

Meeting: Planning and Development
Committee

Agenda Item:

Date: Wednesday 4th April 2018

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Linda Sparrow 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

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

1. Application No : 17/00698/FP
 Date Received : 05.10.17
 Location : 40 Barclay Crescent Stevenage Herts SG1 3NB
 Proposal : Two storey rear and single storey front extensions to facilitate
 conversion of existing two bed dwelling into 2No. two bed
 dwellings
 Date of Decision : 06.03.18
 Decision : **Planning Permission is GRANTED**

2. Application No : 17/00748/NMA
 Date Received : 27.10.17
 Location : Twin Foxes 54 Rockingham Way Stevenage Herts
 Proposal : Non material amendment to planning permission reference
 number 13/00241/FPM for alterations to appearance, including
 the addition of an access ladder to the roof, amendments to the
 elevation panels, the relocation of the cycle and pram store and
 alterations to the approved hard surfacing.
 Date of Decision : 27.02.18
 Decision : **Non Material Amendment AGREED**

3. Application No : 17/00783/OP
Date Received : 07.11.17
Location : 68 Wildwood Lane Stevenage Herts SG1 1TB
Proposal : Outline planning permission for erection of 1no two bedroom dwelling
Date of Decision : 26.02.18
Decision : **Outline Planning Permission is REFUSED**

For the following reason(s);

1. Based on the constraints of the site it is likely that the proposed two storey, two bedroom dwelling in this location would fail to reflect the existing established form and pattern of development in this part of Wildwood Lane. It would therefore represent an incongruous form of development that would look out of place in this location and would be detrimental both to the Wildwood Lane street scene and character and appearance of the area. The proposal is, therefore, contrary to advice in the Stevenage Design Guide, policies TW9 and H7 of the Stevenage District Plan Second Review 1991-2011, emerging policy GD1 of the Stevenage Borough Local Plan 2011-2031 Publication Draft as well as the National Planning Policy Framework (2012).
2. The proposal would fail to provide the necessary off street parking facilities to serve a two bedroom dwelling in this location. The proposal would, therefore, be likely to result in an increase in on-street parking that would be prejudicial to highway safety and the free flow of traffic. The proposal is therefore contrary to policies T15 of the Stevenage District Plan Second Review 1991-2011 and IT5 of the emerging Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 as well as paragraph 39 of the National Planning Policy Framework March 2012.

4. Application No : 17/00808/FPH
Date Received : 17.11.17
Location : 51 Kessingland Avenue Stevenage Herts SG1 2JR
Proposal : Single storey rear extension
Date of Decision : 02.03.18
Decision : **Planning Permission is GRANTED**

5. Application No : 17/00814/FP
Date Received : 20.11.17
Location : 322 York Road Stevenage Herts SG1 4HW
Proposal : Erection of two-storey rear extension, demolition of existing garage and conversion of existing four bed dwelling into 2no. two bed flats.
Date of Decision : 28.02.18
Decision : **Planning Permission is GRANTED**

6. Application No : 17/00856/FPH
Date Received : 05.12.17
Location : 10 Ripon Road Stevenage Herts SG1 4LY
Proposal : Part two storey, part single storey rear extension
Date of Decision : 28.02.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The part two storey, part single storey rear extension proposed would result in a reduced separation distance between the application property and the property immediately to the rear, No. 4 Ripon Road. Accordingly it would result in an unacceptable loss of privacy to the occupiers of this property. The proposal is thus contrary to the Stevenage Design Guide Supplementary Planning Document adopted 2009 and policies TW8 of the Stevenage District Plan Second Review 1991-2011 and GD1 of the emerging Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016.
2. The part two storey, part single storey rear extension proposed would by reason of its siting, design and prominent position where there are no other developments along this part of Ripon 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, Policies HO5 and 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).

7. Application No : 17/00873/FPH
Date Received : 13.12.17
Location : 86 Ayr Close Stevenage Herts SG1 5RZ
Proposal : Single storey side and rear extension and garage conversion
Date of Decision : 02.03.18
Decision : **Planning Permission is GRANTED**
8. Application No : 17/00880/FPH
Date Received : 19.12.17
Location : 256 Jessop Road Stevenage Herts SG1 5NA
Proposal : Two storey side extension and single storey front extension to form annexe
Date of Decision : 26.02.18
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
1. The proposed development, by reason of its size, siting and projection forward of the clearly defined building line of houses to the north on Jessop Road (nos. 252 to 254) would appear out of keeping and unduly prominent in the street scene to the detriment of the visual amenities of the area. The development is therefore, 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)

9. Application No : 17/00882/FP
Date Received : 19.12.17
Location : Stevenage Football Club Training Facility Aston Lane Aston Stevenage
Proposal : Construction of two storey storage building including staff office, welfare and residential accommodation and ancillary works.
Date of Decision : 28.02.18
Decision : **Planning Permission is GRANTED**
10. Application No : 17/00889/FPH
Date Received : 21.12.17
Location : 101 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Change of hip roof to gable and loft conversion to existing garage.
Date of Decision : 13.03.18
Decision : **Planning Permission is GRANTED**
11. Application No : 18/00003/FP
Date Received : 02.01.18
Location : 32 Meadow Way Stevenage Herts SG1 1QD
Proposal : Erection of 1no one bedroom dwelling and conversion of existing four bedroom house into 2no one bedroom maisonettes (Scheme 2)
Date of Decision : 28.02.18
Decision : **Planning Permission is REFUSED**
For the following reason(s);
1. The proposed development does not make adequate parking provision for parking to serve the new dwelling in accordance with the Council's adopted standards. This is likely to result in on-street parking to the detriment of highway and pedestrian safety and is contrary to Policy T15 of Stevenage District Plan Second Review 1991 - 2011, Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

2. The Oak Tree (Quercus Robur) which is located to the south of the application site is a prominent and valuable amenity feature in the local landscape. The proposed development would be detrimental to the visual amenity of the tree as it would require a substantial reduction in the crown in order to facilitate the construction of the proposed development. In addition, the development would be located within the root protection area of the tree which if planning permission were granted and the development implemented, the foundations associated with the development works would be likely to cause substantial damage to the roots of the tree which would be likely to result in the tree dying or require the tree to be removed in order to allow the development to be constructed. Therefore, the proposed development would be contrary to Policy EN13 of the Stevenage District Plan Second Review 1991-2011 (adopted 2004), Policy NH5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

12. Application No : 18/00002/FP
Date Received : 03.01.18
Location : 32 Meadow Way Stevenage Herts SG1 1QD
Proposal : Erection of 1no one bedroom dwelling and conversion of existing four bedroom house into 2no one bedroom houses (Scheme 1)
Date of Decision : 28.02.18
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed conversion and extension works in order to create 3 no. one bedroom dwelling houses, combined with the proposed creation of additional hard surfaced areas and subdivision of the plot to create three small contrived separate private garden areas, would result in an over development of the site which would erode the open and spacious character of the site as well as create a poor living environment for future occupiers of the development. Consequently, the development is therefore contrary to policies H7, H8, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011, Policy GD1of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Design Guide SPD (2009), National Planning Policy Framework (2012) and the National Planning Practice Guidance (2014).

2. The proposed development does not make adequate parking provision for parking to serve the new dwelling in accordance with the Council's adopted standards. This is likely to result in on-street parking to the detriment of highway and pedestrian safety and is contrary to Policy T15 of Stevenage District Plan Second Review 1991 - 2011, Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

3. The Oak Tree (Quercus Robur) which is located to the south of the application site is a prominent and valuable amenity feature in the local landscape. The proposed development would be detrimental to the visual amenity of the tree as it would require a substantial reduction in the crown in order to facilitate the construction of the proposed development. In addition, the development would be located within the root protection area of the tree which if planning permission were granted and the development implemented, the foundations associated with the development works would be likely to cause substantial damage to the roots of the tree which would be likely to result in the tree dying or require the tree to be removed in order to allow the development to be constructed. Therefore, the proposed development would be contrary to Policy EN13 of the Stevenage District Plan Second Review 1991-2011 (adopted 2004), Policy NH5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft 2016, National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

13. Application No : 18/00004/CLPD
 Date Received : 03.01.18
 Location : 71 Letchmore Road Stevenage Herts SG1 3PS
 Proposal : Certificate of lawfulness for a loft conversion with a rear dormer
 Date of Decision : 02.03.18
 Decision : **Certificate of Lawfulness is APPROVED**

14. Application No : 18/00007/LB
Date Received : 03.01.18
Location : 2 Morley Cottages Chells Lane Stevenage Herts
Proposal : Listed building consent for single storey side and rear extension to contain two additional bedrooms and shower room.
Date of Decision : 02.03.18
Decision : **Listed Building Consent is GRANTED**
15. Application No : 18/00006/FPH
Date Received : 04.01.18
Location : 2 Morley Cottages Chells Lane Stevenage Herts
Proposal : Single storey side and rear extension to contain two additional bedrooms and shower room.
Date of Decision : 28.02.18
Decision : **Planning Permission is GRANTED**
16. Application No : 18/00009/FPH
Date Received : 04.01.18
Location : 2 Nursery Close Stevenage Herts SG2 8SD
Proposal : Single storey rear extension
Date of Decision : 05.03.18
Decision : **Planning Permission is GRANTED**
17. Application No : 18/00011/FPH
Date Received : 04.01.18
Location : 9 The Grove Shephall Green Stevenage Herts
Proposal : Single storey side and rear extension
Date of Decision : 01.03.18
Decision : **Planning Permission is GRANTED**

18. Application No : 18/00013/FPH
Date Received : 05.01.18
Location : 163 Fairview Road Stevenage Herts SG1 2NE
Proposal : Garage conversion with a side infill extension and front porch canopy.
Date of Decision : 06.03.18
Decision : **Planning Permission is GRANTED**
19. Application No : 18/00014/FPH
Date Received : 08.01.18
Location : 5 Goddard End Stevenage Herts SG2 7ER
Proposal : Retention of single storey rear extension incorporating external stairs and decking in rear garden.
Date of Decision : 15.03.18
Decision : **Planning Permission is GRANTED**
20. Application No : 18/00015/FPH
Date Received : 09.01.18
Location : 160 York Road Stevenage Herts SG1 4HQ
Proposal : Single storey rear extension
Date of Decision : 27.02.18
Decision : **Planning Permission is GRANTED**
21. Application No : 18/00016/CLPD
Date Received : 09.01.18
Location : 120 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Certificate of lawfulness for loft conversion with rear dormer
Date of Decision : 08.03.18
Decision : **Certificate of Lawfulness is APPROVED**

22. Application No : 18/00018/FPH
Date Received : 11.01.18
Location : 21 East Reach Stevenage Herts SG2 9AU
Proposal : Retrospective permission for removal of existing boundary wall and erection of 1.2m boundary wall.
Date of Decision : 22.02.18
Decision : **Planning Permission is GRANTED**
23. Application No : 18/00019/FPH
Date Received : 11.01.18
Location : 5 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Garage conversion
Date of Decision : 08.03.18
Decision : **Planning Permission is GRANTED**
24. Application No : 18/00022/LB
Date Received : 12.01.18
Location : The Chequers Public House Bragbury End Stevenage Herts
Proposal : Minor internal alterations to partitions, doors and bar.
Date of Decision : 15.03.18
Decision : **Listed Building Consent is GRANTED**

25. Application No : 18/00027/TPPTPO
Date Received : 15.01.18
Location : 3 Daltry Road Stevenage Herts SG1 4AW
Proposal : Works to trees protected by TPO 71 - T14 Hornbeam - thin and reduce crown by 25% and reduce lateral growth by 25%; T15 Hornbeam - thin and reduce crown by 25% and reduce lateral growth over boundary by 30%; T16 and T17 Hornbeams - thin and reduce crown by 25%; T18 Oak - thin lateral growth; T19 Oak - thin crown, remove epicormic growth and reduce over boundary by 25%; T20 to T22 Oaks - thin crowns and remove epicormic growth; T23 Oak - thin crown, remove epicormic growth and reduce over boundary by 25%;
Date of Decision : 12.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
26. Application No : 18/00030/FPH
Date Received : 16.01.18
Location : 7 Lyndale Stevenage Herts SG1 1UB
Proposal : Single storey front extension
Date of Decision : 14.03.18
Decision : **Planning Permission is GRANTED**
27. Application No : 18/00031/CLED
Date Received : 16.01.18
Location : 16 Elder Way Stevenage Herts SG1 1SD
Proposal : Certificate of lawfulness for the retention of existing 1no one bedroom flat and 1no two bedroom flat.
Date of Decision : 14.03.18
Decision : **Certificate of Lawfulness is APPROVED**

28. Application No : 18/00032/FPH
Date Received : 17.01.18
Location : 144 Valley Way Stevenage Herts SG2 9DD
Proposal : Change of small roof above front door from flat to pitched tiled roof.
Date of Decision : 06.03.18
Decision : **Planning Permission is GRANTED**
29. Application No : 18/00034/AD
Date Received : 17.01.18
Location : The Chequers Public House Bragbury End Stevenage Herts
Proposal : Installation of 3no signwriter designs to the building and refurbishment of existing post sign and directional sign
Date of Decision : 09.03.18
Decision : **Advertisement Consent is GRANTED**
30. Application No : 18/00035/LB
Date Received : 17.01.18
Location : The Chequers Public House Bragbury End Stevenage Herts
Proposal : Listed building consent for installation of 3no signwriter designs to the building and refurbishment of existing post sign and directional sign
Date of Decision : 09.03.18
Decision : **Listed Building Consent is GRANTED**

31. Application No : 18/00037/TPCA
Date Received : 18.01.18
Location : 2 Burydale Stevenage Herts SG2 8AT
Proposal : Removal of 1no Eucalyptus, 2no Cherry Laurel, 1no Crab Apple and Cypress hedgerow.
Date of Decision : 02.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
32. Application No : 18/00041/FPH
Date Received : 22.01.18
Location : 17 Woodland Way Stevenage Herts SG2 8BU
Proposal : First floor extension and garage conversion
Date of Decision : 14.03.18
Decision : **Planning Permission is GRANTED**
33. Application No : 18/00047/FPH
Date Received : 23.01.18
Location : 42 Tates Way Stevenage Herts SG1 4WP
Proposal : Garage conversion
Date of Decision : 06.03.18
Decision : **Planning Permission is GRANTED**
34. Application No : 18/00050/FP
Date Received : 25.01.18
Location : Oak Furnitureland, Unit 2A Roaring Meg Retail Park London Road Stevenage
Proposal : Installation of windows on the front elevation
Date of Decision : 14.03.18
Decision : **Planning Permission is GRANTED**

35. Application No : 18/00052/CLPD
Date Received : 26.01.18
Location : 29 Kingfisher Rise Stevenage Herts SG2 9PF
Proposal : Certificate of lawfulness for loft conversion with a rear dormer
Date of Decision : 16.03.18
Decision : **Certificate of Lawfulness is APPROVED**
36. Application No : 18/00058/NMA
Date Received : 29.01.18
Location : Land To West Of Gresley Way And South Of Ferrier Road
Stevenage Herts
Proposal : Non material amendment to planning permission reference
number 17/00389/FPM to make minor alterations to external
elevations, minor changes to levels and internal alterations.
Date of Decision : 28.02.18
Decision : **Non Material Amendment AGREED**
37. Application No : 18/00057/FP
Date Received : 30.01.18
Location : DuPont (UK) Ltd Wedgwood Way Stevenage Herts
Proposal : Variation of condition 1 (approved plans) attached to reserved
matters approval reference number 17/00185/RMM
Date of Decision : 14.03.18
Decision : **Planning Permission is GRANTED**

38. Application No : 18/00063/TPPTPO
Date Received : 31.01.18
Location : 25 Huntingdon Road Stevenage Herts SG1 2PA
Proposal : Reduction by 25% to 1no Oak (T1) protected by Tree Preservation Order 86.
Date of Decision : 12.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
39. Application No : 18/00075/CLED
Date Received : 06.02.18
Location : Land Adjoining Roaring Meg Retail Park South Monkswood Way Stevenage Herts
Proposal : Certificate of lawful existing development for excavation and laying of part of the foundations as approved under planning permission reference number 14/00675/FP
Date of Decision : 14.03.18
Decision : **Certificate of Lawfulness is APPROVED**
40. Application No : 18/00079/CLPD
Date Received : 08.02.18
Location : 19 Lygrave Stevenage Herts SG2 8LB
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 12.03.18
Decision : **Certificate of Lawfulness is APPROVED**

41. Application No : 18/00084/TPCA
Date Received : 09.02.18
Location : 3 Nursery Cottage Symonds Green Lane Stevenage Herts
Proposal : Reduction by 30% on 1no Conifer (T1)
Date of Decision : 20.03.18
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
42. Application No : 18/00105/COND
Date Received : 21.02.18
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Discharge of condition 13 (Landscaping) attached to planning permission reference number 16/00032/FPM
Date of Decision : 14.03.18
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
43. Application No : 18/00111/CLPD
Date Received : 26.02.18
Location : 12 Jupiter Gate Stevenage Herts
Proposal : Certificate of Lawfulness for a single storey rear extension, rear dormer window and 4 no. rooflights to facilitate a loft conversion.
Date of Decision : 14.03.18
Decision : **Certificate of Lawfulness is APPROVED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties.
6. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance March 2014.
7. Letters received containing representations.