

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 : 20/00789/FP
Date Received : 29.12.20
Location : 85 The Willows Stevenage Herts SG2 8AW
Proposal : Erection of a single storey front porch, single storey side and rear extension and 1 no. detached annexe.
Date of Decision : 26.05.21
Decision : **Planning Permission is GRANTED**

2. Application No : 21/00069/PADEMO
Date Received : 04.02.21
Location : Garages 51-53 Valley Way Stevenage Herts SG2 9AG
Proposal : Prior approval for the demolition of 3no. garages
Date of Decision : 09.06.21
Decision : **Prior Approval is NOT REQUIRED**

3. Application No : 21/00070/PADEMO
Date Received : 04.02.21
Location : Garages 144-146 York Road Stevenage Herts SG1 4HB
Proposal : Prior approval for the demolition of 3no. garages
Date of Decision : 09.06.21
Decision : **Prior Approval is NOT REQUIRED**
4. Application No : 21/00158/COND
Date Received : 25.02.21
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts
Proposal : Discharge of conditions 4 (Remediation), 10 (Construction Management Plan) and 12 (UXO) attached to planning permission 19/00736/FP
Date of Decision : 19.05.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 21/00204/FPH
Date Received : 08.03.21
Location : 4 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Single storey front and side extension and erection of double garage following demolition of existing garage
Date of Decision : 10.06.21
Decision : **Planning Permission is GRANTED**
6. Application No : 21/00219/FPH
Date Received : 10.03.21
Location : Southend Farm 131 High Street Stevenage Herts
Proposal : Replacement of boundary fencing
Date of Decision : 25.05.21
Decision : **Planning Permission is GRANTED**

7. Application No : 21/00252/FP
Date Received : 16.03.21
Location : 203 Valley Way Stevenage Herts SG2 9BU
Proposal : Change of use from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation)
Date of Decision : 10.06.21
Decision : **Planning Permission is GRANTED**
8. Application No : 21/00267/CLPD
Date Received : 19.03.21
Location : 23 Dryden Crescent Stevenage Herts SG2 0JQ
Proposal : Certificate of lawfulness for proposed single storey side and rear extensions
Date of Decision : 27.05.21
Decision : **Certificate of Lawfulness is APPROVED**
9. Application No : 21/00290/FPH
Date Received : 23.03.21
Location : 5 Olde Swann Court Stevenage Herts SG1 3WB
Proposal : Roof alterations at rear to form additional floor; Insertion of rooflights to front elevation.
Date of Decision : 18.05.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed roof alterations comprising specifically of a gable end over a substantially wide rear extension would be out of keeping with the existing property and the group of properties 2 - 5 Olde Swann Court. The position of the gable being built up above the existing brick eaves / cornice detailing is awkward and in a prominent position would fail to preserve the character and appearance of the dwelling and the wider Conservation Area and Heritage Asset. If approved the proposal would fail to accord with Policies GD1 and NH10 of the Stevenage Borough Local Plan 2011-2031 (2019), The National Planning Policy Framework (2019) and the Planning Practice Guidance (2014)

10. Application No : 21/00304/FPH
Date Received : 25.03.21
Location : 26 Woolners Way Stevenage Herts SG1 3AF
Proposal : Single Storey Front Extension
Date of Decision : 19.05.21
Decision : **Planning Permission is GRANTED**
11. Application No : 21/00308/FPH
Date Received : 25.03.21
Location : 21 Augustus Gate Stevenage Herts SG2 7QY
Proposal : Part two storey, part single storey side and single storey front extensions
Date of Decision : 20.05.21
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed two storey side extension, by virtue of its height, excessive width and proximity to the southern side boundary of the site, would be out of keeping with the character and appearance of the area and would result in an unduly prominent and obtrusive addition to the host dwelling when viewed from Fairlands Way to the detriment of the visual amenities of the area. Accordingly the development is contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).
12. Application No : 21/00310/FPH
Date Received : 26.03.21
Location : 17 Lawrence Avenue Stevenage Herts SG1 3JX
Proposal : Proposed two-storey rear extension
Date of Decision : 20.05.21
Decision : **Planning Permission is GRANTED**

13. Application No : 21/00313/TPTPO
Date Received : 29.03.21
Location : 110 To 155 Townsend Mews Stevenage Hertfordshire SG1 3BQ
Proposal : Pollard of 1no. lime tree (T17) protected by Tree Preservation Order 70
Date of Decision : 07.06.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
14. Application No : 21/00319/FPH
Date Received : 30.03.21
Location : 182 Fairview Road Stevenage Herts SG1 2NA
Proposal : Erection of a single storey garden room with attached veranda and decking in rear garden
Date of Decision : 27.05.21
Decision : **Planning Permission is GRANTED**
15. Application No : 21/00328/FP
Date Received : 31.03.21
Location : 4 Shackleton Spring Stevenage Herts SG2 9DF
Proposal : Single storey rear extension and erection of 1 no. one bedroom dwelling on land to the side of 4 Shackleton Spring.
Date of Decision : 03.06.21
Decision : **Planning Permission is GRANTED**
16. Application No : 21/00337/CLPD
Date Received : 02.04.21
Location : 86 - 124 Kilby Road Stevenage Hertfordshire SG1 2LU
Proposal : Certificate of lawfulness for proposed removal of existing cladding
Date of Decision : 20.05.21
Decision : **Certificate of Lawfulness is APPROVED**

17. Application No : 21/00340/TPTPO
Date Received : 03.04.21
Location : 27 Eliot Road Stevenage Herts SG2 0LL
Proposal : Reduce crown by 2 metre to 1no: English oak (T1) Protected by TPO 113
Date of Decision : 10.06.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
18. Application No : 21/00341/FP
Date Received : 05.04.21
Location : 16 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Change of use from adopted highway land to private residential garden
Date of Decision : 20.05.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The whole area of grass bank on the junction of Fairlands Way and The White Way serves as a visibility aid to traffic on this junction. Any minimisation of the visibility splay and inter-visibility of the junction would cause interference to the safe use of highway users. Furthermore, it is essential the land is kept as highway land for any possible future highway's sustainable schemes in line with Hertfordshire County Council's Local Transport Plan.
19. Application No : 21/00344/FPH
Date Received : 06.04.21
Location : 60 Stoney Croft Stevenage Herts SG1 3TW
Proposal : Erection of outbuilding in rear garden
Date of Decision : 20.05.21
Decision : **Planning Permission is GRANTED**

20. Application No : 21/00350/CLPD
Date Received : 06.04.21
Location : 14 Petworth Close Stevenage Herts SG2 8UP
Proposal : Certificate of lawfulness for proposed single storey rear and side extension
Date of Decision : 24.05.21
Decision : **Certificate of Lawfulness is APPROVED**

21. Application No : 21/00353/FPH
Date Received : 07.04.21
Location : 30 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Demolition of existing single storey side extension, single storey rear extension and outbuilding and the erection of a new single storey side and rear extension
Date of Decision : 19.05.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, scale, bulk and massing and in particular, its depth on the boundary with 32 Alleyns Road, the proposed extension would result in a harmful 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 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, massing and appearance, the proposed extension would represent an incongruous and visually harmful addition to the dwelling which would fail to respect its scale, proportions, character or appearance. The proposal would also fail to make a positive contribution to its location and surroundings. 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).

22. Application No : 21/00359/FP
Date Received : 07.04.21
Location : 28 - 50 Briardale Stevenage Herts SG1 1TP
Proposal : Removal of existing painted steel balustrades with solid infill panels, steel balusters and planter troughs and replacement with new box-section steel balustrades with perforated infill panels to private balconies on front and rear elevations.
Date of Decision : 19.05.21
Decision : **Planning Permission is GRANTED**
23. Application No : 21/00375/FPH
Date Received : 09.04.21
Location : 4 Shephall Way Stevenage Herts SG2 9QR
Proposal : Single storey front extension
Date of Decision : 25.05.21
Decision : **Planning Permission is GRANTED**
24. Application No : 21/00385/COND
Date Received : 10.04.21
Location : Land At Webb Rise Webb Rise Stevenage Herts
Proposal : Discharge of condition 8 (SWMP) attached to planning permission reference 19/00485/FPM
Date of Decision : 11.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
25. Application No : 21/00386/FPH
Date Received : 11.04.21
Location : 8 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Erection of outbuilding in rear garden
Date of Decision : 25.05.21
Decision : **Planning Permission is GRANTED**

26. Application No : 21/00388/FPH
Date Received : 12.04.21
Location : 140 Fairview Road Stevenage Herts SG1 2NS
Proposal : Erection of 1no. timber framed outbuilding to enclose a swimming pool in rear garden
Date of Decision : 20.05.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, scale, bulk and massing, and in particular, its roof, the proposed outbuilding would be an incongruous, visually intrusive and harmful addition to the site and would detract from the character and appearance of the property. It would fail to relate to the dwelling and the site in a visually acceptable manner and is accordingly, 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, massing, projection above the boundary fence and proximity to the dwelling to the rear of the site at 52 Angotts Mead, the proposed outbuilding would have a detrimental impact upon the outlook and residential amenities of that property. The proposal 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).

27. Application No : 21/00390/FPH
Date Received : 12.04.21
Location : 46 Sheepcroft Hill Stevenage Herts SG2 9PS
Proposal : Single storey rear extension
Date of Decision : 27.05.21
Decision : **Planning Permission is GRANTED**

28. Application No : 21/00394/FPH
Date Received : 13.04.21
Location : 13 Ayr Close Stevenage Herts SG1 5RZ
Proposal : Single storey rear extension and first floor side extension above existing double garage
Date of Decision : 03.06.21
Decision : **Planning Permission is GRANTED**
29. Application No : 21/00396/COND
Date Received : 13.04.21
Location : Dominic Cottage Rectory Lane Stevenage Herts
Proposal : Discharge of condition 3 (Materials) & 4 (Windows/Doors) attached to planning permission reference 20/00319/LB
Date of Decision : 07.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
30. Application No : 21/00397/COND
Date Received : 13.04.21
Location : Dominic Cottage Rectory Lane Stevenage Herts
Proposal : Discharge of condition 3 (Garage Materials) attached to planning permission reference 20/00318/FPH
Date of Decision : 07.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
31. Application No : 21/00399/FPH
Date Received : 14.04.21
Location : 42 Burymead Stevenage Herts SG1 4AY
Proposal : Single storey front extension
Date of Decision : 04.06.21
Decision : **Planning Permission is GRANTED**

32. Application No : 21/00404/FPH
Date Received : 15.04.21
Location : 43 Newton Road Stevenage Herts SG2 0BY
Proposal : Construction of timber framed outbuilding (Garden Room).
Date of Decision : 25.05.21
Decision : **Planning Permission is GRANTED**

33. Application No : 21/00408/COND
Date Received : 15.04.21
Location : Former Chells Play Area Eliot Road Stevenage Herts
Proposal : Discharge of Conditions 16 (Construction Management Plan & SWMP) attached to planning permission reference 20/00053/FPM
Date of Decision : 11.06.21
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.

34. Application No : 21/00409/HPA
Date Received : 15.04.21
Location : 217 Shephall Way Stevenage Herts SG2 9RJ
Proposal : Enlargement of the dwellinghouse by construction of an additional storey(s) for which the maximum height will be 9.4m
Date of Decision : 19.05.21
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.
35. Application No : 21/00410/AD
Date Received : 16.04.21
Location : Roaring Meg Retail Park London Road Stevenage Herts
Proposal : Replacement Signage at Roaring Meg Retail Park
Date of Decision : 11.06.21
Decision : **Advertisement Consent is GRANTED**
36. Application No : 21/00411/FPH
Date Received : 16.04.21
Location : 11 Ashdown Road Stevenage Herts SG2 8TY
Proposal : Two storey rear extension
Date of Decision : 28.05.21
Decision : **Planning Permission is GRANTED**

37. Application No : 21/00412/FP
Date Received : 16.04.21
Location : Land Adjacent To 7 Burymead Stevenage Herts SG1 4AX
Proposal : Proposed single storey one bedroom dwelling with associated parking.
Date of Decision : 02.06.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of the size and scale of the proposed dwelling and the visual prominence of the site, the proposed development would harm the open feel of this part of the street scene and would be at significant variance to the established open character of Burymead. Moreover, the largely blank rear elevation of the proposal would represent poor design, would be visually unappealing and would appear out of keeping with and harmful to the street scene. The proposed development would therefore erode the openness of this part of Burymead and would have a detrimental impact upon the character and appearance of the 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 Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

By virtue of its proximity to the flank elevation of No. 9 Burymead, the proposed dwelling would fail to meet the required minimum back to flank separation distance specified in Chapter 5 of the Council's Adopted Design Guide (2009) and would result in an unacceptable outlook for the occupiers of this property, with a harmful, overbearing and dominating impact upon the habitable room windows of this dwelling. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

By virtue of the limited depth and size of the private amenity space for the proposed dwelling, falling below the required minimum size specified in Chapter 5 of the Stevenage Design Guide Supplementary Planning Document (2009), the proposed development would fail to provide suitable standard of outdoor amenity space and accommodation for the future occupiers of the site and would lead to unsatisfactory living conditions for them. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2109), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

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 proposal fails to demonstrate that adequate provision for car parking can be provided on site for No.7 Burymead in accordance with the Council's standards set out in the Parking Provision and Sustainable Transport Supplementary Planning Document (2020). The proposal would, therefore be likely to result in on-street parking on the main carriageway, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and the Council's Parking Provision and Sustainable Transport SPD (2020).

38. Application No : 21/00416/FPH
Date Received : 17.04.21
Location : 59 Granby Road Stevenage Herts SG1 4AS
Proposal : Erection of fencing around side garden
Date of Decision : 24.05.21
Decision : **Planning Permission is GRANTED**
39. Application No : 21/00417/FPH
Date Received : 18.04.21
Location : 73 Barham Road Stevenage Herts SG2 9HY
Proposal : Part single storey, part two-storey front extension.
Date of Decision : 14.06.21
Decision : **Planning Permission is GRANTED**
40. Application No : 21/00418/FPH
Date Received : 19.04.21
Location : 1 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : Erection of gazebo and associated raised decking platform.
Date of Decision : 24.05.21
Decision : **Planning Permission is GRANTED**

41. Application No : 21/00421/CLPD
Date Received : 20.04.21
Location : 34 Aylward Drive Stevenage Herts SG2 8UR
Proposal : Certificate of lawfulness for a garage conversion
Date of Decision : 27.05.21
Decision : **Certificate of Lawfulness is APPROVED**
42. Application No : 21/00423/FPH
Date Received : 21.04.21
Location : 188 Mildmay Road Stevenage Herts SG1 5SZ
Proposal : Proposed two storey rear extension
Date of Decision : 28.05.21
Decision : **Planning Permission is GRANTED**
43. Application No : 21/00429/FP
Date Received : 22.04.21
Location : HSBC Danestrete Stevenage Herts
Proposal : Installation of one new CCTV camera
Date of Decision : 10.06.21
Decision : **Planning Permission is GRANTED**
44. Application No : 21/00430/FP
Date Received : 22.04.21
Location : 24-40 Broom Walk Stevenage Herts SG1 1UT
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and east elevations.
Date of Decision : 11.06.21
Decision : **Planning Permission is GRANTED**

45. Application No : 21/00432/FPH
Date Received : 22.04.21
Location : 62 Augustus Gate Stevenage Herts SG2 7QY
Proposal : Single storey side extension
Date of Decision : 28.05.21
Decision : **Planning Permission is GRANTED**
46. Application No : 21/00433/CLPD
Date Received : 22.04.21
Location : 13 Trent Close Stevenage Herts SG1 3RS
Proposal : Certificate of lawfulness for proposed conversion of existing garage and erection of side facing dormer to facilitate extension of the existing first floor
Date of Decision : 17.06.21
Decision : **Certificate of Lawfulness is APPROVED**
47. Application No : 21/00434/FPH
Date Received : 22.04.21
Location : 83 Boxfield Green Stevenage Herts SG2 7DS
Proposal : Two storey side and rear extension
Date of Decision : 08.06.21
Decision : **Planning Permission is GRANTED**
48. Application No : 21/00435/COND
Date Received : 23.04.21
Location : Abbington Hotel, 23 Hitchin Road And 28 Essex Road Stevenage Herts
Proposal : Discharge of condition 6 (Soft and Hard landscaping) attached to planning permission number 20/00346/FP
Date of Decision : 18.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

49. Application No : 21/00439/AD
Date Received : 23.04.21
Location : 85 Queensway Town Centre Stevenage Herts
Proposal : 2 no. Projection signs
Date of Decision : 01.06.21
Decision : **Advertisement Consent is GRANTED**
50. Application No : 21/00443/FPH
Date Received : 24.04.21
Location : 49 Goddard End Stevenage Herts SG2 7ER
Proposal : Erection of 1.8m high brick boundary wall with 2.1m high brick piers
Date of Decision : 16.06.21
Decision : **Planning Permission is GRANTED**
51. Application No : 21/00444/FPH
Date Received : 25.04.21
Location : 448 Wisden Road Stevenage Herts SG1 5JL
Proposal : Conversion of garage including raising of the roof
Date of Decision : 24.05.21
Decision : **Planning Permission is GRANTED**
52. Application No : 21/00445/FPH
Date Received : 26.04.21
Location : 24 Almonds Lane Stevenage Herts SG1 3RR
Proposal : Erection of outbuilding in garden to the side of No.24
Date of Decision : 17.06.21
Decision : **Planning Permission is GRANTED**

53. Application No : 21/00447/FPH
Date Received : 26.04.21
Location : 43 Newgate Stevenage Herts SG2 9DT
Proposal : Single storey rear extension
Date of Decision : 02.06.21
Decision : **Planning Permission is GRANTED**
54. Application No : 21/00450/TPCA
Date Received : 26.04.21
Location : Greenside School Shephall Green Stevenage Herts
Proposal : Prune 1no. London Plane tree to 5 metres above ground level; remove deadwood from 3no. Silver Maple trees, 2no. Oak trees and 2no. Ash trees and lift to 3 metres above ground level 1no. Yew tree
Date of Decision : 07.06.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
55. Application No : 21/00452/FP
Date Received : 27.04.21
Location : Silkin Court Stevenage Herts SG2 9PU
Proposal : Replacement of concrete footpaths, handrails and bollard lights
Date of Decision : 24.05.21
Decision : **Planning Permission is GRANTED**
56. Application No : 21/00454/TPTPO
Date Received : 27.04.21
Location : 5 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : 1 x Oak (T4) protected by TPO 100 reduce height by 1.5m. Reduce branches on house side by 1.5m. Reduce far side by no more than 2m. Remove major deadwood.
Date of Decision : 15.06.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

57. Application No : 21/00457/COND
Date Received : 28.04.21
Location : Airbus Defence And Space Gunnels Wood Road Stevenage
Herts
Proposal : Discharge of condition 5 (Hard and soft landscaping) attached
to planning permission reference number 19/00167/FPM
Date of Decision : 10.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
58. Application No : 21/00458/TPTPO
Date Received : 28.04.21
Location : Ross Court Stevenage Herts SG2 0HW
Proposal : Crown raise to 4m above ground level and remove lowest limb
overhanging garden and remove major deadwood to 1 no: Oak
tree (T10) protected by TPO 19
Date of Decision : 16.06.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE
SUBJECT OF A TREE PRESERVATION ORDER**
59. Application No : 21/00459/FPH
Date Received : 28.04.21
Location : 28 Kessingland Avenue Stevenage Herts SG1 2JR
Proposal : Demolition of existing porch and construction of new porch.
Date of Decision : 23.06.21
Decision : **Planning Permission is GRANTED**
60. Application No : 21/00464/CLPD
Date Received : 28.04.21
Location : 70 Stanmore Road Stevenage Herts SG1 3QE
Proposal : Certificate of Lawfulness for proposed rear dormer and 2no. roof
lights in the front roof slope
Date of Decision : 17.06.21
Decision : **Certificate of Lawfulness is APPROVED**

61. Application No : 21/00468/FPH
Date Received : 28.04.21
Location : 40 Manor View Stevenage Herts SG2 8PF
Proposal : Single storey rear and two storey side extension
Date of Decision : 10.06.21
Decision : **Planning Permission is GRANTED**
62. Application No : 21/00472/FPH
Date Received : 29.04.21
Location : 52 The Lawns Stevenage Herts SG2 9RT
Proposal : Single storey rear extension
Date of Decision : 09.06.21
Decision : **Planning Permission is GRANTED**
63. Application No : 21/00477/FP
Date Received : 30.04.21
Location : 42 - 58 Broom Walk Stevenage Herts SG1 1UT
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and west elevations
Date of Decision : 04.06.21
Decision : **Planning Permission is GRANTED**
64. Application No : 21/00480/NMA
Date Received : 30.04.21
Location : 93 Chapman Road Stevenage Herts SG1 4RJ
Proposal : Non material amendment to planning permission reference number 20/00787/FPH for additional window opening to the front and door opening to the rear
Date of Decision : 18.05.21
Decision : **Non Material Amendment AGREED**

65. Application No : 21/00483/FPH
Date Received : 01.05.21
Location : Old Smithy 1 Hertford Road Stevenage Herts
Proposal : Single storey extension to existing outbuilding
Date of Decision : 29.06.21
Decision : **Planning Permission is GRANTED**
66. Application No : 21/00484/LB
Date Received : 01.05.21
Location : Old Smithy 1 Hertford Road Stevenage Herts
Proposal : Single storey extension to existing outbuilding
Date of Decision : 29.06.21
Decision : **Listed Building Consent is GRANTED**
67. Application No : 21/00485/FP
Date Received : 01.05.21
Location : 34 To 50 Bedwell Crescent Stevenage Herts SG1 1LU
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and east elevations.
Date of Decision : 09.06.21
Decision : **Planning Permission is GRANTED**
68. Application No : 21/00486/FP
Date Received : 01.05.21
Location : 2 To 18 Inskip Crescent Stevenage Herts SG1 1JY
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and east elevations.
Date of Decision : 04.06.21
Decision : **Planning Permission is GRANTED**

69. Application No : 21/00487/FPH
Date Received : 02.05.21
Location : 20 Beane Walk Stevenage Herts SG2 7DP
Proposal : Single storey front and rear extension
Date of Decision : 27.05.21
Decision : **Planning Permission is GRANTED**
70. Application No : 21/00488/FPH
Date Received : 03.05.21
Location : 11 Stanley Road Stevenage Herts SG2 0EF
Proposal : Single storey side extension
Date of Decision : 27.05.21
Decision : **Planning Permission is GRANTED**
71. Application No : 21/00489/FPH
Date Received : 03.05.21
Location : 175 Archer Road Stevenage Herts SG1 5HD
Proposal : Single storey rear extension
Date of Decision : 01.07.21
Decision : **Planning Permission is GRANTED**
72. Application No : 21/00490/FPH
Date Received : 03.05.21
Location : 12 Ayr Close Stevenage Herts SG1 5RZ
Proposal : Garage Conversion
Date of Decision : 22.06.21
Decision : **Planning Permission is GRANTED**

73. Application No : 21/00498/CLPD
Date Received : 04.05.21
Location : 16 Barclay Crescent Stevenage Herts SG1 3NA
Proposal : Certificate of lawfulness for a loft conversion with a rear dormer and velux windows to the front
Date of Decision : 25.05.21
Decision : **Certificate of Lawfulness is APPROVED**
74. Application No : 21/00499/FPH
Date Received : 04.05.21
Location : 16 Barclay Crescent Stevenage Herts SG1 3NA
Proposal : Installation of front dormer window and rear roof light
Date of Decision : 03.06.21
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- By virtue of the absence of such features in the street scene along this part of Barclay Crescent, the proposed front dormer window would appear as an incongruous element of, and would detract from, the street scene. The dormer window would break the uniformity of the roofscape of the street scene to the detriment of the character and appearance of the road, an impact which would be exacerbated by the dormer's prominence and visibility in the street scene, particularly when approaching the site from the south. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Council Local Plan 2011- 2031 (2019), the Stevenage Design Guide (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).
75. Application No : 21/00502/CLPD
Date Received : 05.05.21
Location : 22 Hastings Close Stevenage Herts SG1 2JG
Proposal : Certificate of Lawfulness for proposed single storey rear extension and garage conversion
Date of Decision : 21.06.21
Decision : **Certificate of Lawfulness is APPROVED**

76. Application No : 21/00503/FPH
Date Received : 05.05.21
Location : 65 Fishers Green Road Stevenage Herts SG1 2PL
Proposal : Demolition of conservatory, single storey side and rear extension
Date of Decision : 11.06.21
Decision : **Planning Permission is GRANTED**

77. Application No : 21/00504/FP
Date Received : 05.05.21
Location : 303 Ripon Road Stevenage Herts SG1 4LS
Proposal : Conversion of 1 no. 4 bedroom dwelling to 3 no. studios, single storey front and rear extensions and conversion of garage including the change of use from public amenity land to residential use and associated parking.
Date of Decision : 30.06.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal would comprise substandard parking spaces which fail to accord with the requirements set out under Manual for Streets 8.3.58 and the Council's Parking Provision SPD (2020) and would likely result in vehicles overhanging the highway which would prejudice highway safety. In addition, the proposal also 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 also result in on-street parking giving rise to conditions prejudicial to the safe and free flow of traffic along this stretch of Ripon Road. The proposal is therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

78. Application No : 21/00509/FPH
Date Received : 06.05.21
Location : 48 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Proposed first floor side extension over existing garage.
Date of Decision : 01.07.21
Decision : **Planning Permission is GRANTED**
79. Application No : 21/00511/NMA
Date Received : 06.05.21
Location : 42 Hydean Way Stevenage Herts SG2 9XJ
Proposal : Non material amendment to planning permission reference number 20/00055/FPH to change materials to painted K-Render on existing dwelling and approved extension
Date of Decision : 20.05.21
Decision : **Non Material Amendment AGREED**
80. Application No : 21/00515/FPH
Date Received : 06.05.21
Location : 4 Daltry Close Stevenage Herts SG1 4BW
Proposal : Demolition of existing garage, build new larger garage
Date of Decision : 21.06.21
Decision : **Planning Permission is GRANTED**
81. Application No : 21/00516/FP
Date Received : 06.05.21
Location : Halifax Plc Unit 6 97 - 99 Queensway Town Centre Stevenage
Proposal : Relocation of existing roof top plant equipment, new plant equipment and new plant enclosure
Date of Decision : 21.06.21
Decision : **Planning Permission is GRANTED**

82. Application No : 21/00519/TPTPO
Date Received : 07.05.21
Location : 8 Brookhill Stevenage Herts SG2 8RR
Proposal : Reduce by 2m height & 2m on north, east & west sides. Reduce southern lateral branches by 2.5m to clear roof 1 x Oak (T1) protected by TPO 59
Date of Decision : 01.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
83. Application No : 21/00520/COND
Date Received : 07.05.21
Location : Plot 2000 Arlington Way Gunnels Wood Road Stevenage Herts
Proposal : Discharge of condition 9 (boreholes) attached to planning permission reference number 19/00673/FPM
Date of Decision : 09.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
84. Application No : 21/00521/PATELE
Date Received : 07.05.21
Location : Junction Of Sish Lane And Popple Way Stevenage Herts SG1 3TG
Proposal : Erection of 1no. 15m high phase 8 monopole antenna with wraparound cabinet at base and associated ancillary works
Date of Decision : 29.06.21
Decision : **Prior Approval is REQUIRED and GIVEN**
85. Application No : 21/00523/CLPD
Date Received : 09.05.21
Location : 8 Anderson Road Stevenage Herts SG2 0LP
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 01.06.21
Decision : **Certificate of Lawfulness is APPROVED**

86. Application No : 21/00524/FPH
Date Received : 09.05.21
Location : 10 East Reach Stevenage Herts SG2 9AU
Proposal : Front porch extension
Date of Decision : 10.06.21
Decision : **Planning Permission is GRANTED**
87. Application No : 21/00527/FPH
Date Received : 10.05.21
Location : 33 Lymington Road Stevenage Herts SG1 2PE
Proposal : Single storey rear extension, partial demolition and partial conversion of existing garage and erection single storey side extension and construction of porch
Date of Decision : 04.06.21
Decision : **Planning Permission is GRANTED**
88. Application No : 21/00528/HPA
Date Received : 10.05.21
Location : 12 Telford Avenue Stevenage Herts SG2 0AE
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height will be 3.40 metres and the height of the eaves will be 2.40 metres.
Date of Decision : 15.06.21
Decision : **Prior Approval is NOT REQUIRED**

89. Application No : 21/00530/FP
Date Received : 10.05.21
Location : 6 - 16 Fox Road Stevenage Herts SG1 1JD
Proposal : Removal of existing painted steel balustrade with solid infill panels and replacement with new box-section balustrades with perforated infill panels to two private balconies. Existing concrete stairs to be upgraded to include anti-slip tread covers with high contrast nosings. Existing concrete hung tile cladding to be removed from north and west elevations and replaced with new silicone render on external wall insulation backing.
- Date of Decision : 11.06.21
Decision : **Planning Permission is GRANTED**
90. Application No : 21/00531/FPH
Date Received : 10.05.21
Location : 4 Spencer Way Stevenage Hertfordshire SG2 8GD
Proposal : Part single-storey, part two storey side extension
Date of Decision : 29.06.21
Decision : **Planning Permission is GRANTED**
91. Application No : 21/00534/NMA
Date Received : 10.05.21
Location : Dominic Cottage Rectory Lane Stevenage Herts
Proposal : Non-material amendment to planning permission 20/00318/FPH for removal of ground floor windows to east elevation and added door and change to windows to north elevation, removal of window from garage south elevation change from timber swing open doors to timber sectional door
- Date of Decision : 07.06.21
Decision : **Non Material Amendment AGREED**

92. Application No : 21/00541/CLPD
Date Received : 11.05.21
Location : 1 Hayley Common Stevenage Herts SG2 9LA
Proposal : Certificate of lawfulness for proposed works consisting of a rear dormer window and Installation of 3 no. roof lights.
Date of Decision : 21.06.21
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

Under Schedule 2, Part 1, Class B to Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, Condition B.2(b)(i)(bb) requires the enlargement to be constructed so that the edge of the enlargement closest to the eaves of the original roof shall, as far as practicable, be not less than 0.2m from the eaves unless it can be demonstrated that this is not possible. Drawing number 109 shows this condition has not been met and no evidence has been submitted to prove the condition cannot be met.
93. Application No : 21/00543/FPH
Date Received : 12.05.21
Location : 53C Hertford Road Stevenage Herts
Proposal : Single storey rear extension including conversion of part of the integrated garage and re-roofing of rear conservatory
Date of Decision : 10.06.21
Decision : **Planning Permission is GRANTED**
94. Application No : 21/00553/LB
Date Received : 12.05.21
Location : Dominic Cottage Rectory Lane Stevenage Herts
Proposal : Two storey side extension, internal and external alterations to dwelling and demolition of existing garage. Amendments to 20/00319/LB for the removal of ground floor windows to east elevation and added door and change to windows to north elevation.
Date of Decision : 15.06.21
Decision : **Listed Building Consent is GRANTED**

95. Application No : 21/00554/FPH
Date Received : 13.05.21
Location : 1 Corton Close Stevenage Herts SG1 2LB
Proposal : First floor side and rear extension
Date of Decision : 11.06.21
Decision : **Planning Permission is GRANTED**
96. Application No : 21/00558/CLPD
Date Received : 13.05.21
Location : 73 The Pastures Stevenage Herts SG2 7DF
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 29.06.21
Decision : **Certificate of Lawfulness is APPROVED**
97. Application No : 21/00560/COND
Date Received : 13.05.21
Location : Redemption Academy Eliot Road Stevenage Herts
Proposal : Discharge of condition 20 (Birds and Bat Boxes) attached to planning permission number 20/00053/FPM
Date of Decision : 08.06.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
98. Application No : 21/00561/FPH
Date Received : 13.05.21
Location : 6 Ashburnham Walk Stevenage Herts SG2 8DZ
Proposal : Single storey front extension
Date of Decision : 16.06.21
Decision : **Planning Permission is GRANTED**

99. Application No : 21/00564/NMA
Date Received : 14.05.21
Location : Six Hills House London Road Stevenage Herts
Proposal : Non material amendment to planning approval 16/00482/FPM to re-position brickwork from the second floor to the first floor at the front of the development
Date of Decision : 09.06.21
Decision : **Non Material Amendment AGREED**
100. Application No : 21/00566/FPH
Date Received : 15.05.21
Location : 57 Bronte Paths Stevenage Herts SG2 0PG
Proposal : Single storey front and single storey infill rear extensions
Date of Decision : 14.06.21
Decision : **Planning Permission is GRANTED**
101. Application No : 21/00568/TPCA
Date Received : 17.05.21
Location : 7 Dunwich Farm Stevenage Herts SG1 2JX
Proposal : Crown reduction by approximately 4metres of 1no. Oak tree
Date of Decision : 21.06.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
102. Application No : 21/00572/FPH
Date Received : 19.05.21
Location : 45 Pembridge Gardens Stevenage Herts SG2 8BF
Proposal : Single storey rear extension
Date of Decision : 14.06.21
Decision : **Planning Permission is GRANTED**

103. Application No : 21/00574/HPA
Date Received : 19.05.21
Location : 12 Livingstone Link Stevenage Herts SG2 0EP
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.40 metres, for which the maximum height will be 3.15 metres and the height of the eaves will be 2.40 metres
Date of Decision : 28.06.21
Decision : **Prior Approval is NOT REQUIRED**
104. Application No : 21/00589/NMA
Date Received : 24.05.21
Location : 21 School Close Stevenage Herts SG2 9TY
Proposal : Non-material amendment to planning permission 17/00616/FPH to install clear roof with twin wall sheets and close in side with timber
Date of Decision : 10.06.21
Decision : **Non Material Amendment AGREED**
105. Application No : 21/00592/FPH
Date Received : 24.05.21
Location : 12 Shephall View Stevenage Herts SG1 1RL
Proposal : Single storey side and rear extension
Date of Decision : 17.06.21
Decision : **Planning Permission is GRANTED**
106. Application No : 21/00600/HPA
Date Received : 26.05.21
Location : 24 Lime Close Stevenage Herts SG2 9QB
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.80 metres, for which the maximum height will be 3.50 metres and the height of the eaves will be 3.00 metres
Date of Decision : 29.06.21
Decision : **Prior Approval is NOT REQUIRED**

107. Application No : 21/00605/AD
Date Received : 27.05.21
Location : Kings Court London Road Stevenage Herts
Proposal : Advertising boarding consisting of two fascia signs and one freestanding entrance sign.
Date of Decision : 29.06.21
Decision : **GRANT AND REFUSAL OF CONSENT**
- With regard to Sign B shown on plan SK_02 - REFUSE ADVERTISEMENT CONSENT, for the following reason;
- By virtue of its size, height on the building and prominence in the street scene, the proposed round fascia sign (Sign B) would have a significant and harmful impact upon the visual amenity of the area and the outlook of the dwellings on the opposite side of the road. The proposed sign is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2019-2031, the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).
- With regard to signs A and C, shown on plans SK_100, SK_101 and SK_102 - GRANT ADVERTISEMENT CONSENT, subject to the following conditions:-
- This consent shall be for a limited period only, expiring five years after the date of this notice and on or before that date the advertisement shall be removed and the building/land be restored to its former condition.
- {\b REASON:-} To accord with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
108. Application No : 21/00607/FPH
Date Received : 27.05.21
Location : 23 Park View Stevenage Herts SG2 8PU
Proposal : Two storey side extension
Date of Decision : 29.06.21
Decision : **Planning Permission is GRANTED**

109. Application No : 21/00608/HPA
Date Received : 27.05.21
Location : 66 Southwark Close Stevenage Herts SG1 4PQ
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.10 metres, for which the maximum height will be 4.00 metres and the height of the eaves will be 3.00 metres
Date of Decision : 30.06.21
Decision : **Prior Approval is REQUIRED and GIVEN**
110. Application No : 21/00613/NMA
Date Received : 28.05.21
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts
Proposal : Non-material amendment to planning permission 21/00004/FP to install 2no plant units to the side of the home shopping pod to be enclosed by a timber fence
Date of Decision : 21.06.21
Decision : **Non Material Amendment AGREED**
111. Application No : 21/00617/FPH
Date Received : 31.05.21
Location : 98 Telford Avenue Stevenage Herts SG2 0AJ
Proposal : Single-storey side extension and conversion of existing garage to habitable accommodation, external alterations and brick infill of front porch.
Date of Decision : 29.06.21
Decision : **Planning Permission is GRANTED**

112. Application No : 21/00625/FPH
Date Received : 02.06.21
Location : 91 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Proposed single storey rear extension and small front dormer
Date of Decision : 29.06.21
Decision : **Planning Permission is GRANTED**

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.