

Meeting: Planning and Development
Committee

Agenda Item:

Date: 15th February 2023

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – James Chettleburgh 01438 242266

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 : 22/00343/FP
Date Received : 13.04.22
Location : 11 Manor View Stevenage Herts SG2 8PD
Proposal : Two storey rear extension and single storey front extension to facilitate conversion of existing 4 bedroom house into 4 No. 1 bedroom flats
Date of Decision : 30.01.23
Decision : **Planning Permission is GRANTED**

2. Application No : 22/00443/FPH
Date Received : 11.05.22
Location : 27 Greydells Road Stevenage Herts SG1 3NL
Proposal : Single storey side extension
Date of Decision : 26.01.23
Decision : **Planning Permission is GRANTED**

3. Application No : 22/00767/FP
Date Received : 20.08.22
Location : 105 And 107 Ingleside Drive Stevenage Herts SG1 4RY
Proposal : First floor side extensions, part single-storey, part 2.5 storey rear extensions, raising of the roof with the installation of roof lights and single storey front extension to numbers 105 and 107 Ingleside Drive
Date of Decision : 23.01.23
Decision : **Planning Permission is GRANTED**
4. Application No : 22/00870/FP
Date Received : 30.09.22
Location : Bunyan Baptist Church Basils Road Stevenage Herts
Proposal : Remove existing leaded single glazed windows, retaining stone mullions, reglazing using slim aluminium frames with obscure double glazed units with lead feature separation strips externally and internally
Date of Decision : 12.01.23
Decision : **Planning Permission is GRANTED**
5. Application No : 22/00882/COND
Date Received : 05.10.22
Location : 42 Sandown Road Stevenage Herts SG1 5SF
Proposal : Discharge of Condition 3 (Materials) Condition 6 (Construction Management Plan) Condition 9 (Climate Change Agreement) and Condition 10 (Boundary Treatments) attached to planning permission reference number 21/01244/FP
Date of Decision : 20.01.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 22/00917/FP
Date Received : 14.10.22
Location : 2 Lower Sean Stevenage Herts SG2 9XN
Proposal : Change of use of public amenity land to private residential land; single-storey infill extension to porch area, erection of two storey side extension and single-storey rear extension.
Date of Decision : 29.12.22
Decision : **Planning Permission is GRANTED**
7. Application No : 22/00945/FPH
Date Received : 24.10.22
Location : 141 Bude Crescent Stevenage Herts SG1 2QS
Proposal : Replacement of existing porch with single-storey front extension.
Date of Decision : 17.01.23
Decision : **Planning Permission is GRANTED**
8. Application No : 22/00946/COND
Date Received : 25.10.22
Location : Station Car Park North Lytton Way Stevenage Herts
Proposal : Discharge of condition 5 (reflective surfaces) attached to planning permission reference number 22/00120/NMA (Amended description)
Date of Decision : 23.01.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

9. Application No : 22/00970/FPH
Date Received : 04.11.22
Location : 144 Scarborough Avenue Stevenage Herts SG1 2HL
Proposal : Erection of two storey rear extension.
Date of Decision : 12.01.23
Decision : **Planning Permission is GRANTED**
10. Application No : 22/00982/FP
Date Received : 07.11.22
Location : 14 North Road Stevenage Herts SG1 4AL
Proposal : Demolition of the existing residential property followed by the construction of 7no. new dwellings (5 houses and 2 apartments), alterations to existing access, soft landscaping, amenity areas, car parking, cycle and refuse storage.
Date of Decision : 26.01.23
Decision : **Planning Permission is GRANTED**
11. Application No : 22/00985/FPH
Date Received : 08.11.22
Location : 20 East Close Stevenage Herts SG1 1PP
Proposal : Single storey side extension
Date of Decision : 16.01.23
Decision : **Planning Permission is GRANTED**
12. Application No : 22/00987/FPH
Date Received : 08.11.22
Location : 54 Grace Way Stevenage Herts SG1 5AD
Proposal : Single storey front and rear extensions
Date of Decision : 22.12.22
Decision : **Planning Permission is GRANTED**

13. Application No : 22/00988/TPTPO
Date Received : 09.11.22
Location : 80 Downlands Stevenage Herts SG2 7BJ
Proposal : Cut back overhanging branches by 30% to 1 no. Oak tree protected by TPO Order 31.
Date of Decision : 03.01.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

14. Application No : 22/01001/FPH
Date Received : 09.11.22
Location : 67 Siddons Road Stevenage Herts SG2 0PW
Proposal : Proposed raising of the ridge height to the main roof of the existing dwellinghouse and enlargement of existing rear dormer window.
Date of Decision : 29.12.22
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The enlarged flat roof rear dormer window, by virtue of its design, scale and massing, would be over dominant and detrimental to the architectural 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 Chapter 6 of the Council's Design Guide SPD (2009), Policies GD1 and SP8 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2021) and associated National Planning Policy Guidance (2014).

The raised ridge line of the existing dwelling would be detrimental to the architectural form of the terrace within which the dwelling forms part, to the detriment of the visual amenities of the area, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2021) and associated National Planning Policy Guidance (2014).

15. Application No : 22/01004/CLPD
Date Received : 10.11.22
Location : 55 Minehead Way Stevenage Herts SG1 2HY
Proposal : Certificate of lawfulness for proposed alteration of existing garage roof to pitched roof
Date of Decision : 03.01.23
Decision : **Certificate of Lawfulness is APPROVED**
16. Application No : 22/01008/FPH
Date Received : 11.11.22
Location : 16 Hillcrest Stevenage Herts SG1 1PN
Proposal : Single storey front extension.
Date of Decision : 09.01.23
Decision : **Planning Permission is GRANTED**

17. Application No : 22/01017/FP
Date Received : 14.11.22
Location : 5 Oakfields Stevenage Herts SG2 8NB
Proposal : Single-storey front extension, part single-storey, part two-storey side extension to create 1 no. one bedroom dwelling.
Date of Decision : 24.01.23
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its location within a private residential garden, the proposed dwelling would not constitute development on previously developed land as defined by the National Planning Policy Framework (2021) and is unacceptable in principle. The proposal is therefore contrary to the National Planning Policy Framework (2021) and Policy HO5 of the Stevenage Borough Local Plan 2011 to 2031 (2019).

By virtue of the siting of the private amenity space away from the proposed dwelling and its size 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 a 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 (2019), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2021) and the National Planning Practice Guidance.

18. Application No : 22/01019/FP
Date Received : 14.11.22
Location : Unit 4A Roaring Meg Retail Park London Road Stevenage
Proposal : Installation of external plant.
Date of Decision : 03.01.23
Decision : **Planning Permission is GRANTED**

19. Application No : 22/01021/FPH
Date Received : 15.11.22
Location : 103 Jackdaw Close Stevenage Herts SG2 9DB
Proposal : First floor rear extension and addition of side facing bay window to first floor
Date of Decision : 09.01.23
Decision : **Planning Permission is GRANTED**
20. Application No : 22/01026/TPCA
Date Received : 16.11.22
Location : Alleyne's School House 1 High Street Stevenage Herts
Proposal : Crown lift 5.4m, cut back overhang to property, Deadwood and Crown Clean 1no. Sycamore Tree (T1) and Fell Tree and Grind Stump to 1no. Sycamore Tree (T2)
Date of Decision : 28.12.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

21. Application No : 22/01028/FPH
Date Received : 16.11.22
Location : 105 Shephall View Stevenage Herts SG1 1RP
Proposal : Two story side extension
Date of Decision : 12.01.23
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Document January 2020 for a 4 bedroom property. The proposal would, therefore be likely to result in on-street parking to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Car Parking Standards SPD (2020), the National Planning Policy Framework (2021) and Planning Practice Guidance.

The proposed development fails to demonstrate whether it would avoid damaging any of the nearby trees belonging to Fairlands Valley Park that may have their root systems located within the application site and as a result it is also contrary to Policy NH5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the National Planning Policy Framework (2021) and Planning Practice Guidance.

22. Application No : 22/01034/FPH
Date Received : 17.11.22
Location : 6 Grayling Way Stevenage Herts SG1 4FR
Proposal : Partial demolition of existing garage and erection of a part single, part 2.5 storey rear extension, first floor side extension incorporating a car port at ground floor, and alterations including relocation of existing air conditioning units.
Date of Decision : 20.01.23
Decision : **Planning Permission is GRANTED**

23. Application No : 22/01038/FPH
Date Received : 19.11.22
Location : 26 Kymswell Road Stevenage Herts SG2 9JX
Proposal : Single storey rear extension and installation of front and rear Brise Soleil
Date of Decision : 16.01.23
Decision : **Planning Permission is GRANTED**
24. Application No : 22/01040/FPH
Date Received : 21.11.22
Location : 201 Chertsey Rise Stevenage Herts SG2 9JF
Proposal : Retention of alterations to front garden providing access, bin storage and cycle storage with no vehicular access
Date of Decision : 03.01.23
Decision : **Planning Permission is GRANTED**
25. Application No : 22/01047/FPH
Date Received : 22.11.22
Location : 20 Goddard End Stevenage Herts SG2 7ER
Proposal : Demolition of existing garage and erection of proposed two-storey side and front extension.
Date of Decision : 11.01.23
Decision : **Planning Permission is GRANTED**

26. Application No : 22/01049/CLPU
Date Received : 23.11.22
Location : 4 Bowling Green Stevenage Herts SG1 3BH
Proposal : Lawful Development Certificate (proposed) to run an Art Gallery and Picture framing service from the dwellinghouse (Use Class C3a)
Date of Decision : 12.01.23
Decision : **Certificate of Lawfulness is APPROVED**
27. Application No : 22/01050/FPH
Date Received : 24.11.22
Location : 14 Hazelmere Road Stevenage Herts SG2 8RX
Proposal : Single storey front extension
Date of Decision : 17.01.23
Decision : **Planning Permission is GRANTED**
28. Application No : 22/01053/TPTPO
Date Received : 25.11.22
Location : 1 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Reduce by 30% to previous pruning points due to excessive shading to 2 No: Sycamore trees T15 and T16 protected by TPO 85
Date of Decision : 17.01.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
29. Application No : 22/01054/TPCA
Date Received : 25.11.22
Location : 3 Ireton Court High Street Stevenage Herts
Proposal : Fell 1 No: Silver Birch (T1) and Fell 1No: Contorted Willow (T2)
Date of Decision : 03.01.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

30. Application No : 22/01057/FP
Date Received : 28.11.22
Location : Garages 6-11 The Oundle Stevenage Herts
Proposal : Demolition of 6no. garages and replacement with 6no. garages
Date of Decision : 20.01.23
Decision : **Planning Permission is GRANTED**

31. Application No : 22/01059/FPH
Date Received : 29.11.22
Location : 102 Holly Leys Stevenage Herts SG2 8HY
Proposal : Demolition of existing conservatory and side extension and construction of two storey side extension to form an annexe.
Date of Decision : 24.01.23
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Document (2020). The proposal would, therefore be likely to result in on-street parking to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Car Parking Standards SPD (2020), the National Planning Policy Framework (2021) and Planning Practice Guidance.

The siting of the proposed annexe in relating to the side elevation of No.100 Holly Leys would result in an unacceptable outlook for the future occupiers of the annexe, having a harmful and overbearing impact on the front 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.

32. Application No : 22/01060/LB
Date Received : 29.11.22
Location : Chells Manor Chells Lane Stevenage Herts
Proposal : Removal of modern staircase and installation of lift
Date of Decision : 18.01.23
Decision : **Listed Building Consent is GRANTED**
33. Application No : 22/01061/AD
Date Received : 29.11.22
Location : The Church Of Jesus Christ Of Latter Day Saints Buckthorn Avenue Stevenage Herts
Proposal : Replace existing double-sided internally illuminated Bus Shelter advertising displays with a Single digital Bus Shelter advertising display.
Date of Decision : 23.01.23
Decision : **Advertisement Consent is GRANTED**
34. Application No : 22/01063/LB
Date Received : 30.11.22
Location : Chells Manor House Chells Lane Stevenage Herts
Proposal : Listed building consent for internal alterations.
Date of Decision : 18.01.23
Decision : **Listed Building Consent is GRANTED**
35. Application No : 22/01064/TPCA
Date Received : 30.11.22
Location : Falcon House Primett Road Stevenage Herts
Proposal : Fell to ground level Cherry Tree (Prunus) and grind stump 6 inches below ground level.
Date of Decision : 04.01.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

36. Application No : 22/01065/TPPTPO
Date Received : 01.12.22
Location : 32 Meadow Way Stevenage Herts SG1 1QD
Proposal : Crown reduction by up 4.5 meters, dead wooding and removal of lowest branch overhanging No.32 of council owned Oak tree (T1) protected by TPO124
Date of Decision : 03.01.23
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
- For the following reason(s):
The reduction of the Oak tree (T1) by up to 4.5m, would be overly excessive and would not benefit the long-term health of the tree and would have a detrimental effect on its contribution to the amenity of the surrounding area. Consequently, the proposed works would be likely to have a detrimental impact on the visual amenities of the area and, as such, the proposal does not accord with the advice in the Tree Preservation Orders: A Guide to the Law and Good Practice Addendum (2009), the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the advice contained in the National Planning Policy Framework and the Planning Practice Guidance
37. Application No : 22/01067/TPCA
Date Received : 01.12.22
Location : 7 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : T1 - Poplar Tree - Reduce by 40% due to excessive shading.
Date of Decision : 05.01.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
38. Application No : 22/01069/AD
Date Received : 01.12.22
Location : Unit 11A Roaring Meg Retail Park London Road Stevenage
Proposal : 2 no. internally illuminated replacement fascia signs, vinyl graphics to main entrance, 3 no. vinyl advertisements on totem signs.
Date of Decision : 24.01.23
Decision : **Advertisement Consent is GRANTED**

39. Application No : 22/01074/FPH
Date Received : 05.12.22
Location : 53 Wetherby Close Stevenage Herts SG1 5RX
Proposal : Proposed rear dormer window and associated roof alterations.
Date of Decision : 27.01.23
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Document January 2020 for a 4 bedroom property. The proposal would therefore be likely to result in on-street parking to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Car Parking Standards SPD (2020), the National Planning Policy Framework (2021) and Planning Practice Guidance (2014).

The proposed rear dormer window and associated roof alterations, by virtue of its design, scale and massing, would be over dominant and detrimental to the architectural 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 Chapter 6 of the Council's Design Guide SPD (2009), Policies GD1 and SP8 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2021) and associated National Planning Policy Guidance.

40. Application No : 22/01078/PATELE
Date Received : 05.12.22
Location : Land Adjacent To Oaks Cross And Manor View Junction
Stevenage Herts SG2 8PD
Proposal : Installation of 20m high monopole with associated antennas and ancillary works.
Date of Decision : 11.01.23
Decision : **Prior Approval is REQUIRED and GIVEN**

41. Application No : 22/01081/FPH
Date Received : 06.12.22
Location : 27 Kilner Close Stevenage Herts SG1 5AZ
Proposal : Conversion of garage to habitable accommodation, part two storey, part first floor side extension, front porch and erection of outbuilding in rear garden
Date of Decision : 27.01.23
Decision : **Planning Permission is GRANTED**
42. Application No : 22/01082/TPTPO
Date Received : 06.12.22
Location : 1 Champion Court Stevenage Herts SG1 3EY
Proposal : Reduction of 1no. Lawson Cypress (T13) protected by TPO 80 to provide at least 1.2m clearance from building
Date of Decision : 11.01.23
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
43. Application No : 22/01083/FPH
Date Received : 06.12.22
Location : 4 Grenville Way Stevenage Herts SG2 8XZ
Proposal : Demolition of conservatory and erection of single storey rear extension.
Date of Decision : 24.01.23
Decision : **Planning Permission is GRANTED**
44. Application No : 22/01085/FPH
Date Received : 07.12.22
Location : 36 Milestone Close Stevenage Herts SG2 9RR
Proposal : Demolition of existing shed and erection of single storey side extension
Date of Decision : 31.01.23
Decision : **Planning Permission is GRANTED**

45. Application No : 22/01087/AD
Date Received : 07.12.22
Location : 6 Whitworth Road Stevenage Herts SG1 4QS
Proposal : 1no. Illuminated Maxus Fascia Sign, 1no. Illuminated dealers fascia sign and 1no. free standing double sided pylon sign
Date of Decision : 26.01.23
Decision : **Advertisement Consent is GRANTED**
46. Application No : 22/01088/FPH
Date Received : 08.12.22
Location : 1 Chalkdown Stevenage Herts SG2 7BG
Proposal : Erection of single storey rear extension, single storey side extension and front porch (AMENDED DESCRIPTION).
Date of Decision : 01.02.23
Decision : **Planning Permission is GRANTED**
47. Application No : 22/01109/COND
Date Received : 19.12.22
Location : 12 High Street Stevenage Herts SG1 3EJ
Proposal : Discharge of Condition 03 (Schedule of Materials) attached to planning permission 22/00696/LB
Date of Decision : 31.01.23
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

48. Application No : 22/01117/CONSUL
Date Received : 20.12.22
Location : Plot 5 - Land East Of Stevenage (EOS1) Gresley Way
Stevenage Herts
Proposal : Reserved matters relating to approval of Layout, Access, Scale, Appearance and Landscaping for the erection 1no Self-Build Dwelling (Plot 5) under planning approval 3/19/0118/OUT (Hybrid planning application: (i) Planning permission for construction of the spine road, site accesses, drainage infrastructure and ancillary works and (ii) Outline planning for the erection of up to 618 homes, primary and pre-school, up to 1 no. 80 bed care home and up to 50 assisted living homes (C2 use), neighbourhood hub comprising shops (up to 658 sqm of A1-A5 uses), community facilities (up to 400 sqm of D1 use), Travelling Showpeople site, public open space, landscaping, drainage infrastructure, all associated and ancillary development)
Date of Decision : 06.01.23
Decision : **This Council Raises NO OBJECTION to the Development Proposed**
49. Application No : 22/01127/FPH
Date Received : 24.12.22
Location : 15 Glenwood Close Stevenage Herts SG2 9QT
Proposal : Single storey front and side extension and conversion of existing garage
Date of Decision : 03.02.23
Decision : **Planning Permission is GRANTED**

50. Application No : 22/01131/NMA
Date Received : 30.12.22
Location : 15 The Pastures Stevenage Herts SG2 7DF
Proposal : Non material amendment to outline planning permission 22/00751/FPH for the insertion of window to first floor in side elevation
Date of Decision : 24.01.23
Decision : **Non Material Amendment AGREED**

51. Application No : 23/00065/CLPD
Date Received : 20.01.23
Location : 4 Wensum Road Stevenage Herts SG1 3XX
Proposal : Certificate of lawfulness (Proposed) for a loft conversion with rear dormer, 1 no. roof light and erection of front porch.
Date of Decision : 30.01.23
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);
On the basis of the information submitted, the height of the proposed front porch would exceed 3m high and the floor area when measured externally would exceed 3sqm. Therefore, the development would fail to accord with Schedule 2, Part 1, Class D (b) and (c) of the Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore, requires planning permission.

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.