

Meeting: Planning and Development
Committee

Agenda Item: 8

Date: Tuesday 13 October 2015

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 : 15/00269/FP
Date Received : 11.05.15
Location : The Mallard 37 Julians Road Stevenage Herts
Proposal : Re-development of existing building into 2no. three bed dwellings and erection of additional 2no. three bed dwellings with associated car parking and landscaping.
Date of Decision : 16.09.15
Decision : **Planning Permission is GRANTED**

2. Application No : 15/00291/FPH
Date Received : 21.05.15
Location : 56 Milestone Close Stevenage Herts SG2 9RR
Proposal : First floor front extension (Amendment to previously approved planning permission reference number 14/00112/FP).
Date of Decision : 16.09.15
Decision : **Planning Permission is GRANTED**

3. Application No : 15/00317/FPH
Date Received : 04.06.15
Location : 33 Whitney Drive Stevenage Herts SG1 4BQ
Proposal : First Floor Front Extension
Date of Decision : 04.09.15
Decision : **Planning Permission is GRANTED**
4. Application No : 15/00361/FP
Date Received : 23.06.15
Location : Unit 6, Senate Place Whitworth Road Stevenage Herts
Proposal : Continued use of premises as Fitness Club Use (D2 Class) (Re-submission of planning reference number 14/00584/FP)
Date of Decision : 16.09.15
Decision : **Planning Permission is GRANTED**
5. Application No : 15/00382/COND
Date Received : 02.07.15
Location : Southgate House Southgate Stevenage Herts
Proposal : Discharge of Conditions 3 (Noise); 5 (Cycle Storage); and 6 (Refuse Storage) attached to planning permission reference number 15/00120/FP
Date of Decision : 10.09.15
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
6. Application No : 15/00396/FP
Date Received : 06.07.15
Location : 8 Brixham Close Stevenage Herts SG1 2RU
Proposal : Change of use from public amenity land to private residential garden.
Date of Decision : 04.09.15
Decision : **Planning Permission is GRANTED**

7. Application No : 15/00406/FP
Date Received : 09.07.15
Location : 504 Canterbury Way Stevenage Herts SG1 4ED
Proposal : Single storey rear extension and garage conversion to facilitate the conversion of existing three bed dwelling into 1no. two bed and 1no. one bed flats
Date of Decision : 08.09.15
Decision : **Planning Permission is GRANTED**
8. Application No : 15/00408/FPH
Date Received : 10.07.15
Location : 90 Sefton Road Stevenage Herts SG1 5RL
Proposal : Part two storey, part single storey side extension
Date of Decision : 07.09.15
Decision : **Planning Permission is GRANTED**
9. Application No : 15/00412/FPH
Date Received : 11.07.15
Location : 114 Fairview Road Stevenage Herts SG1 2NS
Proposal : Single storey side extension and garage conversion
Date of Decision : 08.09.15
Decision : **Planning Permission is GRANTED**
10. Application No : 15/00410/FPH
Date Received : 13.07.15
Location : 25 Lonsdale Road Stevenage Herts SG1 5DA
Proposal : Part two storey, part single storey rear and single storey front extensions
Date of Decision : 07.09.15
Decision : **Planning Permission is GRANTED**

11. Application No : 15/00421/FP
Date Received : 10.07.15
Location : 24 Edmonds Drive Stevenage Herts SG2 9TH
Proposal : Erection of 1no. two bed attached dwelling.
Date of Decision : 11.09.15
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed development would represent an over-intensive use of the land leading to a cramped form of development which would not be in keeping with the character and pattern of development on this part of Edmonds Drive. The proposed development would therefore be contrary to Policies H7, TW8 and TW9 of the adopted Stevenage District Plan Second Review 1991 - 2011, the Council's Design Guide SPD (2009), the NPPF (2012) and NPPG (2014).
2. The proposed development, by reason of the limited size and shape of the plot, would lead to the loss of a large area of amenity space of the existing detached property. Furthermore, the proposed development would result in a small, contrived private amenity space for the proposed dwellinghouse to the detriment of the living standards of any future/owner occupiers of the proposed dwelling house. The proposed development would therefore be contrary to Policies TW8 and TW9 of the adopted Stevenage District Plan Second Review 1991 - 2011, the Council's Design Guide SPD (2009), the NPPF (2012) and NPPG (2014).
3. The design of the proposed parking layout to serve the development would give rise to conditions detrimental to vehicular and pedestrian safety, the poor geometric layout does not provide adequate manoeuvring space or access to any of the parking spaces. This would lead to multiple manoeuvring of vehicles and as such would result in an unsatisfactory form of development. The development if permitted would therefore, be detrimental to public and highway safety. The proposal is therefore contrary to the NPPF (2012), Roads in Hertfordshire: Highways Design Guide 3 Edition Section 2: Highway Layout and Strategies (published by Hertfordshire County Council) and Chapter 14: Parking in Manual for Streets (published by Department for Transport).

12. Application No : 15/00419/FPH
Date Received : 14.07.15
Location : 3 Church Lane Stevenage Herts SG1 3QS
Proposal : Single Storey Rear Extension
Date of Decision : 08.09.15
Decision : **Planning Permission is GRANTED**
13. Application No : 15/00420/LB
Date Received : 14.07.15
Location : 3 Church Lane Stevenage Herts SG1 3QS
Proposal : Single Storey Rear Extension
Date of Decision : 08.09.15
Decision : **Listed Building Consent is GRANTED**
14. Application No : 15/00422/FPH
Date Received : 14.07.15
Location : 31 Chalkdown Stevenage Herts SG2 7BG
Proposal : Single storey front infill extension.
Date of Decision : 09.09.15
Decision : **Planning Permission is GRANTED**
15. Application No : 15/00423/PATELE
Date Received : 15.07.15
Location : Lampost One, Close To Junction With Grace Way Almonds Lane Stevenage Herts
Proposal : Replacement of existing lamp post with proposed 13.7m high monopole, installation of 1no. equipment cabinet and associated development
Date of Decision : 10.09.15
Decision : **Prior Approval is NOT REQUIRED**

16. Application No : 15/00425/FPH
Date Received : 20.07.15
Location : 58 Ayr Close Stevenage Herts SG1 5RZ
Proposal : Single story rear extension
Date of Decision : 21.09.15
Decision : **Planning Permission is GRANTED**
17. Application No : 15/00427/FPH
Date Received : 20.07.15
Location : 6 Kessingland Avenue Stevenage Herts SG1 2JR
Proposal : Single storey side and rear extension
Date of Decision : 02.09.15
Decision : **Planning Permission is GRANTED**
18. Application No : 15/00434/FPH
Date Received : 21.07.15
Location : 76 Ripon Road Stevenage Herts SG1 4NB
Proposal : Single story front extension
Date of Decision : 11.09.15
Decision : **Planning Permission is GRANTED**
19. Application No : 15/00437/FPH
Date Received : 21.07.15
Location : 127 Fairview Road Stevenage Herts SG1 2NP
Proposal : Two storey side and rear extension.
Date of Decision : 11.09.15
Decision : **Planning Permission is GRANTED**

20. Application No : 15/00438/FP
Date Received : 23.07.15
Location : St Nicholas JMI School Six Hills Way Stevenage Herts
Proposal : Proposed dining room/entrance extension and internal alterations
Date of Decision : 16.09.15
Decision : **Planning Permission is GRANTED**
21. Application No : 15/00442/AD
Date Received : 24.07.15
Location : Unit 4, Roaring Meg Retail Park London Road Stevenage Herts
Proposal : Erection of 5no. internally illuminated fascia signs
Date of Decision : 15.09.15
Decision : **Advertisement Consent is GRANTED**
22. Application No : 15/00446/FPH
Date Received : 27.07.15
Location : 12 Hazelmere Road Stevenage Herts SG2 8RX
Proposal : Car port
Date of Decision : 21.09.15
Decision : **Planning Permission is GRANTED**
23. Application No : 15/00447/FPH
Date Received : 27.07.15
Location : 34 Haycroft Road Stevenage Herts SG1 3JJ
Proposal : Single storey rear extension.
Date of Decision : 15.09.15
Decision : **Planning Permission is GRANTED**

24. Application No : 15/00448/FP
Date Received : 27.07.15
Location : 3 Lawrence Avenue Stevenage Herts SG1 3JX
Proposal : Application to vary condition 8 of planning permission reference number 15/00242/FPH to reduce car parking provision from 3 spaces to 2 spaces
Date of Decision : 11.09.15
Decision : **Planning Permission is GRANTED**
25. Application No : 15/00449/FPH
Date Received : 27.07.15
Location : 16 Dawlish Close Stevenage Herts SG2 8UQ
Proposal : Two storey rear extension.
Date of Decision : 22.09.15
Decision : **Planning Permission is GRANTED**
26. Application No : 15/00450/TPTPO
Date Received : 27.07.15
Location : Greenside School Shephall Green Stevenage Herts
Proposal : Crown reduction by up to 2m on lower branches and up to 1m on upper branches of 1no. Ash tree located with G8 of TPO 8
Date of Decision : 15.09.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
27. Application No : 15/00453/TPTPO
Date Received : 28.07.15
Location : Roaring Meg Retail Park London Road Stevenage Herts
Proposal : Crown lift to 5 metres and prune back from lighting and signage to trees within group G5 protected by TPO 28
Date of Decision : 10.09.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

28. Application No : 15/00454/CLPD
Date Received : 28.07.15
Location : 128 Valley Way Stevenage Herts SG2 9DD
Proposal : Single storey rear extension
Date of Decision : 21.09.15
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 15/00458/LB
Date Received : 28.07.15
Location : Bombay Restaurant 77-79 High Street Stevenage Herts
Proposal : Listed building consent for replacement roof tiles.
Date of Decision : 29.09.15
Decision : **Listed Building Consent is GRANTED**
30. Application No : 15/00465/NMA
Date Received : 29.07.15
Location : 13 Park View Stevenage Herts SG2 8PU
Proposal : Non material amendment to planning permission reference number 15/00105/FPH to move the position of the extension 1m back into the site
Date of Decision : 15.09.15
Decision : **Non Material Amendment AGREED**
31. Application No : 15/00462/FP
Date Received : 30.07.15
Location : Delbanco Meyer & Co Ltd Bessemer Drive Stevenage Herts
Proposal : Erection of 2no. 10m lighting columns
Date of Decision : 21.09.15
Decision : **Planning Permission is GRANTED**

32. Application No : 15/00464/FPH
Date Received : 31.07.15
Location : 2 Bridge Road West Stevenage Herts SG1 2XH
Proposal : Two storey front and rear extensions
Date of Decision : 25.09.15
Decision : **Planning Permission is GRANTED**
33. Application No : 15/00473/FP
Date Received : 31.07.15
Location : 2 Victoria Close Stevenage Herts SG1 3PB
Proposal : Erection of a 35sqm shop unit (Class A2, Financial and Professional Services)
Date of Decision : 24.09.15
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal has not demonstrated that there is an identified lack of facilities in the area, rather the Old Town High Street accommodates a range of A2 uses and is in close proximity at approximately 275m distance. The proposal would thus be contrary to Policy TR15 of the Stevenage District Plan Second Review 1991-2011 which relates to new free standing shops.
2. An A2 use class unit in this location would be prominent in the street scene and would not respect the existing pattern of private rear garden areas to the east and the retail units in a traditional two storey building to the west. The proposal would therefore represent an incongruous feature in the street scene that would have a harmful impact on the character and appearance of the area, contrary to Policy TW9 of the Stevenage District Plan Second Review 1991-2011 and the advice in Chapter 7 of the National Planning Policy Framework March 2012 which promotes good design.
3. The proposed A2 use is contrary to paragraphs 24 and 27 of the National Planning Policy Framework March 2012 and the Planning Practice Guidance (2014) in that it has not been demonstrated through a sequential test that the proposed use could not be accommodated in available premises within the defined Stevenage Town Centre or Old Town High Street.

34. Application No : 15/00468/FPH
Date Received : 03.08.15
Location : 48A Longfields Stevenage Herts SG2 8QB
Proposal : Single storey Front, Rear and Side Extensions
Date of Decision : 29.09.15
Decision : **Planning Permission is GRANTED**
35. Application No : 15/00478/FPH
Date Received : 04.08.15
Location : 3 Nicholas Place Rectory Lane Stevenage Herts
Proposal : Construction of two storey garage and home office.
Date of Decision : 29.09.15
Decision : **Planning Permission is GRANTED**
36. Application No : 15/00484/COND
Date Received : 07.08.15
Location : J Sainsbury Plc Hitchin Road Stevenage Herts
Proposal : Discharge of condition 4 (remediation strategy) and condition 8 (underground tanks) attached to planning permission 15/00154/FP
Date of Decision : 04.09.15
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
37. Application No : 15/00485/FP
Date Received : 07.08.15
Location : McDonalds Restaurants Ltd Monkswood Retail Park Elder Way Stevenage
Proposal : Alterations to the roof and elevations, relocation of 1no drive thru booth, removal of existing window mullions, installation of a fully automated entrance door and reduction in height of the existing stall riser.
Date of Decision : 29.09.15
Decision : **Planning Permission is GRANTED**

38. Application No : 15/00486/AD
Date Received : 07.08.15
Location : McDonalds Restaurants Ltd Monkswood Retail Park Elder Way Stevenage
Proposal : Installation of 7no internally illuminated fascia signs.
Date of Decision : 29.09.15
Decision : **Advertisement Consent is GRANTED**
39. Application No : 15/00514/AD
Date Received : 20.08.15
Location : 8 Market Place Town Centre Stevenage Herts
Proposal : Installation of 1no internally illuminated fascia sign and 1no illuminated hanging sign.
Date of Decision : 29.09.15
Decision : **Advertisement Consent is GRANTED**
40. Application No : 15/00521/TPTPO
Date Received : 24.08.15
Location : 52 Dryden Crescent Stevenage Herts SG2 0JG
Proposal : Reduction of crown by 30% on 1no Oak (T5), 2no Ash trees (T6 and T7) and 1no Hornbeam (T8) protected by Tree Preservation Order 18.
Date of Decision : 22.09.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

41. Application No : 15/00525/TPTPO
Date Received : 25.08.15
Location : 1 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Reduction of 1no Horse Chestnut (T1) by 20%, reduction of crown by 20% on 2no Sycamore trees (T2 and T3) protected by Tree Preservation Order 85.
Date of Decision : 24.09.15
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
42. Application No : 15/00530/CLPD
Date Received : 26.08.15
Location : 338 Broadwater Crescent Stevenage Herts SG2 8EX
Proposal : Certificate of lawfulness for a single storey rear extension.
Date of Decision : 10.09.15
Decision : **Certificate of Lawfulness is APPROVED**
43. Application No : 15/00555/NMA
Date Received : 07.09.15
Location : Units 4A, 4B And 4C Roaring Meg Retail Park London Road Stevenage
Proposal : Non material amendment to previously approved planning permission reference number 14/00680/FPM for amended curtain glazing configuration and half glazed curtain walling bays on both sides of entrance areas to Units 4B and 4C to extend the full width of the bay.
Date of Decision : 16.09.15
Decision : **Non Material Amendment AGREED**

44. Application No : 15/00550/CLPD
Date Received : 08.09.15
Location : 33 Trent Close Stevenage Herts SG1 3RT
Proposal : Certificate of lawfulness for a single storey side and rear extension.
Date of Decision : 29.09.15
Decision : **Certificate of Lawfulness is APPROVED**