

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 : 21/01276/COND
Date Received : 29.11.21
Location : Car Park Bounded By Lytton Way, Danesgate And London Road Stevenage Herts SG1 1LZ
Proposal : Discharge of conditions 3 (Materials), 11 (Boreholes), 25 (Car Parking Management Plan) and 28 (Stopping up Order) attached to planning permission reference number 20/00486/FPM
Date of Decision : 23.06.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 22/00060/FPH
Date Received : 22.01.22
Location : 25 Four Acres Stevenage Herts SG1 3PL
Proposal : Part two storey and single storey rear extension
Date of Decision : 17.06.22
Decision : **Planning Permission is GRANTED**

3. Application No : 22/00108/FPH
Date Received : 09.02.22
Location : 68 Pankhurst Crescent Stevenage Herts SG2 0QH
Proposal : Part first floor part two-storey rear extension.
Date of Decision : 10.06.22
Decision : **Planning Permission is REFUSED**

For the following reason(s); The proposed extension, by virtue of its proximity to the rear elevation of No.64 Pankhurst Crescent fails to meet the required minimum back to back 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, loss of privacy and overlooking for the occupiers of this neighbouring property, having a harmful and overbearing impact on the habitable room windows. The development is, therefore, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2021) and the Planning Practice Guidance (2014).

4. Application No : 22/00182/FPH
Date Received : 03.03.22
Location : 35 Julians Road Stevenage Herts SG1 3ES
Proposal : Replacement two storey rear extension
Date of Decision : 14.06.22
Decision : **Planning Permission is GRANTED**

5. Application No : 22/00221/FPH
Date Received : 16.03.22
Location : 21 Verity Way Stevenage Herts SG1 5PN
Proposal : Proposed single storey rear extension
Date of Decision : 15.06.22
Decision : **Planning Permission is GRANTED**

6. Application No : 22/00265/FPH
Date Received : 26.03.22
Location : 165 Shephall View Stevenage Herts SG1 1RR
Proposal : Erection of outbuilding in side garden
Date of Decision : 27.06.22
Decision : **Planning Permission is GRANTED**
7. Application No : 22/00287/FP
Date Received : 31.03.22
Location : 14 Penn Road Stevenage Herts SG1 1HY
Proposal : Part single-storey, part two-storey rear extension, installation of front and rear dormer windows, conversion of dwellinghouse into 4 no. flats comprising of 3 no. 1 bed and 1 no. 2 bed flats and associated works
Date of Decision : 17.06.22
Decision : **Planning Permission is GRANTED**
8. Application No : 22/00293/FPH
Date Received : 02.04.22
Location : 128 Wisden Road Stevenage Herts SG1 5JB
Proposal : Single storey front extension
Date of Decision : 15.06.22
Decision : **Planning Permission is GRANTED**
9. Application No : 22/00332/FPH
Date Received : 11.04.22
Location : 31 Peartree Way Stevenage Herts SG2 9DZ
Proposal : Single storey front extension, garden outhouse
Date of Decision : 01.07.22
Decision : **Planning Permission is GRANTED**

10. Application No : 22/00340/FP
Date Received : 12.04.22
Location : 110 Wisden Road Stevenage Herts SG1 5JA
Proposal : Change of use of land from public amenity to private residential garden.
Date of Decision : 14.06.22
Decision : **Planning Permission is GRANTED**
11. Application No : 22/00365/CLPD
Date Received : 18.04.22
Location : 11 Raban Close Stevenage Herts SG2 8JT
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 10.06.22
Decision : **Certificate of Lawfulness is APPROVED**
12. Application No : 22/00371/FPH
Date Received : 20.04.22
Location : 2 Ranworth Avenue Stevenage Herts SG2 8SL
Proposal : Single storey rear infill extension and alterations to roof of existing rear extension
Date of Decision : 13.06.22
Decision : **Planning Permission is GRANTED**

Application No : 22/00373/CPA

Date Received : 20.04.22

Location : Stewart House Primett Road Stevenage Herts

Proposal : Prior approval for the change of use of office building to no 16 residential dwellings

Date of Decision : 21.06.22

Decision : **Prior Approval is REQUIRED and REFUSED**

Reason for Refusal: The developer has provided insufficient information to enable the authority to establish whether the proposed development complies with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.

13. Application No : 22/00381/PATELE

Date Received : 21.04.22

Location : Land Between Primett Road And Lytton Way Stevenage Herts

Proposal : Erection of 1no. 15m Phase 9 slimline Monopole, 3no. equipment cabinets and associated ancillary works.

Date of Decision : 13.06.22

Decision : **Prior Approval is REQUIRED and GIVEN**

14. Application No : 22/00383/TPCA
Date Received : 22.04.22
Location : Turnpike Close Rectory Lane Stevenage Herts
Proposal : Fell 1no. Silver Birch
Date of Decision : 10.06.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
15. Application No : 22/00384/FP
Date Received : 22.04.22
Location : McDonalds Monkswood Retail Park Elder Way Stevenage
Proposal : Replacement of mechanical plant and ventilation (HVAC) equipment on roof.
Date of Decision : 15.06.22
Decision : **Planning Permission is GRANTED**

16. Application No : 22/00387/FP
Date Received : 24.04.22
Location : Spice Rouge 99 High Street Stevenage Herts
Proposal : Part two storey, part single storey rear extension, first floor conversion to create 2no. two bed flats, replacement of existing windows and installation of external staircase in rear yard
Date of Decision : 27.06.22
Decision : **Planning Permission is REFUSED**

For the following reason(s); The proposed development, by reason of its scale and design, would be detrimental to the historic character of the locally listed application building and would fail to preserve the character and appearance of the Old Town Conservation Area. This would amount to less than substantial harm to the significance of this asset, which would not be outweighed by the public benefits of the development. The proposal is therefore contrary to policies SP8, HO5, GD1 and TC9 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Old Town Conservation Area Management Plan SPD (2012), and the aims and objectives of Paragraphs 189 and 200 of the National Planning Policy Framework (2021).

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.

The internal amenity space of both the proposed flats in the converted building would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) and would thus be contrary to policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. Together with the detrimental impact from noise and odours from neighbouring restaurants and lack of private amenity space, this would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

17. Application No : 22/00391/FPH
Date Received : 25.04.22
Location : 23 Foster Close Stevenage Herts SG1 4SA
Proposal : Erection of detached, oak-framed garage with home office/storage space above.
Date of Decision : 20.06.22
Decision : **Planning Permission is GRANTED**
18. Application No : 22/00396/CLPD
Date Received : 26.04.22
Location : 78 Holly Leys Stevenage Herts SG2 8HZ
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 20.06.22
Decision : **Certificate of Lawfulness is APPROVED**
19. Application No : 22/00404/COND
Date Received : 27.04.22
Location : The Wine Society Gunnels Wood Road Stevenage Herts
Proposal : Discharge of conditions 10 (contamination), 11 (Verification of contamination strategy and remediation) attached to planning permission reference number 14/00053/FPM and 19/00729/NMA
Date of Decision : 16.06.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

20. Application No : 22/00405/AD
Date Received : 27.04.22
Location : The Wine Society Gunnels Wood Road Stevenage Herts
Proposal : Internally illuminated fascia sign to north east elevation of new warehouse
Date of Decision : 16.06.22
Decision : **Advertisement Consent is GRANTED**
21. Application No : 22/00407/FPH
Date Received : 28.04.22
Location : 57 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Single storey rear extension
Date of Decision : 21.06.22
Decision : **Planning Permission is GRANTED**
22. Application No : 22/00409/TPCA
Date Received : 28.04.22
Location : 13 Orchard Road Stevenage Herts SG1 3HD
Proposal : Fell 1no. - Maple Tree
Date of Decision : 08.06.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
23. Application No : 22/00411/FPH
Date Received : 28.04.22
Location : 45 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Single storey rear extension
Date of Decision : 21.06.22
Decision : **Planning Permission is GRANTED**

24. Application No : 22/00412/FP
Date Received : 28.04.22
Location : 3 North Road Stevenage Herts SG1 4AT
Proposal : Construction of single storey studio in the rear garden
Date of Decision : 21.06.22
Decision : **Planning Permission is GRANTED**
25. Application No : 22/00415/FP
Date Received : 29.04.22
Location : 12 Bowman Trading Estate Bessemer Drive Stevenage Herts
Proposal : Proposed subdivision of existing unit in order to create 3 no. separate units, external alterations and ancillary works.
Date of Decision : 22.06.22
Decision : **Planning Permission is GRANTED**
26. Application No : 22/00416/PATELE
Date Received : 30.04.22
Location : Junction Of Oaks Cross And Melne Road Oaks Cross Stevenage Herts
Proposal : Proposed telecommunications installation: Proposed 'slim line' 15m high phase 8 monopole with associated wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.
Date of Decision : 27.06.22
Decision : **Prior Approval is REQUIRED and REFUSED**
- Reason For Refusal: The proposed development, by virtue of its siting in the public highway, will result in an obstruction to the free flow of pedestrian movements on this important pedestrian link which provides access to two local primary schools, therefore resulting in harm to highway safety and convenience. The development is therefore contrary to Hertfordshire County Council's Roads in Hertfordshire: Highways Design Guide (2011), the Department for Transport (DfT) Manual for Streets (2007), the National Planning Policy Framework (2021) and Planning Practice Guidance (2014).

27. Application No : 22/00395/FPH
Date Received : 04.05.22
Location : 18 Carters Close Stevenage Herts SG2 9QA
Proposal : Single storey side extension
Date of Decision : 22.06.22
Decision : **Planning Permission is GRANTED**
28. Application No : 22/00427/FPH
Date Received : 05.05.22
Location : 59 Pankhurst Crescent Stevenage Herts SG2 0QF
Proposal : Single storey front extension
Date of Decision : 13.06.22
Decision : **Planning Permission is GRANTED**
29. Application No : 22/00428/FPH
Date Received : 05.05.22
Location : 9 The Dell Stevenage Herts SG1 1PH
Proposal : Single storey side extension
Date of Decision : 29.06.22
Decision : **Planning Permission is GRANTED**
30. Application No : 22/00432/FP
Date Received : 06.05.22
Location : Tesco Stores Extra 1 - 5 The Forum Town Centre Stevenage
Proposal : Erection of canopy above the existing Click & Collect Parking
Date of Decision : 30.06.22
Decision : **Planning Permission is GRANTED**

31. Application No : 22/00435/FP
Date Received : 09.05.22
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts
Proposal : Single storey infill extension.
Date of Decision : 30.06.22
Decision : **Planning Permission is GRANTED**
32. Application No : 22/00439/COND
Date Received : 10.05.22
Location : The Wine Society Gunnels Wood Road Stevenage Herts
Proposal : Discharge of conditions 4 (traffic management) and 6 (construction method) attached to planning permission reference number 14/00053/FPM
Date of Decision : 16.06.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
33. Application No : 22/00450/AD
Date Received : 13.05.22
Location : 92 - 94 Queensway Town Centre Stevenage Herts
Proposal : 1no.internally illuminated powder painted aluminium box fascia sign
Date of Decision : 16.06.22
Decision : **Advertisement Consent is GRANTED**
34. Application No : 22/00458/COND
Date Received : 16.05.22
Location : Garages At Dunn Close Stevenage Herts SG1 1SB
Proposal : Discharge of conditions 13 (Construction Management) and 21 (Site Waste Management) of planning permission 21/00944/FPM
Date of Decision : 04.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

35. Application No : 22/00470/CLPD
Date Received : 19.05.22
Location : 24 Southsea Road Stevenage Herts SG1 2PJ
Proposal : Certificate of lawfulness for proposed for single storey rear extension.
Date of Decision : 04.07.22
Decision : **Certificate of Lawfulness is APPROVED**

36. Application No : 22/00471/FP

Date Received : 20.05.22

Location : 48 Made Feld Stevenage Herts SG1 1PQ

Proposal : Two-storey side extension, single-storey front extension, part single-storey, part two-storey rear extension, rear dormer window, 2 no. front dormer windows, 2 no. roof lights to facilitate enlargement of existing property and to create 2 no. 1 bedroom flats, associated parking and ancillary works.

Date of Decision : 04.07.22

Decision : **Planning Permission is REFUSED**

For the following reason(s); The proposed flat roof rear dormer window, by virtue of its design, scale and massing, would be over dominant and detrimental to the form of the original dwelling to the detriment of the visual amenities of the area. Additionally, the proposal does not follow the guidance for roof extensions as set out in the Stevenage Design Guide 2009 and is therefore 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 (2021) and the National Planning Practice Guidance (2014).

The proposed dormers in the front roof slope would, by virtue of their siting, be out of keeping with the visual characteristics of the street scene, resulting in a detrimental impact on the character and appearance of the area. Additionally, the proposal does not follow the guidance for roof extensions as set out in the Stevenage Design Guide 2009 and is therefore 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 (2021) and the National Planning Practice Guidance (2014).

The culmination of the rear dormer windows together with the extension works would, by virtue of their scale and massing result in a development almost three storeys in height which would result in an unacceptable outlook for the occupiers of No. 46 Made Feld, having a harmful and overbearing impact on the rear habitable room windows and the immediate garden area of this neighbour. 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 (2021) and the Planning Practice Guidance (2014).

37. Application No : 22/00477/FPH
Date Received : 24.05.22
Location : 20 East Close Stevenage Herts SG1 1PP
Proposal : Erection of part single part two storey side extension
Date of Decision : 21.06.22
Decision : **Planning Permission is REFUSED**

For the following reason(s); The proposed extension with the first floor splayed at an angle compared to the single storey part would look awkward and clumsy, creating an incongruous form of development harmful to the character and appearance of the dwellinghouse and wider street scene. The proposal is therefore contrary to Policy SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide (2009), the National Planning Policy Framework (2021) and the National Planning Practice Guidance (2014).

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).

38. Application No : 22/00478/TPCA
Date Received : 25.05.22
Location : 12 Orchard Road Stevenage Herts SG1 3HE
Proposal : Re-pollard back to previous knuckles - 1No lime tree T1
Date of Decision : 04.07.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

39. Application No : 22/00489/HPA
Date Received : 26.05.22
Location : 30 Orchard Crescent Stevenage Herts SG1 3EN
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6m, for which the maximum height will be 4.00m and the height of the eaves will be 3.00m.
Date of Decision : 04.07.22
Decision : **Prior Approval is REQUIRED and REFUSED**

Reason for Refusal: 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.

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.