

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 19/00280/COND
Date Received : 08.05.19
Location : Land At Chadwell Road Norton Green Stevenage Herts
Proposal : Discharge of condition 19 (Noise attenuation) attached to planning permission 15/00101/FPM
Date of Decision : 30.11.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 21/00315/FP
Date Received : 29.03.21
Location : 73 Queensway Town Centre Stevenage Herts
Proposal : Change of Use from E(a) to E(b)/Sui Generis (formerly A1 (shops) to A3/A5 (cafes & restaurants/hot food takeaway)
Date of Decision : 15.12.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal fails to demonstrate that it would accord with Policy TC8 by introducing a non-retail use in a primary retail frontage unit. As such the Local Planning Authority has not been able to assess the required information to meet the requirements of the policy. The proposal would not therefore be in accordance with Policies SP4 and TC8 of the Stevenage Borough Local Plan 2011-2031 (2019), the National Planning Policy Framework (2021) and National Planning Practice Guidance (2014) to the detriment of the Town Centre shopping area.

3. Application No : 21/00787/COND
Date Received : 15.07.21
Location : Garages And Forecourt Area To Rear Of 13-19 The Chace Stevenage Herts SG2 8QS
Proposal : Discharge of condition 4 (Submission of Landscaping Scheme) and condition 10 (Details of Boundary Treatment) attached to planning permission number 20/00672/FP
Date of Decision : 17.12.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

4. Application No : 21/00922/AD
Date Received : 20.08.21
Location : Roundabout At Junction Of London Road And Hertford Road
Stevenage Herts
Proposal : Erection of 3no. non-illuminated sponsorship signs placed on
the roundabout
Date of Decision : 07.12.21
Decision : **Advertisement Consent is REFUSED**

The Inscribed Circle Diameter (ICD) of the roundabout for the
proposed signage is less than the 28 metre requirement.
Therefore, the proposed sponsorship signage would be
unacceptable in highway safety terms.
5. Application No : 21/00923/AD
Date Received : 20.08.21
Location : Roundabout At Great Ashby Way And Bray Drive Stevenage
Herts SG1 6AB
Proposal : Erection of 4no. non-illuminated sponsorship signs on
roundabout.
Date of Decision : 29.11.21
Decision : **Advertisement Consent is GRANTED**
6. Application No : 21/00961/AD
Date Received : 01.09.21
Location : Roundabout At Junction Of Hitchin Road/Coreys Mill Lane
Stevenage Herts
Proposal : Erection of 4no. non-illuminated sponsorship signs placed on
Hitchin Road/Coreys Mill Lane roundabout
Date of Decision : 07.12.21
Decision : **Advertisement Consent is GRANTED**

7. Application No : 21/00963/AD
Date Received : 01.09.21
Location : Roundabout At Junction Of Great Ashby Way And Canterbury Way Stevenage Herts
Proposal : Erection of 3no. non-illuminated signs placed on Canterbury Way/Great Ashby Way roundabout
Date of Decision : 30.11.21
Decision : **Advertisement Consent is REFUSED**

The Inscribed Circle Diameter (ICD) of the roundabout for the proposed signage is less than the 28 meter requirement. Therefore, the proposed sponsorship signage would be unacceptable in highway safety terms.
8. Application No : 21/00969/AD
Date Received : 02.09.21
Location : Roundabout At Junction With Broadhall Way, Oaks Cross And Shephall Way Stevenage Herts
Proposal : Erection of 4no. non-illuminated sponsorship signs placed on Broadhall Way/Shephall Way roundabout, 3no. non-illuminated sponsorship signs placed on Broadhall Way/Gresley Way roundabout and 4no. non-illuminated signs placed on Gresley Way/Broadwater Lane roundabout
Date of Decision : 17.12.21
Decision : **GRANT AND REFUSAL OF CONSENT**
9. Application No : 21/00973/AD
Date Received : 02.09.21
Location : Roundabout At Junction Of Gunnels Wood Road And Six Hills Way And Roundabout At Junction Of London Road And B And Q Superstore Stevenage Herts
Proposal : Erection of 4no. non-illuminated sponsorship signs on Gunnels Wood Road/Six Hills Way roundabout and 3no. non-illuminated sponsorship signs on London Road/B&Q roundabout
Date of Decision : 30.11.21
Decision : **Advertisement Consent is GRANTED**

10. Application No : 21/00984/AD
Date Received : 07.09.21
Location : A602 Broadhall Way And Gunnels Wood Road Roundabout Stevenage Herts
Proposal : Erection of 4no. non-illuminated sponsorship signs on Broadhall Way and Gunnels Wood Road roundabout, 4no. non-illuminated sponsorship signs on London Road and Roaring Meg roundabout and 4no. non-illuminated sponsorship signs London Road and Monkswood Way roundabout
Date of Decision : 17.12.21
Decision : **Advertisement Consent is GRANTED**
11. Application No : 21/00985/AD
Date Received : 07.09.21
Location : Six Hills Way And Gresley Way Roundabout Stevenage Herts
Proposal : Erection of 3no. non-illuminated sponsorship signs on Six Hills Way and Gresley Way roundabout, 5no. non-illuminated sponsorship signs on Six Hills Way and Chells Way roundabout, 4no. non-illuminated sponsorship signs on Six Hills Way and Shephall Way roundabout and 4no. non illuminated sponsorship signs on Gresley Way and Magpie Crescent roundabout.
Date of Decision : 30.11.21
Decision : **GRANT AND REFUSAL OF CONSENT**
12. Application No : 21/01008/FP
Date Received : 10.09.21
Location : 213 Hydean Way Stevenage Herts SG2 9YH
Proposal : Single storey front and rear extensions and change of use of public amenity space to residential for a two storey side extension
Date of Decision : 14.12.21
Decision : **Planning Permission is GRANTED**

13. Application No : 21/01022/FPH
Date Received : 15.09.21
Location : 162 Fairview Road Stevenage Herts SG1 2NE
Proposal : Two storey rear extension existing flat roof to be changed to mono pitch with roof lights and part garage conversion
Date of Decision : 29.11.21
Decision : **Planning Permission is GRANTED**
14. Application No : 21/01027/FPH
Date Received : 16.09.21
Location : 74 Whitney Drive Stevenage Herts SG1 4BJ
Proposal : First floor side extension
Date of Decision : 30.11.21
Decision : **Planning Permission is GRANTED**
15. Application No : 21/01046/COND
Date Received : 23.09.21
Location : Marshgate Car Park St. Georges Way Stevenage Herts
Proposal : Discharge of condition 18 (Piling Method Statement) attached to planning permission reference 21/00627/FPM
Date of Decision : 29.11.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 21/01053/FPH
Date Received : 27.09.21
Location : 19 Barley Croft Stevenage Herts SG2 9NP
Proposal : Part single, part two storey rear extension
Date of Decision : 30.11.21
Decision : **Planning Permission is GRANTED**

17. Application No : 21/01055/FPH
Date Received : 28.09.21
Location : 6 Harvey Road Stevenage Herts SG2 0BG
Proposal : Part two storey, part single storey rear extension, change of use of highway land and creation of 2no. parking spaces with retaining wall
Date of Decision : 20.12.21
Decision : **Planning Permission is GRANTED**
18. Application No : 21/01056/FPH
Date Received : 28.09.21
Location : 11 Cornfields Stevenage Herts SG2 7RB
Proposal : Retrospective garage conversion
Date of Decision : 30.11.21
Decision : **Planning Permission is GRANTED**
19. Application No : 21/01067/FPH
Date Received : 29.09.21
Location : 45 Homestead Moat Stevenage Herts SG1 1UE
Proposal : Single storey rear extension and garage conversion including raising height of garage roof
Date of Decision : 15.12.21
Decision : **Planning Permission is GRANTED**

20. Application No : 21/01071/TPTPO
Date Received : 30.09.21
Location : 154 Fairview Road Stevenage Herts SG1 2NE
Proposal : Fell 1 No Sycamore tree (T11) protected by TPO 79; Sycamore (T2) to be crown raised by 1-2 meters to prevent buses/lorries causing damage to overhanging branches and allow more light under canopy.
Date of Decision : 29.11.21
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

For the following reason(s):

There is insufficient reason or evidence to support the proposed removal of 1 no. Norway Maple (*Acer Platanoides*) and through crown reduction by 20-25% and the removal of deadwood, the tree would be in a good condition and vigour. Further, the Norway Maple is a high amenity value tree which is beneficial to the visual character of Fairview Road. Therefore, its removal would have a detrimental impact on the visual amenities of the area. Consequently, the proposal does not accord with Policy NH5 of the adopted Local Plan (2019), The Town and Country Planning (Tree Preservation) (England) Regulations 2012, the NPPF (2021) and Planning Practice Guidance.
21. Application No : 21/01074/FPH
Date Received : 01.10.21
Location : 9 Shackledell Stevenage Herts SG2 9AE
Proposal : Part single-storey, part two-storey rear extension
Date of Decision : 01.12.21
Decision : **Planning Permission is GRANTED**
22. Application No : 21/01077/FP
Date Received : 04.10.21
Location : 19-21 Middle Row Stevenage Herts SG1 3AW
Proposal : Removal of condition 3 (operating hours) attached to planning permission reference number 13/00009/FP
Date of Decision : 07.12.21
Decision : **Planning Permission is GRANTED**

23. Application No : 21/01081/FPH
Date Received : 04.10.21
Location : 16 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Part first floor, part two storey side extension and conversion of the existing garage to habitable accommodation
Date of Decision : 01.12.21
Decision : **Planning Permission is GRANTED**

24. Application No : 21/01082/FPH
Date Received : 04.10.21
Location : 122 York Road Stevenage Herts SG1 4HF
Proposal : Single storey front and rear extension following demolition of existing garage
Date of Decision : 29.11.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed single-storey front extension by reason of its depth would appear bulky and overdominant in views along the street and destroy the harmony or balance between the existing houses in this part of York Road. It would therefore be contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2021) and the Planning Practice Guidance (2014).

The proposed single-storey rear extension by reason of its height and roof design would result in an incongruous form of development, detrimental to the architectural composition of the application property and the visual amenities of this part of York Road. It would therefore be contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2021) and the Planning Practice Guidance (2014).

The proposed single-storey front extension by reason of its depth would have a detrimental effect on the outlook from and light to the neighbouring dwelling to the north at No.120 York Road. It would therefore be contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2021) and the Planning Practice Guidance (2014).

25. Application No : 21/01083/FPH
Date Received : 04.10.21
Location : 5 The Hedgerows Stevenage Herts SG2 7DQ
Proposal : Single storey rear extension
Date of Decision : 29.11.21
Decision : **Planning Permission is GRANTED**
26. Application No : 21/01086/FPH
Date Received : 05.10.21
Location : 7 Newbury Close Stevenage Hertfordshire SG1 4TE
Proposal : Garage conversion to include raising the garage roof, installation of a dormer window and erection of external staircase.
Date of Decision : 17.12.21
Decision : **Planning Permission is GRANTED**
27. Application No : 21/01087/FP
Date Received : 05.10.21
Location : Boots UK Ltd 54 High Street Stevenage Herts
Proposal : Replacement shop front and erection of metal railings and gate.
Date of Decision : 29.11.21
Decision : **Planning Permission is GRANTED**
28. Application No : 21/01099/FPH
Date Received : 08.10.21
Location : 106 Lonsdale Road Stevenage Herts SG1 5EU
Proposal : Single storey rear extension
Date of Decision : 30.11.21
Decision : **Planning Permission is GRANTED**

29. Application No : 21/01100/FPH
Date Received : 08.10.21
Location : 28 Fishers Green Stevenage Herts SG1 2JA
Proposal : Proposed timber framed swimming pool enclosure to rear of existing garden.
Date of Decision : 01.12.21
Decision : **Planning Permission is GRANTED**

30. Application No : 21/01104/FPH
Date Received : 11.10.21
Location : 9 Kilner Close Stevenage Herts SG1 5AZ
Proposal : Part two storey, part single storey front extension
Date of Decision : 16.12.21
Decision : **Planning Permission is GRANTED**

31. Application No : 21/01105/FPH
Date Received : 11.10.21
Location : 163 Collenswood Road Stevenage Herts SG2 9HD
Proposal : Two storey rear and single storey front extension
Date of Decision : 03.12.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development, if approved, would result in inadequate car parking provision to serve the property in line with the Council's adopted parking standards. This is likely to result in additional on-street parking which would give rise to conditions prejudicial to the free flow of traffic and conditions of highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2021) and the National Planning Practice Guidance (2014).

32. Application No : 21/01108/FP
Date Received : 11.10.21
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Erection of new visitor entrance lobby and staff entrance to Building 1300
Date of Decision : 01.12.21
Decision : **Planning Permission is GRANTED**
33. Application No : 21/01112/CLPD
Date Received : 12.10.21
Location : 77 Beane Avenue Stevenage Herts SG2 7DL
Proposal : Certificate of lawfulness for proposed Loft conversion with rear dormer and velux windows to the front
Date of Decision : 30.11.21
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

Under planning permission reference 3/01946/84RP, the permitted development rights were removed for all enlargements, improvement or other alterations as defined under Class I(a) Schedule 1 of the Town and Country Planning General Development Order 1977. As such, the loft conversion and dormer window will require planning permission.
34. Application No : 21/01120/TPTPO
Date Received : 15.10.21
Location : 31 Eliot Road Stevenage Herts SG2 0LL
Proposal : Crown reduce by 2/3m crown thin by 20% remove of dead wood to 1No: Oak Tree (T2) protected by TPO 113
Date of Decision : 09.12.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

35. Application No : 21/01121/FP
Date Received : 15.10.21
Location : Highfield Court Grace Way Stevenage Herts
Proposal : The refurbishment and extension of an existing roof terrace to provide larger external amenity space to include; new bi-fold doors, wheelchair accessible door with mobility threshold to communal living space, new external platform lift, new external storage below extended terrace enclosed by timber fencing with double access gates, new permeable resin bound paving and footpaths
Date of Decision : 03.12.21
Decision : **Planning Permission is GRANTED**
36. Application No : 21/01124/FP
Date Received : 16.10.21
Location : Unit 8 Roaring Meg Retail Park London Road Stevenage
Proposal : Remodelling of existing restaurant including, black metal over-cladding, alterations to roofline, addition of glazing and timber and metal screens, alterations to existing external seating area and replacement duct
Date of Decision : 07.12.21
Decision : **Planning Permission is GRANTED**
37. Application No : 21/01125/AD
Date Received : 16.10.21
Location : Unit 8 Roaring Meg Retail Park London Road Stevenage
Proposal : Erection of 1no. internally illuminated LED lettering sign; 1no. internally illuminated LED logo sign; 1no. internally illuminated menu box sign; and 1no. externally illuminated timber lettering sign on the roof
Date of Decision : 07.12.21
Decision : **Advertisement Consent is GRANTED**

38. Application No : 21/01126/FP
Date Received : 18.10.21
Location : 56 Austen Paths Stevenage Herts SG2 0NR
Proposal : Change of use from a 6-bedroom House of Multiple Occupation (HMO) Class C4, to a 7-bedroom HMO (Sui Generis), 3 x car parking spaces; 8-bicycle parking spaces, and location of 7-bin storage facilities to the rear driveway
Date of Decision : 13.12.21
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposal would fail to allow adequate provision for space within the site for the parking of vehicles associated with the development which would lead to conditions detrimental to vehicular and pedestrian safety and, as such, would result in an unsatisfactory form of development. The development, if permitted, would result in additional on street parking in the vicinity of the application site which would be prejudicial to general provisions of highway safety and convenience contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision SPD (2020), Hertfordshire Local Transport Plan 4 (2018), The department for Transport Manual for Streets (2007), Roads in Hertfordshire A Guide for New Development third edition (2011) and advice in the National Planning Policy Framework (2021) and the National Planning Practice Guidance (2014).
39. Application No : 21/01128/AD
Date Received : 18.10.21
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts
Proposal : Erection of 1no. hoarding, 2no. V-signs and 4no. flags.
Date of Decision : 14.12.21
Decision : **Advertisement Consent is GRANTED**

40. Application No : 21/01129/FPH
Date Received : 19.10.21
Location : 2 Sacombe Mews Stevenage Herts SG2 8SB
Proposal : Single storey rear extension following removal of existing conservatory
Date of Decision : 16.12.21
Decision : **Planning Permission is GRANTED**

41. Application No : 21/01133/FPH
Date Received : 20.10.21
Location : 25 Barham Road Stevenage Herts SG2 9HX
Proposal : Two storey side extension
Date of Decision : 07.12.21
Decision : **Planning Permission is GRANTED**

42. Application No : 21/01135/FPH
Date Received : 20.10.21
Location : 20 Trent Close Stevenage Herts SG1 3RS
Proposal : First floor side extension
Date of Decision : 15.12.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

43. Application No : 21/01137/AD
Date Received : 20.10.21
Location : Warren James 38A Queensway Town Centre Stevenage
Proposal : Fascia sign and projecting sign
Date of Decision : 15.12.21
Decision : **Advertisement Consent is GRANTED**
44. Application No : 21/01138/CLPD
Date Received : 20.10.21
Location : 197 Telford Avenue Stevenage Herts SG2 0AR
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 06.12.21
Decision : **Certificate of Lawfulness is APPROVED**
45. Application No : 21/01139/FPH
Date Received : 20.10.21
Location : 275 Vardon Road Stevenage Herts SG1 5PZ
Proposal : Proposed single storey front extension
Date of Decision : 14.12.21
Decision : **Planning Permission is GRANTED**
46. Application No : 21/01156/FPH
Date Received : 25.10.21
Location : 14 Letchmore Road Stevenage Herts SG1 3JD
Proposal : Demolition of existing side and rear extension and erection of a part single-storey, part first floor rear extension, insertion of front rooflights and rear dormer window
Date of Decision : 17.12.21
Decision : **Planning Permission is GRANTED**

47. Application No : 21/01163/FP
Date Received : 26.10.21
Location : Garages Adjacent No 127 Scarborough Ave Stevenage Herts
Proposal : Demolition of existing garages and replacement with two blocks of 6 no. garages on existing slab and foundations
Date of Decision : 23.12.21
Decision : **Planning Permission is GRANTED**
48. Application No : 21/01164/CLPD
Date Received : 27.10.21
Location : 32 Manchester Close Stevenage Herts SG1 4TQ
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 06.12.21
Decision : **Certificate of Lawfulness is APPROVED**
49. Application No : 21/01166/TPCA
Date Received : 28.10.21
Location : 5 Shephall Green Stevenage Herts SG2 9XR
Proposal : Fell 1No: Malus tree (T1) in front garden and grind stump.
Date of Decision : 07.12.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
50. Application No : 21/01181/NMA
Date Received : 01.11.21
Location : Matalan Site Danestrete Stevenage Herts
Proposal : Non material amendment to reserved matters approval reference number 20/00643/RMM to amend condition 4 to remove pre-commencement requirement
Date of Decision : 30.11.21
Decision : **Non Material Amendment AGREED**

51. Application No : 21/01180/FPH
Date Received : 02.11.21
Location : 7 Buckthorn Avenue Stevenage Herts SG1 1TT
Proposal : Single storey rear extension and alterations to existing side extension
Date of Decision : 17.12.21
Decision : **Planning Permission is GRANTED**
52. Application No : 21/01185/NMA
Date Received : 02.11.21
Location : Chells Manor Chells Lane Stevenage Herts
Proposal : Non material amendment to planning permission reference number 18/00415/FP to site location of proposed building
Date of Decision : 29.11.21
Decision : **Non Material Amendment AGREED**
53. Application No : 21/01193/FPH
Date Received : 04.11.21
Location : 4 - 6 Bragbury Lane Stevenage Herts SG2 8TJ
Proposal : Construction of single storey garden room
Date of Decision : 17.12.21
Decision : **Planning Permission is GRANTED**
54. Application No : 21/01223/NMA
Date Received : 11.11.21
Location : 2 Plash Drive Stevenage Herts SG1 1LW
Proposal : Non material amendment to planning permission reference number 21/00956/FPH to recess of part front facing wall and alterations to windows and doors to proposed single storey front extension
Date of Decision : 03.12.21
Decision : **Non Material Amendment AGREED**

55. Application No : 21/01274/COND
Date Received : 29.11.21
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Discharge of condition 19 (electrical vehicle charging points) attached to planning permission reference number 20/00736/FPM
Date of Decision : 02.12.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

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.