

Meeting: Planning and Development
Committee

Agenda Item:

Date: 9th August 2022

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 : 21/00047/COND
Date Received : 26.01.21
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Discharge of condition 18 (acoustics) attached to planning permission 20/00736/FPM / discharge of condition 19 (acoustics) attached to planning permission 18/00398/FPM
Date of Decision : 28.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 21/01170/FP
Date Received : 29.10.21
Location : 3 Arlington Court Arlington Business Park Whittle Way Stevenage
Proposal : Installation of a laboratory and chemical fume cupboard with flue piped through external wall and roof
Date of Decision : 25.07.22
Decision : **Planning Permission is GRANTED**

3. Application No : 21/01272/COND
Date Received : 29.11.21
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Discharge of condition 3 (Soft and Hard Landscaping) attached to planning permission reference number 20/00736/FPM
Date of Decision : 07.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
4. Application No : 22/00106/FPH
Date Received : 08.02.22
Location : 13 Orchard Road Stevenage Herts
Proposal : Loft conversion comprising installation of rear facing dormer window and insertion of 2 no. front roof lights to existing roof, demolition of existing orangery and alterations to existing single storey rear extension's roof to facilitate the erection of a single storey rear extension.
Date of Decision : 22.07.22
Decision : **Planning Permission is GRANTED**
5. Application No : 22/00241/COND
Date Received : 22.03.22
Location : Land To South Of Norton Road Stevenage Herts
Proposal : Discharge of conditions 4 (piling method); 14 (flood risk); 15 (drainage); 18 (employment) and 19 (fire hydrants) attached to planning permission reference number 21/00071/FPM
Date of Decision : 07.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 22/00331/FPH
Date Received : 11.04.22
Location : 31 Peartree Way Stevenage Herts SG2 9DZ
Proposal : Part single storey, part two storey rear extension
Date of Decision : 21.07.22
Decision : **Planning Permission is GRANTED**
7. Application No : 22/00370/FPH
Date Received : 20.04.22
Location : 586 Grace Way Stevenage Herts SG1 5AY
Proposal : Roof alterations to existing first floor rear extension and single storey front and rear extensions (AMENDED DESCRIPTION)
Date of Decision : 18.07.22
Decision : **Planning Permission is GRANTED**
8. Application No : 22/00386/FPH
Date Received : 23.04.22
Location : 60 Wildwood Lane Stevenage Herts SG1 1TB
Proposal : Part single-storey, part two-storey rear extension. part first floor, part two storey side extension and replacement front porch
Date of Decision : 08.07.22
Decision : **Planning Permission is GRANTED**
9. Application No : 22/00434/FPH
Date Received : 09.05.22
Location : 45 Walkern Road Stevenage Herts SG1 3RA
Proposal : Part two storey, part single storey side and rear extension
Date of Decision : 21.07.22
Decision : **Planning Permission is GRANTED**

10. Application No : 22/00444/FPH
Date Received : 12.05.22
Location : 21 Haycroft Road Stevenage Herts SG1 3JL
Proposal : Single storey rear extension
Date of Decision : 22.07.22
Decision : **Planning Permission is GRANTED**
11. Application No : 22/00447/FP
Date Received : 12.05.22
Location : 11 Hitchin Road Stevenage Herts SG1 3BJ
Proposal : Change of use from Hotel (Use Class C1) to Hostel (Use Class Sui Generis)
Date of Decision : 22.07.22
Decision : **Planning Permission is GRANTED**
12. 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**
13. Application No : 22/00459/FPH
Date Received : 17.05.22
Location : 53 Woodland Way Stevenage Herts SG2 8BU
Proposal : Single storey rear extension with insertion of roof lights and removal of chimney stack
Date of Decision : 11.07.22
Decision : **Planning Permission is GRANTED**

14. Application No : 22/00460/FPH
Date Received : 17.05.22
Location : 11 Oundle Path Stevenage Herts SG2 8LA
Proposal : Part two-storey and part single-storey rear extension
Date of Decision : 07.07.22
Decision : **Planning Permission is GRANTED**

15. Application No : 22/00462/FPH
Date Received : 18.05.22
Location : 60 The Willows Stevenage Herts SG2 8AS
Proposal : First floor side extension
Date of Decision : 12.07.22
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).

16. Application No : 22/00466/FPH
Date Received : 18.05.22
Location : 571 Lonsdale Road Stevenage Herts SG1 5EA
Proposal : Single storey front extension
Date of Decision : 12.07.22
Decision : **Planning Permission is GRANTED**

17. 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**

18. 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).

19. Application No : 22/00474/CLPD
Date Received : 23.05.22
Location : 66 Stanmore Road Stevenage Herts SG1 3QE
Proposal : Certificate of Lawfulness for proposed dormer window
Date of Decision : 18.07.22
Decision : **Certificate of Lawfulness is APPROVED**
20. Application No : 22/00475/FPH
Date Received : 23.05.22
Location : 101 Hayfield Stevenage Herts SG2 7JR
Proposal : Single storey rear extension following removal of conservatory
Date of Decision : 12.07.22
Decision : **Planning Permission is GRANTED**
21. 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**
22. Application No : 22/00484/CLEU
Date Received : 25.05.22
Location : 50 Silam Road Stevenage Herts SG1 1JJ
Proposal : Certificate of lawfulness for existing use of 6 bedroom HMO
Date of Decision : 13.07.22
Decision : **Certificate of Lawfulness is APPROVED**

23. 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**
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
24. Application No : 22/00491/FP
Date Received : 27.05.22
Location : Chells Manor House Chells Lane Stevenage Herts
Proposal : Change of use from office (Use Class E(g)(i) to dwelling (Use Class C3) and internal alterations
Date of Decision : 26.07.22
Decision : **Planning Permission is GRANTED**
25. Application No : 22/00492/HPA
Date Received : 27.05.22
Location : 6 Badgers Close Stevenage Herts SG1 1UH
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 3.00m and the height of the eaves will be 3.00m.
Date of Decision : 07.07.22
Decision : **Prior Approval is REQUIRED and REFUSED**
Insufficient evidence has been submitted to satisfy the Local Planning Authority that the development would not harm the amenities of neighbouring properties in accordance with Schedule 2, Part 1, Class A.4(7) to (9) of the Town and County Planning (General Permitted Development) (England) Order 2015 (As amended) and therefore, prior approval is required and refused

26. Application No : 22/00493/FP
Date Received : 27.05.22
Location : 36 Dovedale Stevenage Herts SG2 9EP
Proposal : Single storey side extension and change of use from single residential dwelling house to a 6 bedroom HMO
Date of Decision : 13.07.22
Decision : **Planning Permission is GRANTED**
27. Application No : 22/00494/HPA
Date Received : 27.05.22
Location : 91 Bronte Paths Stevenage Herts SG2 0PL
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.30m, for which the maximum height will be 3.50m and the height of the eaves will be 2.50m.
Date of Decision : 05.07.22
Decision : **Prior Approval is NOT REQUIRED**
28. Application No : 22/00495/FPH
Date Received : 29.05.22
Location : 39 Goddard End Stevenage Herts SG2 7ER
Proposal : Part single, part two storey rear extension and insertion of side flank window and door
Date of Decision : 07.07.22
Decision : **Planning Permission is GRANTED**
29. Application No : 22/00497/FPH
Date Received : 30.05.22
Location : 78 St. Margarets Stevenage Herts SG2 8RF
Proposal : Proposed single storey rear extension
Date of Decision : 25.07.22
Decision : **Planning Permission is GRANTED**

30. Application No : 22/00498/LB
Date Received : 30.05.22
Location : Chells Manor House Chells Lane Stevenage Herts
Proposal : Change of use from office (Use Class E(g)(i) to dwelling (Use Class C3) and internal alterations
Date of Decision : 26.07.22
Decision : **Listed Building Consent is GRANTED**
31. Application No : 22/00505/TPCA
Date Received : 31.05.22
Location : Keepers Cottage Weston Road Stevenage Herts
Proposal : Substantial crown reduction/reshaping of around 30-40% to 1 No: T1 English Oak
Date of Decision : 05.07.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
32. Application No : 22/00506/FPH
Date Received : 01.06.22
Location : 35 Briardale Stevenage Herts SG1 1TR
Proposal : Part two-storey, part single storey rear extension and porch extension
Date of Decision : 26.07.22
Decision : **Planning Permission is GRANTED**
33. Application No : 22/00508/FPH
Date Received : 01.06.22
Location : 16 Bowcock Walk Stevenage Herts SG1 1SZ
Proposal : Single storey front and rear extensions and detached single-storey garage
Date of Decision : 15.07.22
Decision : **Planning Permission is GRANTED**

34. Application No : 22/00511/COND
Date Received : 01.06.22
Location : Land Adjacent To 108 Oaks Cross Stevenage Herts SG2 8LT
Proposal : Discharge of Condition 18 (EV Charging) attached to planning permission reference number 21/01204/FPM
Date of Decision : 22.07.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
35. Application No : 22/00512/CLPD
Date Received : 02.06.22
Location : 118 Grace Way Stevenage Herts SG1 5AE
Proposal : Certificate of lawfulness (Proposed) for a single storey rear extension
Date of Decision : 25.07.22
Decision : **Certificate of Lawfulness is APPROVED**
36. Application No : 22/00516/FPH
Date Received : 07.06.22
Location : 59 Mandeville Stevenage Herts SG2 8JN
Proposal : Demolition of the existing porch and erection of single-storey front extension.
Date of Decision : 25.07.22
Decision : **Planning Permission is GRANTED**
37. Application No : 22/00519/CLPD
Date Received : 07.06.22
Location : 11 Wortham Way Stevenage Herts SG2 9SH
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 18.07.22
Decision : **Certificate of Lawfulness is APPROVED**

38. Application No : 22/00524/FPH
Date Received : 07.06.22
Location : 14 Julians Road Stevenage Herts SG1 3ES
Proposal : Single storey side and rear extension.
Date of Decision : 25.07.22
Decision : **Planning Permission is GRANTED**
39. Application No : 22/00525/FPH
Date Received : 07.06.22
Location : 112 Collenswood Road Stevenage Herts SG2 9HG
Proposal : Single storey front extension, part single-storey, part two-storey rear extension and erection of outbuilding.
Date of Decision : 21.07.22
Decision : **Planning Permission is GRANTED**
40. Application No : 22/00544/FPH
Date Received : 09.06.22
Location : 145 Hertford Road Stevenage Herts SG2 8ST
Proposal : Single storey rear extension to replace existing conservatory, alterations to first floor windows and new dormer to side elevation
Date of Decision : 26.07.22
Decision : **Planning Permission is GRANTED**
41. Application No : 22/00553/CLPD
Date Received : 12.06.22
Location : 38 Franklins Road Stevenage Herts SG1 3BW
Proposal : Certificate of lawfulness for proposed loft conversion with side dormer window and rooflights
Date of Decision : 08.07.22
Decision : **Certificate of Lawfulness is APPROVED**

42. Application No : 22/00560/FPH
Date Received : 14.06.22
Location : 124 Collenswood Road Stevenage Herts SG2 9HG
Proposal : Two storey side extension
Date of Decision : 26.07.22
Decision : **Planning Permission is GRANTED**
43. Application No : 22/00561/CLPD
Date Received : 14.06.22
Location : 124 Collenswood Road Stevenage Herts SG2 9HG
Proposal : Certificate of Lawfulness for proposed outbuilding
Date of Decision : 26.07.22
Decision : **Certificate of Lawfulness is APPROVED**
44. Application No : 22/00562/FPH
Date Received : 15.06.22
Location : 26 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Single storey rear extension
Date of Decision : 26.07.22
Decision : **Planning Permission is GRANTED**
45. Application No : 22/00566/HPA
Date Received : 16.06.22
Location : 167 Raleigh Crescent Stevenage Herts SG2 0EA
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.50m, for which the maximum height will be 3.30m and the height of the eaves will be 2.20m
Date of Decision : 15.07.22
Decision : **Prior Approval is NOT REQUIRED**

46. Application No : 22/00575/CLPD
Date Received : 17.06.22
Location : 3 Poston Place Stevenage Herts SG2 0BS
Proposal : Lawful Development Certificate (Proposed) for the installation of roof lights.
Date of Decision : 26.07.22
Decision : **Certificate of Lawfulness is APPROVED**
47. Application No : 22/00580/CLEU
Date Received : 21.06.22
Location : 438 Canterbury Way Stevenage Herts SG1 4EA
Proposal : Certificate of lawfulness for existing use of HMO for 5 people
Date of Decision : 22.07.22
Decision : **Certificate of Lawfulness is APPROVED**
48. Application No : 22/00634/NMA
Date Received : 08.07.22
Location : 40 Knights Templars Green Stevenage Herts SG2 0JY
Proposal : Non material amendment to planning application reference number 21/01154/FPH (Appeal Decision APP/K1935/D/22/3292617) to amend wording of Condition 2 (Materials).
Date of Decision : 14.07.22
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.