

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 : 19/00461/FP
Date Received : 02.08.19
Location : Units A & B Mindenhall Court High Street Stevenage
Proposal : Conversion of office use to residential use comprising of 8no 1 bed flats and 1 no 2 bed flat, proposed bin store, bike racks, 7no. parking spaces & amenity area
Date of Decision : 12.10.20
Decision : **Planning Permission is GRANTED**

2. Application No : 19/00721/FP
Date Received : 09.12.19
Location : 19 Made Feld Stevenage Herts SG1 1PQ
Proposal : Change of use of amenity land to private residential land, erection of part single-storey, part two-storey side extension, single-storey rear extension and conversion of existing dwellinghouse into 3 no. one bedroom apartments.
Date of Decision : 16.10.20
Decision : **Planning Permission is GRANTED**

3. Application No : 20/00198/FPH
Date Received : 11.04.20
Location : 55A Whitney Drive Stevenage Herts SG1 4BH
Proposal : Single storey front garage
Date of Decision : 05.10.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed single storey front garage extension, by virtue of its scale and depth of projection, would be a large and prominent feature in the existing openness along this southern side of the spur arm of Whitney Drive, detrimentally impacting the character of the area and the street scene. If approved the proposal would be contrary to adopted Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), Chapter 6 of the Council's adopted Supplementary Planning Document 'Stevenage Design Guide' (2012) and the general high quality design principles of the National Planning Policy Framework (2019) and National Planning Practice Guidance (2014).

The proposed single storey front garage extension, by virtue of its depth of projection, height in comparison to and proximity to No.53A Whitney Drive to the west would result in an adverse outlook from the neighbouring property, creating a tunneling effect because of the existing projection and form of No.53A. If approved the proposal would be contrary to adopted Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), Chapter 6 of the Council's adopted Supplementary Planning Document 'Stevenage Design Guide' (2012) and the general high quality design principles of the National Planning Policy Framework (2019) and National Planning Practice Guidance (2014).

4. Application No : 20/00384/FP
Date Received : 14.07.20
Location : 8A Magellan Close Stevenage Herts SG2 0NF
Proposal : Variation of condition 11 (no new windows and doors) attached to planning permission 16/00791/FP to allow insertion of a roof light and gable window to be added to the dwellings
Date of Decision : 14.10.20
Decision : **Planning Permission is REFUSED**
For the following reason(s);
The proposed development could result in the creation of a bedroom in the loft space which would require additional parking provision which cannot be adequately provided on-site in accordance with the Council's adopted standards. 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 and is contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019), the Council's Car Parking Standards SPD (2020), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).
5. Application No : 20/00408/FPH
Date Received : 23.07.20
Location : 168 Fairview Road Stevenage Herts SG1 2NE
Proposal : First floor rear extension
Date of Decision : 25.09.20
Decision : **Planning Permission is GRANTED**
6. Application No : 20/00418/FP
Date Received : 28.07.20
Location : Sala Thong 112 High Street Stevenage Herts
Proposal : Two storey rear extension to provide larger kitchen to facilitate ancillary take away service and 1no. single residential unit above.
Date of Decision : 16.10.20
Decision : **Planning Permission is GRANTED**

7. Application No : 20/00419/LB
Date Received : 28.07.20
Location : Sala Thong 112 High Street Stevenage Herts
Proposal : Two storey rear extension to provide larger kitchen to facilitate ancillary take away service and 1no. single residential unit
Date of Decision : 16.10.20
Decision : **Listed Building Consent is GRANTED**
8. Application No : 20/00424/FPH
Date Received : 30.07.20
Location : 7 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Conversion of existing flat roof into a Balcony.
Date of Decision : 20.10.20
Decision : **Planning Permission is GRANTED**
9. Application No : 20/00429/FPH
Date Received : 05.08.20
Location : 4 Mathews Close Stevenage Herts SG1 4XB
Proposal : Part two storey, part single storey front extension and installation of 2no. rear dormer windows and 2no. roof lights in front roof slope.
Date of Decision : 25.09.20
Decision : **Planning Permission is GRANTED**
10. Application No : 20/00441/FPH
Date Received : 10.08.20
Location : 7 Hastings Close Stevenage Herts SG1 2JG
Proposal : Raising of roof over garage and garage conversion
Date of Decision : 28.09.20
Decision : **Planning Permission is GRANTED**

11. Application No : 20/00446/FP
Date Received : 10.08.20
Location : Land Adjacent To 552 And 554 Canterbury Way Stevenage
Herts SG1 4EF
Proposal : Change of use from public amenity land to residential land at
Nos. 552 and 554 and retention of fence at No. 552.
Date of Decision : 24.09.20
Decision : **Planning Permission is GRANTED**
12. Application No : 20/00445/FP
Date Received : 11.08.20
Location : Land Bordered By Ashdown Road, Malvern Close And Hertford
Road Stevenage Herts SG2 8BG
Proposal : Variation of conditions 1(approved plans), 3 (materials), 8
(contamination), 10 (remediation scheme), 11 (verification
report), 15 (bird boxes), 16 (bat boxes), 26 (climate change),
31(construction management plan) 32 (ecological method
statement) and removal of condition 33 (geotechnical report)
attached to planning permission reference number 18/00401/FP
Date of Decision : 14.10.20
Decision : **Planning Permission is GRANTED**
13. Application No : 20/00447/FPH
Date Received : 11.08.20
Location : 8 Foster Close Stevenage Herts SG1 4SA
Proposal : Single storey rear infill extension with new glass roof
Date of Decision : 30.09.20
Decision : **Planning Permission is GRANTED**

14. Application No : 20/00449/FPH
Date Received : 11.08.20
Location : 7 Hyde Green Stevenage Herts SG2 9XU
Proposal : Single storey front extension
Date of Decision : 28.09.20
Decision : **Planning Permission is GRANTED**
15. Application No : 20/00450/FPH
Date Received : 11.08.20
Location : 18 St. Margarets Stevenage Herts SG2 8RG
Proposal : Single storey front porch
Date of Decision : 30.09.20
Decision : **Planning Permission is GRANTED**
16. Application No : 20/00451/TPTPO
Date Received : 12.08.20
Location : 37 Fishers Green Road Stevenage Herts SG1 2PD
Proposal : Reduction of 1no. Oak tree by 25% (2m - 2.5m) protected by Tree Preservation Order 78
Date of Decision : 05.10.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
17. Application No : 20/00453/FP
Date Received : 12.08.20
Location : 10 Windsor Close Stevenage Herts SG2 8UD
Proposal : Change of use from public amenity land to residential land to create driveway
Date of Decision : 29.09.20
Decision : **Planning Permission is GRANTED**

18. Application No : 20/00455/CLPD
Date Received : 14.08.20
Location : 14 Park Close Stevenage Herts SG2 8PX
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 29.09.20
Decision : **Certificate of Lawfulness is APPROVED**
19. Application No : 20/00456/CLPD
Date Received : 17.08.20
Location : 23 Barham Road Stevenage Herts SG2 9HX
Proposal : Certificate of Lawfulness for a proposed single storey rear extension
Date of Decision : 30.09.20
Decision : **Certificate of Lawfulness is APPROVED**
20. Application No : 20/00458/FP
Date Received : 18.08.20
Location : 60 Peartree Way Stevenage Herts SG2 9EA
Proposal : Change of use from public amenity land and highway land to private amenity land and creation of hardstand
Date of Decision : 29.09.20
Decision : **Planning Permission is GRANTED**
21. Application No : 20/00459/FPH
Date Received : 18.08.20
Location : 14 Sheringham Avenue Stevenage Herts SG1 2JU
Proposal : Single storey front extension
Date of Decision : 05.10.20
Decision : **Planning Permission is GRANTED**

22. Application No : 20/00461/TPTPO
Date Received : 20.08.20
Location : 69 Downlands Stevenage Herts SG2 7BJ
Proposal : Removal of 3.6 metre limb on 1no. Field Maple (A2) protected by TPO 33.
Date of Decision : 14.10.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
23. Application No : 20/00462/FPH
Date Received : 20.08.20
Location : 64 Longfields Stevenage Herts SG2 8QA
Proposal : Single storey rear extension
Date of Decision : 01.10.20
Decision : **Planning Permission is GRANTED**
24. Application No : 20/00463/FP
Date Received : 20.08.20
Location : 1 Trafford Close Stevenage Herts SG1 3RY
Proposal : Two storey side extension and part two storey, part single storey rear extension including garage conversion
Date of Decision : 06.10.20
Decision : **Planning Permission is GRANTED**
25. Application No : 20/00464/FPH
Date Received : 21.08.20
Location : 574 Ripon Road Stevenage Herts SG1 4NL
Proposal : Single storey front extension
Date of Decision : 06.10.20
Decision : **Planning Permission is GRANTED**

26. Application No : 20/00465/CLPD
Date Received : 21.08.20
Location : 574 Ripon Road Stevenage Herts SG1 4NL
Proposal : Single storey rear extension
Date of Decision : 06.10.20
Decision : **Certificate of Lawfulness is APPROVED**

27. Application No : 20/00467/FP
Date Received : 22.08.20
Location : 73 Whitney Drive Stevenage Herts SG1 4BL
Proposal : Erection of 1no. 3 bedroom detached dwelling
Date of Decision : 13.10.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwellinghouse due to its location within a private residential garden would not constitute development on previously developed land as defined by the National Planning Policy Framework (NPPF) (2019). The proposal is therefore contrary to Policy HO5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and is unacceptable in principle.

The proposed dwellinghouse by virtue of its narrow plot width and its proximity with No.73 Whitney Drive 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 proposed dwellinghouse, due to its siting and proximity to No.73 Whitney Drive 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) and Chapter 5 of the Council's Design Guide SPD (2009).

The proposed dwellinghouse, due to its siting, height and proximity to Nos.71 and 73 Whitney Drive, would adversely impact on the amount of sunlight and daylight entering the east facing ground floor bedroom of No.71 and rear habitable rooms of No.73 to the detriment of the amenity of the occupiers of these dwellings. The proposal is therefore contrary to Policies SP8, HO5 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and Chapter 5 of the Council's Design Guide SPD (2009).

28. Application No : 20/00468/FPH
Date Received : 22.08.20
Location : 45 Sish Lane Stevenage Herts SG1 3LS
Proposal : Part two-storey, part single storey rear extension and single storey front and side extension
Date of Decision : 08.10.20
Decision : **Planning Permission is GRANTED**

29. Application No : 20/00469/FPH
Date Received : 22.08.20
Location : 15 Frobisher Drive Stevenage Herts SG2 0HJ
Proposal : Single storey side and rear extension
Date of Decision : 13.10.20
Decision : **Planning Permission is GRANTED**

30. Application No : 20/00470/FPH
Date Received : 23.08.20
Location : 2 Whitney Drive Stevenage Herts SG1 4BG
Proposal : Two storey side extension and part first floor, part two-storey side and rear extension.
Date of Decision : 19.10.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed southern two storey side extension and northern first floor side extension would, by virtue of their scale, widths, mass and resultant total width of the dwelling, be excessively wide and out-of-keeping in the street scene. At over approximately 160% the width of the original two storey dwelling the proposal would result in an obtrusive addition to the parent property and to this prominent corner position. The proposal would see the loss of the characteristic spacing between No.4 and if approved the proposal would be harmful to the character and visual amenity of the area, and the property itself. The development would not be in accordance with Policies SP8 and GD1 of the Local Plan 2011-2031 (2019), Chapter 6 of the Council's supplementary planning document Stevenage Design Guide 2009 and the principles of good design within the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

31. Application No : 20/00471/FP
Date Received : 24.08.20
Location : 79 Rockingham Way Stevenage Herts SG1 1SJ
Proposal : Conversion of 1no. 3 bed terraced house into 2no. 1 bed flats and erection of rear external staircase.
Date of Decision : 13.10.20
Decision : **Planning Permission is GRANTED**

32. Application No : 20/00473/FP
Date Received : 24.08.20
Location : Nefs 25 Queensway Town Centre Stevenage
Proposal : Variation of condition 5 (Delivery Hours) attached to planning permission reference 06/00196/FP to extend takeaway delivery hours from 22:00PM to 12:00AM Midnight Monday to Sunday (including Bank Holidays)
Date of Decision : 16.10.20
Decision : **Planning Permission is GRANTED**
33. Application No : 20/00475/FP
Date Received : 26.08.20
Location : 120A Oaks Cross To 130A Oaks Cross Stevenage Herts SG2 8LU
Proposal : Replacement of balustrades to private balconies
Date of Decision : 16.10.20
Decision : **Planning Permission is GRANTED**
34. Application No : 20/00476/FP
Date Received : 26.08.20
Location : 239A Broadwater Crescent To 259A Broadwater Crescent Stevenage Herts SG2 8ET
Proposal : Replacement of balustrades to private balconies and communal walkways
Date of Decision : 08.10.20
Decision : **Planning Permission is GRANTED**

35. Application No : 20/00477/TPTPO
Date Received : 26.08.20
Location : 8 Cameron Close Stevenage Herts SG2 0HG
Proposal : Reduction by 30% on 1no. Horse Chestnut (T11) protected by TPO 74
Date of Decision : 21.10.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
36. Application No : 20/00478/CLPD
Date Received : 26.08.20
Location : 20 Greydells Road Stevenage Herts SG1 3NL
Proposal : Certificate of lawfulness (Proposed) for a rear dormer and 3 no. roof lights
Date of Decision : 05.10.20
Decision : **Certificate of Lawfulness is APPROVED**

37. Application No : 20/00480/FP
Date Received : 26.08.20
Location : 40 Burymead Stevenage Herts SG1 4AY
Proposal : Erection of 1no. one bed end of terrace dwelling
Date of Decision : 15.10.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development in order to create a 1 bedroom dwelling, combined with the proposed hard surfaced areas, 1.8m high close board fence to demarcate the private garden areas, would result in an over development of the site which would erode the open and spacious character of the site within the context of a heavily urbanised area. Consequently, the development is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

The internal amenity space of the proposed dwelling is below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (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 proposed dwelling, by virtue of its proximity to the side elevation of No. 42 Burymead fails to meet the required minimum back to side separation distance as laid out in Chapter 5 of the Council's adopted Design Guide (2009) and would therefore likely result in an unacceptable outlook for the occupiers of this neighbouring property, having a harmful and overbearing impact on the habitable room windows. 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).

38. Application No : 20/00484/AD
Date Received : 02.09.20
Location : Mecca Bingo Danestrete Stevenage Herts
Proposal : New electronic hoarding sign and LED monitor (within housing)
Date of Decision : 20.10.20
Decision : **Advertisement Consent is GRANTED**
39. Application No : 20/00488/CLPD
Date Received : 02.09.20
Location : 493 Scarborough Avenue Stevenage Herts SG1 2QF
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 06.10.20
Decision : **Certificate of Lawfulness is APPROVED**
40. Application No : 20/00505/TPCA
Date Received : 09.09.20
Location : Medbury Rectory Lane Stevenage Herts
Proposal : Works to 4no. Sycamore in G1 - Make new pollard 10m from ground level and fell to ground 1no. sycamore, T1 - Crack Willow - Re-pollard back to previous pollard points, T2 - Ash - Reduce overhanging branches back by up to 5m and clear around the phone line, T3 - Sycamore - Crown reduction - reducing height and spread of tree by up to 5m
Date of Decision : 20.10.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

41. Application No : 20/00506/TPCA
Date Received : 09.09.20
Location : 135 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Works to 1No: Oak tree (T1) - Fell the dead stump to ground level
Date of Decision : 21.10.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
42. Application No : 20/00531/PADEMO
Date Received : 22.09.20
Location : Swingate House Danestrete Stevenage Herts
Proposal : Prior approval for the demolition of Swingate House and associated parking
Date of Decision : 14.10.20
Decision : **Prior Approval is NOT REQUIRED**
43. Application No : 20/00535/COND
Date Received : 23.09.20
Location : 85 - 103 Queensway Town Centre Stevenage Herts
Proposal : Discharge of condition 6 (Ventilation and ducting) attached to planning permission reference 18/00268/FPM
Date of Decision : 14.10.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

44. Application No : 20/00537/NMA
Date Received : 23.09.20
Location : Bunyan Baptist Church Basils Road Stevenage Herts
Proposal : Non Material Amendment to planning application 19/00271/FP to reduce height of infill extension at front with roof of overhang, minor alteration to roof light and front glazing, step reduction and additional handrail front entrance, ramp west side exit.
Date of Decision : 16.10.20
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.