.20  
Location : 11 Tates Way Stevenage Herts SG1 4WP  
Proposal : Single storey rear extension which will extend beyond the rear of the original house by 4.50metres, for which the maximum height will be 3.85 metres and the height of the eaves will be 2.25 metres  
Date of Decision : 22.07.20  
Decision : **Prior Approval is NOT REQUIRED**
41. Application No : 20/00332/FPH  
Date Received : 22.06.20  
Location : 227 Ripon Road Stevenage Herts SG1 4LR  
Proposal : Single storey front extension  
Date of Decision : 24.07.20  
Decision : **Planning Permission is GRANTED**

42. Application No : 20/00337/NMA  
Date Received : 23.06.20  
Location : 83 Brook Drive Stevenage Herts SG2 8TP  
Proposal : Non material amendment to planning permission reference number 18/00078/FP to increase the width of the proposed dwelling by 100mm  
Date of Decision : 16.07.20  
Decision : **Non Material Amendment AGREED**
43. Application No : 20/00342/COND  
Date Received : 24.06.20  
Location : Plot 2000 Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of Conditions 18 (External Lighting) attached to planning permission number 19/00673/FPM  
Date of Decision : 22.07.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 20/00343/COND  
Date Received : 24.06.20  
Location : Plot 2000 Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of Conditions 3 (Hardsurface Materials) and 20 (Boundary Treatment) attached to planning permission number 19/00673/FPM  
Date of Decision : 22.07.20  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
45. Application No : 20/00351/HPA  
Date Received : 01.07.20  
Location : 21 Collenswood Road Stevenage Herts SG2 9ER  
Proposal : Single storey rear extension which will extend beyond the rear of the original house by 3.26metres, for which the maximum height will be 3.38 metres and the height of the eaves will be 2.49 metres  
Date of Decision : 29.07.20  
Decision : **Prior Approval is NOT REQUIRED**

46. Application No : 20/00356/NMA  
Date Received : 02.07.20  
Location : 127 Fairview Road Stevenage Herts SG1 2NP  
Proposal : Non material amendment to planning permission reference number 17/00415/FPH to remove bay window on right handside of building.  
Date of Decision : 14.07.20  
Decision : **Non Material Amendment AGREED**
47. Application No : 20/00381/NMA  
Date Received : 13.07.20  
Location : 206 Broadwater Crescent Stevenage Herts SG2 8ER  
Proposal : Non material amendment to planning permission reference number 18/00683/FPH to introduce window to West elevation of the porch extension  
Date of Decision : 29.07.20  
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.