

**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 :      18/00423/COND  
  
         Date Received :      16.07.18  
  
         Location :              Stevenage Borough Football Club Broadhall Way Stevenage  
   Herts  
  
         Proposal :              Discharge of Conditions 4 (Construction Traffic Management  
   Plan), 5 (Material/Samples), 6 (Code of Construction Practice),  
   9 (Travel Plan) , 11 (Surface Water Drainage Strategy) and 12  
   (Phase One Investigation Desk Top Study) attached to planning  
   permission reference number 15/00236/FPM  
  
         Date of Decision :      01.12.20  
  
         Decision :              **The Condition(s)/Obligation(s) cannot be discharged but  
   are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

The case officer's letter is attached providing further information.

2. Application No : 19/00726/FP  
Date Received : 13.12.19  
Location : Co-op 3 Filey Close Stevenage Herts  
Proposal : External alterations to shop front, new ATM machine, re-location of plant equipment internally and extension of sales area.  
Date of Decision : 09.12.20  
Decision : **Planning Permission is GRANTED**
3. Application No : 20/00481/FPH  
Date Received : 27.08.20  
Location : 1 Wetherby Close Stevenage Herts SG1 5RX  
Proposal : Two storey side and single storey rear extension  
Date of Decision : 16.12.20  
Decision : **Planning Permission is GRANTED**
4. Application No : 20/00514/FPH  
Date Received : 14.09.20  
Location : 112 St. Margarets Stevenage Herts SG2 8RE  
Proposal : Variation of condition 1 (approved plans) attached to planning permission reference number 16/00329/FPH for the retention of amended size and design of the approved garage.  
Date of Decision : 15.12.20  
Decision : **Planning Permission is GRANTED**
5. Application No : 20/00515/HPA  
Date Received : 14.09.20  
Location : 2 Ashleigh Stevenage Herts SG2 9UW  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6 metres, for which the maximum height will be 3.50 metres and the height of the eaves will be 2.25 metres  
Date of Decision : 03.12.20  
Decision : **Prior Approval is NOT REQUIRED**

6. Application No : 20/00544/FPH  
Date Received : 29.09.20  
Location : 12 Keats Close Stevenage Herts SG2 0JD  
Proposal : Single storey rear and side extension and alterations to garage  
Date of Decision : 03.12.20  
Decision : **Planning Permission is GRANTED**
7. Application No : 20/00563/TPTPO  
Date Received : 06.10.20  
Location : Campion Court Stevenage Herts  
Proposal : Fell to ground 1no. Copper Beech (T14) protected by TPO 80  
Date of Decision : 01.12.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
8. Application No : 20/00565/FPH  
Date Received : 07.10.20  
Location : Theydon Rectory Lane Stevenage Herts  
Proposal : Erection of single storey side extension following demolition of existing with link to main house. Increase in roof height to incorporate rear dormer windows for loft conversion  
Date of Decision : 17.12.20  
Decision : **Planning Permission is REFUSED**  
  
For the following reason(s);  
  
The proposed roof alterations will completely change the design and character of the dwellinghouse adversely affecting the character and appearance of the Conservation Area. This would be contrary to Policies SP13 and NH10 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and the St Nicholas/Rectory Lane Conservation Area Management Plan SPD (2012).

9. Application No : 20/00566/FP  
Date Received : 07.10.20  
Location : 7- 10 Inns Close Stevenage Herts SG1 3JG  
Proposal : Creation of new parking area to allow emergency access  
Date of Decision : 26.11.20  
Decision : **Planning Permission is GRANTED**
10. Application No : 20/00570/FPH  
Date Received : 09.10.20  
Location : 18 Shirley Close Stevenage Herts SG2 0JP  
Proposal : Partial demolition of existing attached garage to facilitate a single storey front extension and a first floor, part two storey side and rear extension and alterations to fenestration  
Date of Decision : 08.12.20  
Decision : **Planning Permission is GRANTED**
11. Application No : 20/00573/FPH  
Date Received : 12.10.20  
Location : 7 Burghley Close Stevenage Herts SG2 8SX  
Proposal : Single storey side and rear extension and alterations to fenestration  
Date of Decision : 07.12.20  
Decision : **Planning Permission is GRANTED**
12. Application No : 20/00574/CLPD  
Date Received : 12.10.20  
Location : 7 Burghley Close Stevenage Herts SG2 8SX  
Proposal : Certificate of lawfulness for a rear facing dormer with 3no. front facing roof lights to facilitate loft conversion  
Date of Decision : 07.12.20  
Decision : **Certificate of Lawfulness is APPROVED**

13.      Application No :      20/00576/COND  
            Date Received :      12.10.20  
            Location :              The Bragbury Centre Kenilworth Close Stevenage Herts  
            Proposal :              Discharge of condition 14 (construction management) and 16  
   (waste management) attached to planning permission reference  
   number 18/00398/FPM  
            Date of Decision :      01.12.20  
            Decision :              **The discharge of Condition(s)/Obligation(s) is APPROVED**
14.      Application No :      20/00578/FP  
            Date Received :      12.10.20  
            Location :              32 Shephall View Stevenage Herts SG1 1RL  
            Proposal :              Proposed one bedroom annex and change of use of land from  
   amenity to residential  
            Date of Decision :      02.12.20  
            Decision :              **Planning Permission is GRANTED**
15.      Application No :      20/00582/COND  
            Date Received :      12.10.20  
            Location :              Land To West Of A1(M) And South Of Stevenage Road Todds  
   Green Stevenage Herts  
            Proposal :              Discharge of Condition 15 (Construction Management plan)  
   attached to planning permission reference number  
   19/00123/FPM  
            Date of Decision :      07.12.20  
            Decision :              **The discharge of Condition(s)/Obligation(s) is APPROVED**

16. Application No : 20/00609/CLPD  
Date Received : 19.10.20  
Location : 237 Wisden Road Stevenage Herts SG1 5NP  
Proposal : Certificate of lawfulness for proposed single storey rear extension  
Date of Decision : 01.12.20  
Decision : **Certificate of Lawfulness is REFUSED**  
  
For the following reason(s);  
  
The proposed single storey rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Therefore, the proposed development would fail to accord with Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore, requires planning permission.
17. Application No : 20/00619/FPH  
Date Received : 25.10.20  
Location : 30 Fishers Green Stevenage Herts SG1 2JA  
Proposal : New roof to facilitate loft conversion  
Date of Decision : 15.12.20  
Decision : **Planning Permission is GRANTED**
18. Application No : 20/00626/FPH  
Date Received : 27.10.20  
Location : 18 Parishes Mead Stevenage Herts SG2 9QD  
Proposal : Installation of Rear facing dormer window to facilitate loft conversion  
Date of Decision : 18.12.20  
Decision : **Planning Permission is GRANTED**

19.      Application No :    20/00630/FPH  
            Date Received :    28.10.20  
            Location :            123 Collenswood Road Stevenage Herts SG2 9HA  
            Proposal :            Single storey rear extension  
            Date of Decision :    09.12.20  
            Decision :            **Planning Permission is GRANTED**
20.      Application No :    20/00632/FPH  
            Date Received :    28.10.20  
            Location :            21 Dunn Close Stevenage Herts SG1 1SB  
            Proposal :            Single storey rear and side extensions  
            Date of Decision :    10.12.20  
            Decision :            **Planning Permission is GRANTED**
21.      Application No :    20/00633/FPH  
            Date Received :    29.10.20  
            Location :            6 Rookwood Drive Stevenage Herts SG2 8PJ  
            Proposal :            Single storey side and rear extension  
            Date of Decision :    14.12.20  
            Decision :            **Planning Permission is GRANTED**
22.      Application No :    20/00637/FPH  
            Date Received :    30.10.20  
            Location :            19 Cholwell Road Stevenage Herts SG2 9JY  
            Proposal :            Single storey rear extension  
            Date of Decision :    15.12.20  
            Decision :            **Planning Permission is GRANTED**

23. Application No : 20/00642/TPCA  
Date Received : 02.11.20  
Location : 8 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Reduction in height of 2no. Fir trees and reducing the weight of the trunk of 1no. Oak tree  
Date of Decision : 10.12.20  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
24. Application No : 20/00651/FPH  
Date Received : 03.11.20  
Location : 13 Melne Road Stevenage Herts SG2 8LL  
Proposal : Single storey front extension  
Date of Decision : 16.12.20  
Decision : **Planning Permission is GRANTED**
25. Application No : 20/00655/CLPD  
Date Received : 05.11.20  
Location : 17 Cavell Walk Stevenage Herts SG2 0QD  
Proposal : Certificate of lawfulness for proposed Loft conversion  
Date of Decision : 15.12.20  
Decision : **Certificate of Lawfulness is APPROVED**
26. Application No : 20/00657/FPH  
Date Received : 05.11.20  
Location : 108 Chancellors Road Stevenage Herts SG1 4TZ  
Proposal : Two storey rear extension  
Date of Decision : 17.12.20  
Decision : **Planning Permission is GRANTED**



27.      Application No :      20/00664/AD  
             Date Received :      06.11.20  
             Location :              85 - 103 Queensway Town Centre Stevenage Herts  
             Proposal :              Installation of 3no. non-illuminated fascia signs and 3no. internally illuminated fascia signs  
             Date of Decision :      11.12.20  
             Decision :                **Advertisement Consent is GRANTED**
28.      Application No :      20/00665/NMA  
             Date Received :      06.11.20  
             Location :              Sycamore House Leyden Road Stevenage Herts  
             Proposal :              Non material amendment to planning permission reference number 19/00720/FP for alterations to external appearance of the building, roof plant enclosure alterations, cycle enclosure alterations and front entrance alterations  
             Date of Decision :      01.12.20  
             Decision :                **Non Material Amendment AGREED**
29.      Application No :      20/00670/CLPD  
             Date Received :      10.11.20  
             Location :              12 Kilner Close Stevenage Herts SG1 5AZ  
             Proposal :              Certificate of lawfulness for proposed Loft Conversion rear dormer and three velux windows to principle elevation .  
             Date of Decision :      16.12.20  
             Decision :                **Certificate of Lawfulness is APPROVED**
30.      Application No :      20/00674/TPCA  
             Date Received :      11.11.20  
             Location :              Rooks Nest House Weston Road Stevenage Herts  
             Proposal :              Felling of 4no. Cypress trees  
             Date of Decision :      16.12.20  
             Decision :                **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

31. Application No : 20/00677/NMA  
Date Received : 12.11.20  
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts  
Proposal : Non material amendment requiring variation to conditions 1 (Approved Plans), 3 (Landscaping) and 7 (Access and Parking) attached to planning permission 17/00676/FP  
Date of Decision : 08.12.20  
Decision : **Non Material Amendment AGREED**
32. Application No : 20/00689/HPA  
Date Received : 16.11.20  
Location : 43 Furzedown Stevenage Herts SG2 9EL  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height will be 3.43 metres and the height of the eaves will be 2.54 metres  
Date of Decision : 15.12.20  
Decision : **Prior Approval is NOT REQUIRED**
33. Application No : 20/00708/NMA  
Date Received : 23.11.20  
Location : Land Bordered By Ashdown Road, Malvern Close And Hertford Road Stevenage Herts SG2 8BG  
Proposal : Non material amendment to planning permission reference number 18/00401/FP to allow for the site boundary change  
Date of Decision : 11.12.20  
Decision : **Non Material Amendment AGREED**

34.      Application No :      20/00720/NMA  
            Date Received :      26.11.20  
            Location :              103 Chalkdown Stevenage Herts SG2 7BN  
            Proposal :              Non material amendment to planning permission reference  
   number 20/00551/FPH to amend roof construction and width of  
   conservatory  
            Date of Decision :      14.12.20  
            Decision :              **Non Material Amendment AGREED**

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.