

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

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Lead Officer – Zayd Al-Jawad 01438 242257

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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 : 19/00685/COND  
Date Received : 21.11.19  
Location : 65 Queensway Town Centre Stevenage1 Herts  
Proposal : Discharge of condition 4 (Gate Security Spec) attached to planning permission reference number 19/00433/FP  
Date of Decision : 31.03.21  
Decision : **The discharge of Condition(s)/Obligation(s) is REFUSED**  
  
For the following reason(s);  
  
Insufficient information has been provided to the Local Planning Authority to discharge condition 4 Security Gate Specification of approval 19/00433/FP. With an agreement for an extension of time, the information was requested by email on 05/12/19, 13/01/20, 20/01/20, 14/07/20 and 07/01/21.
  
2. Application No : 20/00591/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 29 (servicing and delivery plan) attached to planning reference number 19/00123/FPM  
Date of Decision : 12.05.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 20/00629/LB  
Date Received : 27.10.20  
Location : Coreys Cottage Coreys Mill Tates Way Stevenage  
Proposal : Replacement roof and windows  
Date of Decision : 30.04.21  
Decision : **Listed Building Consent is GRANTED**
4. Application No : 20/00636/COND  
Date Received : 29.10.20  
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts  
Proposal : Discharge of Condition 12 (Landscape and Ecological Management Plan) attached to planning permission 19/00123/FPM  
Date of Decision : 08.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 20/00747/AD  
Date Received : 07.12.20  
Location : 74 High Street Stevenage Herts SG1 3EH  
Proposal : Externally illuminated individual lettering and new logo signage installed on existing white masonry  
Date of Decision : 20.04.21  
Decision : **Advertisement Consent is GRANTED**
6. Application No : 20/00753/FP  
Date Received : 09.12.20  
Location : Land To The Rear Of 1 Aspen Close Stevenage Herts SG2 8SJ  
Proposal : Variation of conditions 1 (Approved plans) attached to planning permission reference number 19/00113/FP  
Date of Decision : 19.04.21  
Decision : **Planning Permission is GRANTED**

7. Application No : 21/00009/FPH  
Date Received : 11.01.21  
Location : 4 Spencer Way Stevenage Hertfordshire SG2 8GD  
Proposal : Part two storey, part single storey side extension  
Date of Decision : 26.03.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed two storey side extension by virtue of its location on the shared boundary with the neighbouring property would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and the advice contained within the Stevenage Design Guide SPD (2009). This seeks to resist the erection of such extensions which would otherwise result in the loss of the existing gap between properties and to prevent a terracing effect or the ability of an adjacent property to similarly extend. The proposal would also fail to meet the aims of the NPPF (2019) and NPPG (2014) which seeks to achieve high quality design.

8. Application No : 21/00010/FPH  
Date Received : 11.01.21  
Location : 185 Valley Way Stevenage Herts SG2 9BX  
Proposal : Single storey rear extension  
Date of Decision : 18.03.21  
Decision : **Planning Permission is GRANTED**

9. Application No : 21/00013/FPH  
Date Received : 12.01.21  
Location : 3 Cornfields Stevenage Herts SG2 7RB  
Proposal : Proposed garage conversion  
Date of Decision : 23.03.21  
Decision : **Planning Permission is GRANTED**

10. Application No : 21/00018/FPH  
Date Received : 14.01.21  
Location : 44 Burymead Stevenage Herts SG1 4AY  
Proposal : Part two storey, part single storey rear extension, single storey side extension and front porch  
Date of Decision : 22.03.21  
Decision : **Planning Permission is GRANTED**
11. Application No : 21/00020/FP  
Date Received : 14.01.21  
Location : 18 Julians Road Stevenage Herts SG1 3ET  
Proposal : Change of use of the ground floor physiotherapy clinic to a two bedroom residential flat  
Date of Decision : 19.03.21  
Decision : **Planning Permission is GRANTED**
12. Application No : 21/00040/FPH  
Date Received : 21.01.21  
Location : 52 Shephall Green Stevenage Herts SG2 9XS  
Proposal : Retrospective permission for the erection of the ground floor extension. Proposed erection of a first floor rear extension  
Date of Decision : 15.04.21  
Decision : **Planning Permission is GRANTED**
13. Application No : 21/00042/COND  
Date Received : 24.01.21  
Location : Stevenage FC Training Facility Aston Lane Aston Stevenage  
Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 17/00882/FP  
Date of Decision : 19.03.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

14. Application No : 21/00048/CLPD  
Date Received : 26.01.21  
Location : 43 Brunel Road Stevenage Herts SG2 0AD  
Proposal : Certificate of lawfulness for a detached garage in rear garden  
Date of Decision : 22.03.21  
Decision : **Certificate of Lawfulness is APPROVED**
15. Application No : 21/00053/FP  
Date Received : 30.01.21  
Location : Unit 11A And 11B Roaring Meg Retail Park London Road Stevenage  
Proposal : Internal reconfiguration of units, including reconfiguration of mezzanines of Units 11a and 11b.  
Date of Decision : 18.03.21  
Decision : **Planning Permission is GRANTED**
16. Application No : 21/00054/FP  
Date Received : 30.01.21  
Location : Unit 11A And 11B Roaring Meg Retail Park London Road Stevenage  
Proposal : External alterations, refurbishment of Units 11A and 11B, and the widening of the existing use restriction facilitate occupation for Class E(a) retail uses  
Date of Decision : 19.03.21  
Decision : **Planning Permission is GRANTED**
17. Application No : 21/00055/FPH  
Date Received : 30.01.21  
Location : 44 Taywood Close Stevenage Herts SG2 9QP  
Proposal : Erection of 1no. outbuilding in rear garden  
Date of Decision : 23.03.21  
Decision : **Planning Permission is GRANTED**

18. Application No : 21/00059/HPA  
Date Received : 01.02.21  
Location : 20 Elder Way Stevenage Herts SG1 1SD  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.30 metres, for which the maximum height will be 3.30 metres and the height of the eaves will be 2.25 metres  
Date of Decision : 15.04.21  
Decision : **Prior Approval is NOT REQUIRED**
19. Application No : 21/00061/FPH  
Date Received : 02.02.21  
Location : 140 Fairview Road Stevenage Herts SG1 2NS  
Proposal : Proposed first floor side extension to provide a one bedroom annexe and front porch with associated new roof  
Date of Decision : 09.04.21  
Decision : **Planning Permission is GRANTED**
20. Application No : 21/00062/FPH  
Date Received : 02.02.21  
Location : 33 Whitney Drive Stevenage Herts SG1 4BQ  
Proposal : Proposed construction of an outbuilding (garden room)  
Date of Decision : 29.03.21  
Decision : **Planning Permission is GRANTED**
21. Application No : 21/00068/FPH  
Date Received : 03.02.21  
Location : 11 North Road Stevenage Herts SG1 4BD  
Proposal : Conversion of garage into habitable space  
Date of Decision : 24.03.21  
Decision : **Planning Permission is GRANTED**

22. Application No : 21/00073/COND  
Date Received : 05.02.21  
Location : Abbington Hotel, 23 Hitchin Road And 28 Essex Road  
Stevenage Herts  
Proposal : Discharge of condition 14 (Cycle Parking) attached to planning  
permission reference number 20/00346/FP  
Date of Decision : 11.05.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
23. Application No : 21/00074/COND  
Date Received : 05.02.21  
Location : Abbington Hotel, 23 Hitchin Road And 28 Essex Road  
Stevenage Herts  
Proposal : Discharge of condition 15 (EV Charging Points) attached to  
planning permission reference number 20/00346/FP  
Date of Decision : 30.03.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
24. Application No : 21/00075/AD  
Date Received : 05.02.21  
Location : Vincent Motorcycle 16 The Hyde Stevenage Herts  
Proposal : Installation of 1no. externally illuminated lettering sign, 1no.  
externally illuminated logo, 2no. externally illuminated fascia  
signs, 1no. externally illuminated totem sign, 3no. non-  
illuminated amenity signs, and 2no. externally illuminated  
amenity boards on totem pole and 7x floodlights and 3x lantern  
lights  
Date of Decision : 24.03.21  
Decision : **Advertisement Consent is GRANTED**

25. Application No : 21/00077/FPH  
Date Received : 07.02.21  
Location : 81 Nodes Drive Stevenage Herts SG2 8AH  
Proposal : Single storey rear and side extension  
Date of Decision : 01.04.21  
Decision : **Planning Permission is GRANTED**
26. Application No : 21/00078/FPH  
Date Received : 08.02.21  
Location : 21 Rowland Road Stevenage Herts SG1 1TF  
Proposal : Single storey front extension  
Date of Decision : 25.03.21  
Decision : **Planning Permission is GRANTED**
27. Application No : 21/00079/FP  
Date Received : 08.02.21  
Location : The Vincent Motorcycle PH The Hyde Stevenage Herts  
Proposal : Erection of pergola with roof and fixed seating in the rear yard area, together with minor external alterations to the rear elevation, fencing and bin store  
Date of Decision : 29.03.21  
Decision : **Planning Permission is GRANTED**
28. Application No : 21/00080/FPH  
Date Received : 08.02.21  
Location : 1 Enjakes Close Stevenage Herts SG2 8BG  
Proposal : Single storey side extension  
Date of Decision : 29.03.21  
Decision : **Planning Permission is GRANTED**



29. Application No : 21/00081/CLPD  
Date Received : 09.02.21  
Location : 51 Boxfield Green Stevenage Herts SG2 7DR  
Proposal : Certificate of lawfulness for a garage conversion  
Date of Decision : 23.03.21  
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 21/00082/CLPD  
Date Received : 09.02.21  
Location : 51 Boxfield Green Stevenage Herts SG2 7DR  
Proposal : Certificate of lawfulness for proposed single storey rear extension  
Date of Decision : 26.03.21  
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 (the garage) 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.
31. Application No : 21/00083/HPA  
Date Received : 09.02.21  
Location : 566 York Road Stevenage Herts SG1 4ES  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.51 metres, for which the maximum height will be 3.00 metres and the height of the eaves will be 2.65 metres  
Date of Decision : 23.03.21  
Decision : **Prior Approval is NOT REQUIRED**

32. Application No : 21/00084/TPCA  
Date Received : 09.02.21  
Location : 21 Rudd Close Stevenage Herts SG2 9SP  
Proposal : Felling of 1no: dead tree (T1) Species unknown  
Date of Decision : 23.03.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
33. Application No : 21/00086/CLPD  
Date Received : 10.02.21  
Location : 171 Wisden Road Stevenage Herts SG1 5NP  
Proposal : Certificate of lawfulness for proposed Conversion of garage into home office and the creation of a double pitched roof.  
Date of Decision : 31.03.21  
Decision : **Certificate of Lawfulness is APPROVED**
34. Application No : 21/00087/TPCA  
Date Received : 10.02.21  
Location : 6 High Street Stevenage Herts SG1 3EJ  
Proposal : Remove to ground level 2 no: 25ft Yew trees T1 and T2  
Date of Decision : 22.03.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
35. Application No : 21/00091/FPH  
Date Received : 11.02.21  
Location : 53 The Pastures Stevenage Herts SG2 7DF  
Proposal : First floor front extension  
Date of Decision : 09.04.21  
Decision : **Planning Permission is GRANTED**

36. Application No : 21/00093/FPH  
Date Received : 11.02.21  
Location : 368 Broadwater Crescent Stevenage Herts SG2 8HG  
Proposal : Erection of porch to front of the property, featuring one window and one external door.  
Date of Decision : 07.04.21  
Decision : **Planning Permission is GRANTED**
37. Application No : 21/00096/FP  
Date Received : 11.02.21  
Location : Knebworth Park Old Knebworth Knebworth Herts  
Proposal : Temporary use of land for film-making with associated temporary set and supporting facilities vehicles, access, parking and storage for 23 weeks (Cross Boundary Application with North Hertfordshire District Council)  
Date of Decision : 08.04.21  
Decision : **Planning Permission is GRANTED**
38. Application No : 21/00097/FPH  
Date Received : 12.02.21  
Location : 235 Ripon Road Stevenage Herts SG1 4LR  
Proposal : Single storey rear extension  
Date of Decision : 07.04.21  
Decision : **Planning Permission is GRANTED**
39. Application No : 21/00098/FP  
Date Received : 12.02.21  
Location : Strathmore Wing Lister Hospital Coreys Mill Lane Stevenage  
Proposal : Single storey front and side extensions, together with reconfiguration of existing car park to the front of the building  
Date of Decision : 08.04.21  
Decision : **Planning Permission is GRANTED**

40. Application No : 21/00101/FPH  
Date Received : 12.02.21  
Location : 11 Dryden Crescent Stevenage Herts SG2 0JG  
Proposal : Two storey side and rear extension and single storey front extension  
Date of Decision : 09.04.21  
Decision : **Planning Permission is GRANTED**
41. Application No : 21/00102/FPH  
Date Received : 15.02.21  
Location : 136 Letchmore Road Stevenage Herts SG1 3PT  
Proposal : Single storey rear extension.  
Date of Decision : 08.04.21  
Decision : **Planning Permission is GRANTED**

42. Application No : 21/00108/FP  
Date Received : 15.02.21  
Location : 2 Whitesmead Road Stevenage Herts SG1 3LB  
Proposal : Single storey side extension, first floor side and rear extensions and alterations to fenestration, following demolition of detached garage to convert existing dwelling into 1no. 3 bed dwelling and 1no. 2 bed dwelling  
Date of Decision : 30.04.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed access and dropped kerb as shown on drawing number 5064-OS2 Rev E cannot be implemented as it is within 15m of a highway junction, contrary to Herts County Council's Dropped Kerb Terms and Conditions. As such, 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 (2020). The proposal would, therefore be likely to result in on-street parking to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision and Sustainable Transport SPD (2020), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

The proposed layout of No.2 Whitesmead Road fails to provide reasonable pedestrian access, accessible waste storage and safe, secure and lockable cycle storage which can be accessed past the proposed two parking spaces for the existing three bedroom dwelling as shown on Drawing number 5064-OS2 Rev E.. The proposal would therefore be contrary to Policies GD1 and IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision and Sustainable Transport SPD (2020), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

43. Application No : 21/00111/FPH  
Date Received : 17.02.21  
Location : 26 Marlborough Road Stevenage Herts SG2 9HW  
Proposal : First floor front extension  
Date of Decision : 09.04.21  
Decision : **Planning Permission is GRANTED**

44. Application No : 21/00115/TPCA  
Date Received : 17.02.21  
Location : 8 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Felling of 1no. Oak tree  
Date of Decision : 22.03.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
45. Application No : 21/00120/FP  
Date Received : 18.02.21  
Location : 28 Essex Road Stevenage Herts SG1 3EX  
Proposal : Change of use from hotel (Use Class C1) to residential accommodation (Use Class C3)  
Date of Decision : 15.04.21  
Decision : **Planning Permission is GRANTED**
46. Application No : 21/00123/FPH  
Date Received : 19.02.21  
Location : 1 The Noke Stevenage Herts SG2 8LH  
Proposal : Two storey rear extension and front porch  
Date of Decision : 14.04.21  
Decision : **Planning Permission is GRANTED**
47. Application No : 21/00127/FPH  
Date Received : 20.02.21  
Location : 10 East Reach Stevenage Herts SG2 9AU  
Proposal : First floor extension over existing single storey rear extension  
Date of Decision : 19.04.21  
Decision : **Planning Permission is GRANTED**

48. Application No : 21/00128/FPH  
Date Received : 20.02.21  
Location : 15 Kessingland Avenue Stevenage Herts SG1 2JR  
Proposal : Single storey rear extension, first floor side extension over existing garage and alterations to garage roof  
Date of Decision : 14.04.21  
Decision : **Planning Permission is GRANTED**
49. Application No : 21/00129/FPH  
Date Received : 21.02.21  
Location : 14 Jupiter Gate Stevenage Herts  
Proposal : First floor extension over existing rear extension  
Date of Decision : 19.04.21  
Decision : **Planning Permission is GRANTED**
50. Application No : 21/00135/FPH  
Date Received : 22.02.21  
Location : 15 St. Davids Close Stevenage Herts SG1 4UZ  
Proposal : Front porch extension and conversion of garage  
Date of Decision : 15.04.21  
Decision : **Planning Permission is GRANTED**
51. Application No : 21/00140/FPH  
Date Received : 23.02.21  
Location : 30 Knights Templars Green Stevenage Herts SG2 0JY  
Proposal : Single storey side extension and alterations to front driveway to provide additional parking  
Date of Decision : 24.03.21  
Decision : **Planning Permission is GRANTED**

52. Application No : 21/00141/FPH  
Date Received : 23.02.21  
Location : 16 Thurlow Close Stevenage Herts SG1 4SD  
Proposal : Two storey rear extension and first floor front extension  
Date of Decision : 15.04.21  
Decision : **Planning Permission is GRANTED**
53. Application No : 21/00142/FPH  
Date Received : 23.02.21  
Location : 12 Shephall View Stevenage Herts SG1 1RL  
Proposal : Single storey rear and side extension and erection of front porch  
Date of Decision : 20.04.21  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed side and rear extension by virtue of its excessive depth, bulk and flat roof design would cause it to appear overdominant and incongruous in the street scene when viewed from Shephall View, harmful to the visual amenity of the area. The proposal is therefore contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the NPPF (2019) and PPG (2014).
54. Application No : 21/00146/FP  
Date Received : 23.02.21  
Location : 419 Broadwater Crescent Stevenage Herts SG2 8HB  
Proposal : Change of use of land from public amenity land to residential use and erect a boundary fence  
Date of Decision : 16.04.21  
Decision : **Planning Permission is GRANTED**



55. Application No : 21/00147/COND  
Date Received : 23.02.21  
Location : Plot 2000 Arlington Way Gunnels Wood Road Stevenage  
Proposal : Discharge of conditions 8 (piling risk assessment) and 19 (electric vehicle charging) attached to planning permission reference number 19/00673/FPM  
Date of Decision : 12.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
56. Application No : 21/00149/COND  
Date Received : 24.02.21  
Location : Land Bordered By Ashdown Road, Malvern Close And Hertford Road Stevenage Herts SG2 8BG  
Proposal : Discharge of conditions 4 (Landscaping) attached to planning permission reference number 18/00401/FP  
Date of Decision : 22.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
57. Application No : 21/00155/FPH  
Date Received : 25.02.21  
Location : 60 Whitney Drive Stevenage Herts SG1 4BJ  
Proposal : Single storey front and two storey side extension  
Date of Decision : 22.04.21  
Decision : **Planning Permission is GRANTED**
58. Application No : 21/00159/FPH  
Date Received : 26.02.21  
Location : 71 Walkern Road Stevenage Herts SG1 3RB  
Proposal : Demolition of existing conservatory and car port to facilitate the erection of a part single storey, part two storey rear extension, including insertion of roof lights and alterations to openings on existing front and side elevations.  
Date of Decision : 21.04.21  
Decision : **Planning Permission is GRANTED**

59. Application No : 21/00165/TPCA  
Date Received : 28.02.21  
Location : Crofton Cottage Rectory Lane Stevenage Herts  
Proposal : Removal of 3 no. Yew Trees and reduction in Yew Tree T7.  
Date of Decision : 09.04.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
60. Application No : 21/00167/FPH  
Date Received : 01.03.21  
Location : 11 Dawlish Close Stevenage Herts SG2 8UQ  
Proposal : Two storey side extension, single storey front and rear extensions and alterations to the existing access and car parking provision  
Date of Decision : 22.04.21  
Decision : **Planning Permission is GRANTED**
61. Application No : 21/00170/COND  
Date Received : 01.03.21  
Location : 55 Hertford Road Stevenage Herts SG2 8SE  
Proposal : Discharge of condition 3(materials) attached to planning permission reference number 19/00212/FPH  
Date of Decision : 16.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
62. Application No : 21/00175/TPTPO  
Date Received : 02.03.21  
Location : Ross Court Mobbsbury Way Stevenage Herts  
Proposal : Crown reduction in height by up to 4m and spread by up to 2m and deadwood removal of 3no Acer Maple Trees (T36, T37 and T38) protected by TPO 19.  
Date of Decision : 20.04.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

63. Application No : 21/00176/TPTPO  
Date Received : 02.03.21  
Location : 59 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Reduction of crown by 1.5 metres to 1no. oak tree (T6)  
protected by Tree Preservation Order 38  
Date of Decision : 20.04.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE  
SUBJECT OF A TREE PRESERVATION ORDER**
64. Application No : 21/00177/FPH  
Date Received : 02.03.21  
Location : 2 School Close Stevenage Herts SG2 9TY  
Proposal : Single storey front extension  
Date of Decision : 07.04.21  
Decision : **Planning Permission is GRANTED**
65. Application No : 21/00179/CLPD  
Date Received : 03.03.21  
Location : 58 Wychdell Stevenage Herts SG2 8JD  
Proposal : Certificate of lawfulness for proposed single storey rear  
extension  
Date of Decision : 04.05.21  
Decision : **Certificate of Lawfulness is APPROVED**

66. Application No : 21/00183/FP  
Date Received : 04.03.21  
Location : 168 Fairview Road Stevenage Herts SG1 2NE  
Proposal : Erection of 1no. 2 bed detached dwelling  
Date of Decision : 10.05.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

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

By virtue of its single storey, shallow pitched roofed nature in a plot significantly smaller than surrounding and prevailing plot sizes, the proposed dwelling would be at significant variance to the form, character and appearance of the surrounding dwellings and their plots. The proposed development would therefore represent an incongruous form of development, out of keeping with the prevailing character of the area. The proposal is therefore contrary to the National Planning Policy Framework (2019), Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011 to 2031 (2019) and Chapter 5 of the Stevenage Design Guide Supplementary Planning Document (2009).

By virtue of the sub- standard separation distance between the proposed and existing dwellings at 168 Fairview Road, the proposed development would result in a poor outlook and level of amenity for the future occupiers of the development. The proposed development is therefore contrary to the National Planning Policy Framework (2019). Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (2019) and Chapter 5 of the Stevenage Design Guide Supplementary Planning Document (2009).

By virtue of the length of the proposed driveway and the distance between Fairview Road and the proposed bin store for the development, the proposal would exceed the standard maximum refuse carrying distance of 30m. The proposed development is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011 to 2031 (2019) and Chapter 5 of the Stevenage Design Guide Supplementary Planning Document (2009).

67. Application No : 21/00184/FPH  
Date Received : 04.03.21  
Location : 173 Chells Way Stevenage Herts SG2 0LU  
Proposal : Single storey front extension  
Date of Decision : 08.04.21  
Decision : **Planning Permission is GRANTED**
68. Application No : 21/00186/TPCA  
Date Received : 04.03.21  
Location : Austins Funeral Directors 74A High Street Stevenage Herts  
Proposal : Reduction of crown by 20% on 1no. Pine tree  
Date of Decision : 15.04.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
69. Application No : 21/00191/FPH  
Date Received : 05.03.21  
Location : 53 Broadwater Crescent Stevenage Herts SG2 8EJ  
Proposal : Single storey front extension  
Date of Decision : 14.05.21  
Decision : **Planning Permission is GRANTED**
70. Application No : 21/00192/FPH  
Date Received : 05.03.21  
Location : 2 Whitney Drive Stevenage Herts SG1 4BG  
Proposal : Single storey side and rear extensions, first floor side extension, hipped roof to existing garage and front canopy.  
Date of Decision : 30.04.21  
Decision : **Planning Permission is GRANTED**

71. Application No : 21/00198/FPH  
Date Received : 06.03.21  
Location : 23 Park View Stevenage Herts SG2 8PU  
Proposal : Two storey side extension  
Date of Decision : 30.04.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, scale, bulk, massing and prominence, the proposed extension would be visually intrusive in the street scene. The extension and the resulting dwelling would have an adverse impact upon the street scene and would fail to respect or make a positive contribution to the area. The proposed development would fail to respect the character and spaciousness of this part of the road and would accordingly have a detrimental impact on the amenities of the wider street scene. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011- 2031, the guidance contained in Chapter 6 of the Stevenage Design Guide Supplementary Planning Document 2009, the National Planning Policy Framework 2019 and the Planning Policy Guidance 2014.

72. Application No : 21/00202/FPH  
Date Received : 08.03.21  
Location : 149 Hydean Way Stevenage Herts SG2 9YA  
Proposal : Two story rear extension  
Date of Decision : 30.04.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The rear extension by virtue of its scale and massing would result in an unacceptable outlook for the occupiers of No. 151 Hydean Way, having a harmful and overbearing impact on the rear habitable room windows and their immediate garden 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 rear extension, by virtue of its proximity to the rear elevation of Nos. 53 and 54 Hyde Green South fails to meet the required minimum back to side separation distance as laid out in Chapter 6 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 and private rear gardens. 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 proposal would, by virtue of its scale, massing and overall design, result in a form of development which would not be proportionate to the existing dwelling, to the detriment of the architectural form of the dwelling and would be unduly prominent when viewed in the street scene from Hydean Way to the detriment of the character and appearance of the area. The development would, therefore, be contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

73. Application No : 21/00207/FP  
Date Received : 09.03.21  
Location : Unit B6 Cockerell Close Stevenage Herts  
Proposal : Installation of external canopy and rapid roller door  
Date of Decision : 29.04.21  
Decision : **Planning Permission is GRANTED**
74. Application No : 21/00208/COND  
Date Received : 09.03.21  
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of condition 7 (piling) attached to planning permission reference number 19/00736/FP  
Date of Decision : 30.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
75. Application No : 21/00213/CLPD  
Date Received : 10.03.21  
Location : Broom Barns School Homestead Moat Stevenage Herts  
Proposal : Certificate of lawfulness development for Proposed new ground floor extension after demolishing of existing conservatory.  
Date of Decision : 29.04.21  
Decision : **Certificate of Lawfulness is APPROVED**
76. Application No : 21/00214/FPH  
Date Received : 10.03.21  
Location : 19 Cabot Close Stevenage Herts SG2 0ES  
Proposal : Retrospective planning permission to raise ground levels in rear garden  
Date of Decision : 30.04.21  
Decision : **Planning Permission is GRANTED**



77. Application No : 21/00220/FPH  
Date Received : 10.03.21  
Location : 8 Foster Close Stevenage Herts SG1 4SA  
Proposal : Retention of existing games room  
Date of Decision : 21.04.21  
Decision : **Planning Permission is GRANTED**
78. Application No : 21/00222/COND  
Date Received : 11.03.21  
Location : Sala Thong 112 High Street Stevenage Herts  
Proposal : Discharge of condition 5 (Samples of Materials) attached to planning permission 20/00418/FP  
Date of Decision : 22.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
79. Application No : 21/00223/COND  
Date Received : 11.03.21  
Location : Sala Thong 112 High Street Stevenage Herts  
Proposal : Discharge of condition 3 (Materials) attached to listed building consent 20/00419/LB  
Date of Decision : 22.04.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
80. Application No : 21/00229/FPH  
Date Received : 11.03.21  
Location : 47 Skegness Road Stevenage Herts SG1 2HS  
Proposal : Single storey front extension  
Date of Decision : 06.05.21  
Decision : **Planning Permission is GRANTED**

81. Application No : 21/00234/FPH  
Date Received : 12.03.21  
Location : 42 Fishers Green Stevenage Herts SG1 2JA  
Proposal : Single storey front and side extensions and loft conversion involving raising the height of the roof and 2no. dormer windows.  
Date of Decision : 30.04.21  
Decision : **Planning Permission is GRANTED**
82. Application No : 21/00238/HPA  
Date Received : 12.03.21  
Location : 188 Chertsey Rise Stevenage Herts SG2 9JQ  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5 metres, for which the maximum height will be 3.90 metres and the height of the eaves will be 3.80 metres  
Date of Decision : 22.04.21  
Decision : **Prior Approval is REQUIRED and REFUSED**  
  
Prior Approval is refused as the eaves height exceeds 3m as required by Schedule 2, Part 1, Class A (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015.  
  
Prior Approval is refused as the materials do not match the existing brick dwelling required by Schedule 2, Part 1, Class A, condition A.3(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
83. Application No : 21/00235/FPH  
Date Received : 13.03.21  
Location : 34 Roebuck Gate Stevenage Herts SG2 8DL  
Proposal : First floor side extension.  
Date of Decision : 19.04.21  
Decision : **Planning Permission is GRANTED**

84. Application No : 21/00246/FPH  
Date Received : 15.03.21  
Location : 2 Letchmore Villas Letchmore Road Stevenage Herts  
Proposal : Erection of 1no. one bedroom annexe in rear garden  
Date of Decision : 30.04.21  
Decision : **Planning Permission is GRANTED**
85. Application No : 21/00247/FPH  
Date Received : 16.03.21  
Location : 46 Skegness Road Stevenage Herts SG1 2HS  
Proposal : Single storey front extension  
Date of Decision : 06.05.21  
Decision : **Planning Permission is GRANTED**
86. Application No : 21/00249/FPH  
Date Received : 16.03.21  
Location : 34 Chalkdown Stevenage Herts SG2 7BG  
Proposal : Garage conversion and first floor side extension.  
Date of Decision : 06.05.21  
Decision : **Planning Permission is GRANTED**
87. Application No : 21/00251/FP  
Date Received : 16.03.21  
Location : 108 Oaks Cross Stevenage Herts SG2 8LT  
Proposal : Change of use from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation)  
Date of Decision : 07.05.21  
Decision : **Planning Permission is GRANTED**

88. Application No : 21/00255/CLPD  
Date Received : 16.03.21  
Location : 54 Angotts Mead Stevenage Herts SG1 2NJ  
Proposal : Certificate of lawfulness for proposed Single storey rear extension  
Date of Decision : 29.04.21  
Decision : **Certificate of Lawfulness is APPROVED**
89. Application No : 21/00259/FPH  
Date Received : 17.03.21  
Location : 7 Badminton Close Stevenage Herts SG2 8SR  
Proposal : Demolition of existing garage and store and erection of a single-storey side and rear extension.  
Date of Decision : 10.05.21  
Decision : **Planning Permission is GRANTED**
90. Application No : 21/00263/TPCA  
Date Received : 18.03.21  
Location : Southend Farm (131) High Street Stevenage Herts  
Proposal : Re-pollard back to previous pollard points 1no: Crack Willow (T1), Fell to ground level 1no: Cherry tree (T2), fell to ground level 1no: Lawson Cypress (T3) and reduce height and spread to 1no: Plum tree (T4)  
Date of Decision : 20.04.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
91. Application No : 21/00266/CLPD  
Date Received : 19.03.21  
Location : 23 Four Acres Stevenage Herts SG1 3PL  
Proposal : Certificate of lawfulness for proposed single storey rear extension  
Date of Decision : 06.05.21  
Decision : **Certificate of Lawfulness is APPROVED**

92. Application No : 21/00269/FPH  
Date Received : 19.03.21  
Location : 1 Minerva Close Stevenage Herts SG2 7RA  
Proposal : Replacement and re-positioning of boundary wall  
Date of Decision : 07.05.21  
Decision : **Planning Permission is GRANTED**
93. Application No : 21/00274/FPH  
Date Received : 19.03.21  
Location : 3 Pepsal End Stevenage Herts SG2 8LW  
Proposal : Single storey front extension.  
Date of Decision : 21.04.21  
Decision : **Planning Permission is GRANTED**
94. Application No : 21/00275/FPH  
Date Received : 19.03.21  
Location : 51 Brixham Close Stevenage Herts SG1 2RZ  
Proposal : Single storey side extension  
Date of Decision : 19.04.21  
Decision : **Planning Permission is GRANTED**
95. Application No : 21/00279/CLPD  
Date Received : 20.03.21  
Location : 136 Letchmore Road Stevenage Herts SG1 3PT  
Proposal : Certificate of lawfulness for a loft conversion including rear dormer and 2no. rooflights on front roofslope  
Date of Decision : 12.05.21  
Decision : **Certificate of Lawfulness is APPROVED**

96. Application No : 21/00280/FPH  
Date Received : 22.03.21  
Location : 57 Bronte Paths Stevenage Herts SG2 0PG  
Proposal : Part single storey front extension and single storey rear infill extension  
Date of Decision : 30.04.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, bulk, massing and in particular, its depth, the proposed front extension would appear incongruous within the street scene. The visual impact would be exacerbated by the simple and uniform nature of the nearby and surrounding dwellings, their architecture and their lack of enclosing nature. The proposed front extension would therefore be at significant variance to the simple form of the surrounding dwellings and would detract from the pleasant openness of the enclosed street scene. The proposed extension is therefore contrary to Policies SP8 and GD1 of the Adopted Stevenage Borough Local Plan (2019), the guidance in the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

The proposed front extension would, as a result of its depth and proximity to 55 Bronte Paths, result in a loss of outlook and amenity for the occupiers of that dwelling. It is therefore contrary to Policy GD1 of the Adopted Stevenage Borough Local Plan (2019), the guidance in the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

97. Application No : 21/00288/FP  
Date Received : 23.03.21  
Location : 135 Torquay Crescent Stevenage Herts SG1 2RJ  
Proposal : Change of use of public amenity land to residential land  
Date of Decision : 12.05.21  
Decision : **Planning Permission is GRANTED**

98. Application No : 21/00289/FPH  
Date Received : 23.03.21  
Location : 116 Sefton Road Stevenage Herts SG1 5RN  
Proposal : Single storey front extension, together with first floor side and single storey rear extension with partial garage conversion  
Date of Decision : 14.05.21  
Decision : **Planning Permission is GRANTED**
99. Application No : 21/00292/TPTPO  
Date Received : 24.03.21  
Location : 153 Fairview Road Stevenage Herts SG1 2NE  
Proposal : Reduce by 30% 1no: Oak Tree (T8) protected by TPO 79  
Date of Decision : 12.05.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
100. Application No : 21/00293/TPTPO  
Date Received : 24.03.21  
Location : 131 Chancellors Road Stevenage Herts SG1 4TZ  
Proposal : Reduce by 20% 1no: Oak Tree - T1 Protected by TPO 22  
Date of Decision : 14.05.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
101. Application No : 21/00295/CLPD  
Date Received : 24.03.21  
Location : 4 Windsor Close Stevenage Herts SG2 8UD  
Proposal : Certificate of lawfulness for proposed Single storey rear extension  
Date of Decision : 07.05.21  
Decision : **Certificate of Lawfulness is APPROVED**

102. Application No : 21/00296/CLPD  
Date Received : 24.03.21  
Location : 190 Mildmay Road Stevenage Herts SG1 5SZ  
Proposal : Certificate of lawfulness for proposed single storey rear extension  
Date of Decision : 07.05.21  
Decision : **Certificate of Lawfulness is APPROVED**
103. Application No : 21/00299/FPH  
Date Received : 25.03.21  
Location : 70 Collenswood Road Stevenage Herts SG2 9HA  
Proposal : Single storey front extension  
Date of Decision : 10.05.21  
Decision : **Planning Permission is GRANTED**
104. Application No : 21/00301/TPTPO  
Date Received : 25.03.21  
Location : 1 Higgins Walk Stevenage Hertfordshire SG1 4YP  
Proposal : Crown raise to 3m and deadwood 2no. Oak trees (T4 and T5) protected by TPO 57  
Date of Decision : 14.05.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
105. Application No : 21/00307/FPH  
Date Received : 25.03.21  
Location : 22 Frobisher Drive Stevenage Herts SG2 0HH  
Proposal : Single storey side and rear extension and new porch  
Date of Decision : 10.05.21  
Decision : **Planning Permission is GRANTED**



106. Application No : 21/00314/HPA  
Date Received : 29.03.21  
Location : 73 Lonsdale Road Stevenage Herts SG1 5DD  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.57 metres, for which the maximum height will be 3.20 metres and the height of the eaves will be 2.60 metres  
Date of Decision : 05.05.21  
Decision : **Prior Approval is NOT REQUIRED**

107. Application No : 21/00318/FPH  
Date Received : 30.03.21  
Location : 9 Shephall Lane Stevenage Herts SG2 8DH  
Proposal : Single storey front extension and part single storey part two storey rear extension  
Date of Decision : 30.04.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, scale, bulk and massing, the proposed rear extension would represent a substantial addition to the dwelling. Together with the existing two storey rear extension at the dwelling, it would fail to represent a subordinate addition to the dwelling. It would instead mask the original character of the building in a harmful manner and would fail to respect its character and proportions. The extension would represent overdevelopment of the site as a consequence of the harm to character that would arise from it. The proposed extension is therefore contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan (2019), the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

By virtue of its size, scale, bulk and massing and in particular, its depth on the boundary with 11 Shephall Lane, the proposed rear extension would result in a sense of enclosure for that dwelling and would have a detrimental impact upon the outlook and residential amenities of that property. The extension would also result in a loss of sunlight and daylight for that property for much of the day. The proposed extension is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan (2019), the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

108. Application No : 21/00321/TPCA  
Date Received : 30.03.21  
Location : Stevenage Enterprise Centre Orchard Road Stevenage Herts  
Proposal : Reduce conifer trees to approximately 3m in height and reduce in width all round away from public footpath  
Date of Decision : 07.05.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
109. Application No : 21/00333/HPA  
Date Received : 31.03.21  
Location : 2 Grace Way Stevenage Herts SG1 5AA  
Proposal : Enlargement of the dwellinghouse by construction of an additional storey for which the maximum height will be 9.504m  
Date of Decision : 10.05.21  
Decision : **Prior Approval is REQUIRED and REFUSED**
- The proposal would be a significantly harmful addition in design and character terms, including in relation to the principal elevation of the property that clearly represents poor design and is entirely inappropriate for its context, contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the paragraphs 124, 127, 128 and 130 of the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).
- The applicant has failed to submit a report for the management of the construction of development which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated as required by paragraph AA.2 subsection (3)(b) of the aforementioned Order.
110. Application No : 21/00334/FPH  
Date Received : 01.04.21  
Location : 182 Archer Road Stevenage Herts SG1 5HJ  
Proposal : Single storey front extension  
Date of Decision : 11.05.21  
Decision : **Planning Permission is GRANTED**

111. Application No : 21/00338/FPH  
Date Received : 02.04.21  
Location : 23 Wansbeck Close Stevenage Herts  
Proposal : Single storey front extension  
Date of Decision : 12.05.21  
Decision : **Planning Permission is GRANTED**
112. Application No : 21/00339/CLPD  
Date Received : 02.04.21  
Location : 23 Wansbeck Close Stevenage Herts  
Proposal : Single storey rear extension  
Date of Decision : 06.05.21  
Decision : **Certificate of Lawfulness is APPROVED**
113. Application No : 21/00346/FPH  
Date Received : 06.04.21  
Location : 27 Carters Close Stevenage Herts SG2 9QA  
Proposal : Single storey side extension  
Date of Decision : 10.05.21  
Decision : **Planning Permission is GRANTED**
114. Application No : 21/00363/PADEMO  
Date Received : 07.04.21  
Location : Glaxo SmithKline Research And Development Ltd Gunnels  
Wood Road Stevenage Herts  
Proposal : Prior approval for the demolition Buildings B13, B13C and B18  
Date of Decision : 26.04.21  
Decision : **Prior Approval is NOT REQUIRED**

115. Application No : 21/00372/HPA  
Date Received : 09.04.21  
Location : 28 The Dell Stevenage Herts SG1 1PH  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.00 metres, for which the maximum height will be 3.00 metres and the height of the eaves will be 2.85 metres  
Date of Decision : 10.05.21  
Decision : **Prior Approval is NOT REQUIRED**
116. Application No : 21/00398/NMA  
Date Received : 14.04.21  
Location : Land At Webb Rise Stevenage Herts SG1 5QU  
Proposal : Non material amendment to planning permission reference number 19/00485/FPM to change brick colour  
Date of Decision : 12.05.21  
Decision : **Non Material Amendment AGREED**
117. Application No : 21/00414/FPH  
Date Received : 16.04.21  
Location : 51 Stanmore Road Stevenage Herts SG1 3QA  
Proposal : Single storey rear extension and proposed front porch extension  
Date of Decision : 14.05.21  
Decision : **Planning Permission is GRANTED**
118. Application No : 21/00517/NMA  
Date Received : 07.05.21  
Location : 108 Chancellors Road Stevenage Herts SG1 4TZ  
Proposal : Non material amendment to planning permission reference number 20/00657/FPH for additional 3no roof windows and new soil vent pipe to west elevation, omission of 1 no sun tunnel window, 1 no ground floor window to west elevation.  
Date of Decision : 12.05.21  
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.