

**Meeting:** Planning and Development  
Committee

**Agenda Item:** 10

**Date:** Tues 8 August 2017

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

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The Head of Planning and Engineering has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 16/00215/FPH  
Date Received : 01.04.16  
Location : 15 Gonville Crescent Stevenage Herts SG2 9LT  
Proposal : Retention of metal outbuilding in rear garden  
Date of Decision : 06.07.17  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 17/00275/FPH  
Date Received : 24.04.17  
Location : 48 Valley Way Stevenage Herts SG2 9AF  
Proposal : Single storey rear extension  
Date of Decision : 11.07.17  
Decision : **Planning Permission is GRANTED**
  
3. Application No : 17/00277/COND  
Date Received : 26.04.17  
Location : 24 Julians Road Stevenage Herts SG1 3EU  
Proposal : Discharge of conditions 9 (Materials), 10 (boundary treatment), and 11 (landscaping scheme) attached to planning permission

16/00608/FP

Date of Decision : 19.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

4. Application No : 17/00279/FPH

Date Received : 27.04.17

Location : 41 Barley Croft Stevenage Herts SG2 9NP

Proposal : Two storey rear and side extensions

Date of Decision : 26.07.17

Decision : **Planning Permission is GRANTED**

5. Application No : 17/00283/FPH

Date Received : 28.04.17

Location : 20 Tye End Stevenage Herts SG2 8TU

Proposal : Single storey rear extension

Date of Decision : 13.07.17

Decision : **Planning Permission is GRANTED**

6. Application No : 17/00288/FPH

Date Received : 02.05.17

Location : 29 The Muntings Stevenage Herts SG2 9DN

Proposal : Part two storey; part single storey rear extension and single storey front extension.

Date of Decision : 13.07.17

Decision : **Planning Permission is GRANTED**

7. Application No : 17/00292/FP

Date Received : 03.05.17

Location : 377 Jessop Road Stevenage Herts SG1 5LX

Proposal : Change of use from amenity land to private residential land and erection of two storey side extension and a single storey rear extension to facilitate the conversion of existing dwelling into

2no two bedroom dwellings.

Date of Decision : 30.06.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed two-storey extension in order to create 1 no. two bedroom dwelling would by reason of its siting, design and prominent position where there are no other developments along Jessop Road of this nature, appear out of keeping and unduly prominent in the street scene to the detriment of the visual amenities of the area. Consequently, the proposal is contrary to policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).
2. The proposed development in order to create 2 no. two bedroom dwellings, combined with the subdivision of the plot, hard surfaced areas/parking spaces, boundary treatment to demarcate the private garden areas and contrived private amenity areas would result in an over development of the site to the detriment of the character and appearance of the site and the visual amenities of the area. Consequently, the proposal is contrary to policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).
3. The proposed development would result in a small, contrived private amenity space for the existing and proposed dwellinghouses to the detriment of the living standards of any future/owner occupiers of the dwelling houses. Additionally, the gross internal floor areas for the existing and proposed dwellinghouses would be below the Council's recommended standard which would also result in a poor living environment for future occupiers. The proposed development would therefore be contrary to Policies TW8 and TW9 of the adopted Stevenage District Plan Second Review 1991 - 2011, Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 - Publication Draft - January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

8. Application No : 17/00295/FP

Date Received : 04.05.17

Location : 20 Rockingham Way Stevenage Herts SG1 1SQ

Proposal : Erection of 1no. two bedroom dwelling

Date of Decision : 06.07.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed dwelling would only have a rear private amenity area of approximately 26m<sup>2</sup> and a short garden depth of approximately only 4.5m. This is significantly below the minimum standard garden space for a terraced property of 50m<sup>2</sup> and a depth of 10m set out in Chapter 5 of the Stevenage Design Guide October 2009. This would lead to unsatisfactory living conditions for future occupiers of the proposed dwelling and represents a poor standard of development. Additionally, this small rear garden is an indication that the proposal represents an overdevelopment of the site and one which is out of character in the area which is characterised by dwellings with suitable gardens sizes commensurate with the size of the dwellings. Accordingly, the proposal falls to be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 and to the National Planning Policy Framework which requires good design and that developments respond to the local character of the area.
2. The proposed dwelling would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and would thus be contrary to emerging policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed dwelling.

9. Application No : 17/00296/FPH

Date Received : 04.05.17

Location : 36 Grove Road Stevenage Herts SG1 3NU

Proposal : Single storey rear extension

Date of Decision : 05.07.17

Decision : **Planning Permission is GRANTED**

10. Application No : 17/00298/FP

Date Received : 08.05.17

Location : 2 School Close Stevenage Herts SG2 9TY

Proposal : Erection of part two storey; part single storey rear extension and single storey front extension to facilitate the conversion of the

existing dwelling into 3no one bedroom flats.

Date of Decision : 25.07.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. Two of the three proposed dwellings would have internal gross floor areas significantly below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and would thus be contrary to emerging policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of these proposed dwellings.

11. Application No : 17/00300/FPH

Date Received : 08.05.17

Location : 22 Foxfield Stevenage Herts SG2 9LR

Proposal : Part two storey, part single storey front extension.

Date of Decision : 30.06.17

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The first floor element of the proposed extension by virtue of its forward projection, which would be out of keeping with the linear form of the properties along this stretch of Foxfield, is considered to be harmful to the visual amenity of the dwelling and the wider character and appearance of Foxfield. The development is, therefore, contrary to saved Policies TW8 and TW9 of the Stevenage Local Plan, Policy GD1 of the emerging Local Plan, Chapter 6 of the adopted Stevenage Design Guide and the advice requiring high quality design as set out in the NPPF and PPG.

12. Application No : 17/00308/CPA

Date Received : 09.05.17

Location : 2 Bowman Trading Estate Bessemer Drive Stevenage Herts

Proposal : Prior approval for change of use from offices (Use Class B1) to residential (Use Class C3) comprising 4 units.

Date of Decision : 06.07.17

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

For the following reason:-

1. The future intended occupiers of the development, if prior approval were to be granted for the conversion of the offices (Use Class B1(a)) to residential (Use Class C3), would be impacted from noise which is currently generated by surrounding commercial premises which currently operate on Bessemer Drive. Therefore, this prior approval application would fail to accord with Policy EN27: Noise Pollution of the Stevenage District Plan Second Review 1991-2011 (2004) and Policy FP8 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016 and the Council's Design Guide Supplementary Planning Document (2009). Consequently, Prior Approval is Required from the Local Planning Authority and Refused as it would fail to accord with Schedule 2, Part 3, Class O.2. (1) (d) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

13. Application No : 17/00305/FP  
Date Received : 10.05.17  
Location : 107, 107A, 109 And 109A High Street Stevenage Herts SG1 3HS  
Proposal : Alterations to existing roof to form 2no 1 bedroom flats.  
Date of Decision : 04.07.17  
Decision : **Planning Permission is GRANTED**
14. Application No : 17/00306/FP  
Date Received : 10.05.17  
Location : 4 Fishers Green Stevenage Herts SG1 2JA  
Proposal : Erection of 1no three bedroom dwelling.  
Date of Decision : 04.07.17  
Decision : **Planning Permission is GRANTED**
15. Application No : 17/00307/COND  
Date Received : 10.05.17  
Location : Land At Chadwell Road Norton Green Stevenage Herts  
Proposal : Discharge of condition 11 (landscaping) attached to planning permission reference number 15/00101/FPM  
Date of Decision : 20.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

16. Application No : 17/00318/CPA

Date Received : 11.05.17

Location : Serviceline House Maxwell Road Stevenage Herts

Proposal : Prior approval for the change of use of office building (Use Class B1(a)) to Residential Dwellings (Use Class C3), comprising of 12no one bedroom flats and 4no two bedroom flats.

Date of Decision : 05.07.17

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

For the following reason:-

1. The future intended occupiers of the development, if prior approval were to be granted for the conversion of the offices (Use Class B1(a)) to residential (Use Class C3), would be impacted from noise which is currently generated by surrounding commercial premises which currently operate on Maxwell Road and Cockerell Close. Therefore, this prior approval application would fail to accord with Policy EN27: Noise Pollution of the Stevenage District Plan Second Review 1991-2011 (2004) and Policy FP8: Pollution Sensitive Uses of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016 and the Council's Design Guide Supplementary Planning Document (2009). Consequently, Prior Approval is Required from the Local Planning Authority and Refused as it would fail to accord with Schedule 2, Part 3, Class O.2. (1) (d) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

17. Application No : 17/00315/FPH

Date Received : 13.05.17

Location : 31 Exchange Road Stevenage Herts SG1 1PZ

Proposal : Two storey side and single storey front extension

Date of Decision : 11.07.17

Decision : **Planning Permission is GRANTED**

18. Application No : 17/00320/TPTPO

Date Received : 15.05.17

Location : 16 Chancellors Road Stevenage Herts SG1 4AP

- Proposal : Reduction of 1no. oak tree to 12m high and 9.5m wide (T3) protected by Tree Preservation Order 10
- Date of Decision : 06.07.17
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
19. Application No : 17/00323/FPH
- Date Received : 15.05.17
- Location : 65 Hertford Road Stevenage Herts SG2 8SE
- Proposal : Front Porch
- Date of Decision : 13.07.17
- Decision : **Planning Permission is GRANTED**
20. Application No : 17/00324/CLPD
- Date Received : 16.05.17
- Location : 35 Jupiter Gate Stevenage Herts
- Proposal : Certificate of lawfulness for a single storey rear extension
- Date of Decision : 11.07.17
- Decision : **Planning Permission is GRANTED**
21. Application No : 17/00328/FP
- Date Received : 17.05.17
- Location : On The Green Restaurant 11 High Street Stevenage Herts
- Proposal : Erection of timber storage shed in rear yard.
- Date of Decision : 11.07.17
- Decision : **Planning Permission is GRANTED**
22. Application No : 17/00331/FPH
- Date Received : 18.05.17
- Location : 22 Fishers Green Stevenage Herts SG1 2JA
- Proposal : Demolition of existing garage and erection of annexe



Date of Decision : 25.07.17

Decision : **Planning Permission is GRANTED**

23. Application No : 17/00332/FP

Date Received : 18.05.17

Location : Mr Mulligan's Lost World Golf 3A Stevenage Leisure Park Kings Way Stevenage

Proposal : Installation of 2no. external AC condensing units to the rear of the site

Date of Decision : 11.07.17

Decision : **Planning Permission is GRANTED**

24. Application No : 17/00336/FPH

Date Received : 19.05.17

Location : 52 Elder Way Stevenage Herts SG1 1SE

Proposal : First floor rear extension

Date of Decision : 17.07.17

Decision : **Planning Permission is GRANTED**

25. Application No : 17/00341/LB

Date Received : 23.05.17

Location : 1 Morley Cottages Chells Lane Stevenage Herts

Proposal : Listed building consent for replacement of 4no softwood windows with 4no uPVC double glazed windows.

Date of Decision : 30.06.17

Decision : **Listed Building Consent is REFUSED**

For the following reason(s);

1. The proposed replacement uPVC windows would have a harmful impact on the character, appearance and architectural interest of this grade II listed building, contrary to the provisions of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (2012) and Policy SP13 of the emerging Local Plan, Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016.

26. Application No : 17/00342/COND  
Date Received : 23.05.17  
Location : Land At Chadwell Road Norton Green Stevenage Herts  
Proposal : Partial discharge of Condition 17 (archaeological scheme of investigation) attached to planning permission reference number 15/00101/FPM  
Date of Decision : 17.07.17  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

27. Application No : 17/00343/FP  
Date Received : 23.05.17  
Location : Caswell House Cavendish Road Stevenage Herts  
Proposal : The installation of gas engines with ancillary development  
Date of Decision : 20.07.17  
Decision : **Planning Permission is GRANTED**

28. Application No : 17/00344/HPA  
Date Received : 25.05.17  
Location : 17 Jennings Close Stevenage Herts SG1 1SA  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 5.0m, for which the maximum height will be 3.0m and the height to the eaves will be 2.87m  
Date of Decision : 30.06.17  
Decision : **Prior Approval is REQUIRED and REFUSED**

For the following reason:-

1. In the opinion of the Local Planning Authority the proposed single storey rear extension at a maximum height of 3m, maximum eaves height of 2.87m and length of 5m would adversely impact on the amenity of No.19 Jennings Close to an unacceptable degree, causing a loss of light and an overbearing impact by virtue of its size and siting up to the boundary. The proposal is thereby contrary to policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).

29. Application No : 17/00346/FP  
Date Received : 25.05.17  
Location : 142 Derby Way Stevenage Herts SG1 5TL  
Proposal : Change of use of public amenity land to private residential land and erection of fence  
Date of Decision : 13.07.17  
Decision : **Planning Permission is GRANTED**
30. Application No : 17/00365/FP  
Date Received : 25.05.17  
Location : 65 And 67 Peartree Way Stevenage Herts SG2 9EA  
Proposal : Change of use from public highway land and amenity land to private residential land  
Date of Decision : 11.07.17  
Decision : **Planning Permission is GRANTED**
31. Application No : 17/00350/TPTPO  
Date Received : 26.05.17  
Location : 2 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Reshaping of 1no English Oak (T1) protected by Tree Preservation Order 121  
Date of Decision : 21.07.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
32. Application No : 17/00358/FPH  
Date Received : 26.05.17  
Location : 45 Archer Road Stevenage Herts SG1 5HB  
Proposal : Demolition of existing outbuilding and conservatory and erection of a single storey rear extension  
Date of Decision : 19.07.17  
Decision : **Planning Permission is GRANTED**

33. Application No : 17/00364/TPTPO  
Date Received : 30.05.17  
Location : 59, 61 And 63 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Reduction of 1no Oak (T6) and 3no Ash trees (T8, T9 & T10) by 3.5m and reduction of 1no Oak (T7) by 2.5m protected by Tree Preservation Order 38.  
Date of Decision : 19.07.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
34. Application No : 17/00363/HPA  
Date Received : 31.05.17  
Location : 111 Ingleside Drive Stevenage Herts SG1 4RY  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.1 metres, for which the maximum height will be 3.6 metres and the height to the eaves will be 2.3 metres.  
Date of Decision : 11.07.17  
Decision : **Prior Approval is REQUIRED and GIVEN**
35. Application No : 17/00368/CLED  
Date Received : 31.05.17  
Location : 31 William Place Stevenage Herts SG2 9DJ  
Proposal : Certificate of lawfulness for an existing conservatory  
Date of Decision : 19.07.17  
Decision : **Certificate of Lawfulness is APPROVED**
36. Application No : 17/00369/FPH  
Date Received : 31.05.17  
Location : 16 Lincoln Road Stevenage Herts SG1 4PJ  
Proposal : Single storey front extension  
Date of Decision : 13.07.17

- Decision : **Planning Permission is GRANTED**
37. Application No : 17/00384/TPCA  
Date Received : 05.06.17  
Location : Old Red Lion PH Hydean Way Stevenage Herts  
Proposal : Re-pollarding of 10no Ash trees, 2no Field Maple trees and 2no Thorn trees along the car park boundary  
Date of Decision : 17.07.17  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
38. Application No : 17/00380/FPH  
Date Received : 06.06.17  
Location : 174 Mildmay Road Stevenage Herts SG1 5SZ  
Proposal : Demolition of existing garage and erection of two storey side extension and single storey rear extension  
Date of Decision : 19.07.17  
Decision : **Planning Permission is GRANTED**
39. Application No : 17/00381/FPH  
Date Received : 06.06.17  
Location : 13 Bradman Way Stevenage Herts SG1 5RE  
Proposal : Conversion of existing dwellinghouse to single storey side extension  
Date of Decision : 19.07.17  
Decision : **Planning Permission is GRANTED**
40. Application No : 17/00388/FPH  
Date Received : 09.06.17  
Location : 2 Bronte Paths Stevenage Herts SG2 0PQ  
Proposal : Erection of a part single, part two storey rear extension  
Date of Decision : 12.07.17

Decision : **Planning Permission is GRANTED**

41. Application No : 17/00390/FPH  
Date Received : 09.06.17  
Location : 132 Sefton Road Stevenage Herts SG1 5RW  
Proposal : Demolition of existing conservatory and erection of single storey rear extension  
Date of Decision : 13.07.17  
Decision : **Planning Permission is GRANTED**

42. Application No : 17/00393/FPH  
Date Received : 09.06.17  
Location : 4 Blair Close Stevenage Herts SG2 8DE  
Proposal : Insertion of 1no bathroom window on the southern elevation  
Date of Decision : 11.07.17  
Decision : **Planning Permission is GRANTED**

43. Application No : 17/00397/HPA  
Date Received : 12.06.17  
Location : 530 York Road Stevenage Herts SG1 4ER  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 3.2m, for which the maximum height will be 3.7m and the height to the eaves will be 2.7m  
Date of Decision : 17.07.17  
Decision : **Prior Approval is NOT REQUIRED**

44. Application No : 17/00398/HPA  
Date Received : 14.06.17  
Location : 13 Vallansgate Stevenage Herts SG2 8PY  
Proposal : Single storey rear extension which will project beyond the rear wall of the original house by 4.0m, for which the maximum height will be 3.25m and the height to the eaves will be 2.3m

Date of Decision : 26.07.17

Decision : **Prior Approval is NOT REQUIRED**

45. Application No : 17/00405/CLPD

Date Received : 15.06.17

Location : 104 Letchmore Road Stevenage Herts SG1 3PT

Proposal : Garage conversion

Date of Decision : 05.07.17

Decision : **Certificate of Lawfulness is APPROVED**

46. Application No : 17/00410/COND

Date Received : 19.06.17

Location : Former John Lewis Plc Cavendish Road Stevenage Herts

Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 15/00702/FPM.

Date of Decision : 19.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

47. Application No : 17/00411/COND

Date Received : 19.06.17

Location : Former John Lewis Plc Cavendish Road Stevenage Herts

Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 15/00703/LB

Date of Decision : 19.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

48. Application No : 17/00414/CLPD

Date Received : 20.06.17

Location : 79 The Pastures Stevenage Herts SG2 7DF

Proposal : Certificate of lawfulness for a single storey rear extension

Date of Decision : 19.07.17

Decision : **Certificate of Lawfulness is APPROVED**

49. Application No : 17/00418/FPH

Date Received : 21.06.17

Location : 18 Basils Road Stevenage Herts SG1 3PX

Proposal : Single storey rear extension and veranda

Date of Decision : 20.07.17

Decision : **Planning Permission is GRANTED**

50. Application No : 17/00421/NMA

Date Received : 22.06.17

Location : 77 Jackdaw Close Stevenage Herts SG2 9DA

Proposal : Non material amendment to planning permission reference number 17/00203/FPH to resurface the existing driveway from tarmac to non-permeable block paving.

Date of Decision : 05.07.17

Decision : **Non Material Amendment AGREED**

51. Application No : 17/00430/COND

Date Received : 26.06.17

Location : Benoni Symonds Green Lane Stevenage Herts

Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 15/00734/FPH

Date of Decision : 12.07.17

Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**