

Meeting: Planning and Development
Committee

Agenda Item: 4

Date: Tuesday 11th October 2016

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 : 16/00070/FPH
Date Received : 04.02.16
Location : 90 Haycroft Road Stevenage Herts SG1 3JR
Proposal : Two storey rear extension and internal alterations
Date of Decision 08.09.16
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Decision : **Planning Permission is GRANTED**

2. Application No : 16/00142/FP
Date Received : 04.03.16
Location : 2 Angotts Mead Stevenage Herts SG1 2NJ
Proposal : Demolition of existing garage and erection of 1no 3 bedroom dwelling. Erection of two storey rear extension and conservatory to existing dwelling.
Date of Decision 14.09.16
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Decision : **Planning Permission is GRANTED**

3. Application No : 16/00377/CLPD
Date Received : 28.05.16
Location : 13 Keats Close Stevenage Herts SG2 0JD
Proposal : Certificate of lawfulness for alterations to garage roof
Date of Decision : 12.09.16
Decision : **Certificate of Lawfulness is APPROVED**
4. Application No : 16/00410/FPH
Date Received : 14.06.16
Location : 66 Minehead Way Stevenage Herts SG1 2HY
Proposal : Two storey part single storey rear and single storey front extensions
Date of Decision : 27.09.16
Decision : **Planning Permission is GRANTED**
5. Application No : 16/00441/FP
Date Received : 30.06.16
Location : Belvue House Bell Lane Stevenage Herts
Proposal : Variation of Condition 1 (approved plans) attached to planning permission reference number 14/00467/FP to remove the proposed extension at first floor level and reconfiguration of internal layout to create two additional bedrooms.
Date of Decision : 06.09.16
Decision : **Planning Permission is GRANTED**

6. Application No : 16/00444/RM
Date Received : 04.07.16
Location : Land Bounded By Bragbury Lane, Pembridge Gardens
And Blenheim Way Stevenage Herts
Proposal : Reserved matters application pursuant to outline planning
permission 13/00595/REG3 for the erection of 5no five
bedroom dwellings with garages seeking approval of the
appearance, landscaping, layout and scale.
Date of Decision 22.09.16
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Decision : **Reserved Matters are APPROVED**
7. Application No : 16/00445/FPH
Date Received : 04.07.16
Location : 2 Eliot Road Stevenage Herts SG2 0LH
Proposal : Part two storey, part single storey rear extension
Date of Decision 23.09.16
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Decision : **Planning Permission is GRANTED**
8. Application No : 16/00448/FPH
Date Received : 06.07.16
Location : Brixham Rectory Lane Stevenage Herts
Proposal : Single storey rear extension
Date of Decision 02.09.16
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Decision : **Planning Permission is GRANTED**

9. Application No : 16/00461/NMA
Date Received : 07.07.16
Location : 22 Knebworth Gate London Road Stevenage Herts
Proposal : Non material amendment to previously approved planning application reference number 10/00589/FP to alter proposed fenestration, to increase the width of the extension by 300mm and to replace the originally proposed hipped roof to the extension with a gable end.
Date of Decision 02.09.16
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Decision : **Non Material Amendment AGREED**

10. Application No : 16/00452/FP
Date Received : 08.07.16
Location : Ardent House, Antelope House, Atlantic House, Sheffield House Gates Way Stevenage Herts
Proposal : Variation of condition 7 (windows) attached to planning permission reference 15/00360/FP to allow windows in the eastern elevation to be openable below 1.7m
Date of Decision 02.09.16
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Decision : **Planning Permission is REFUSED**

For the following reason;

1. The proposed replacement of fixed shut obscure glazed windows by the introduction of obscure film applied to clear windows, which is not a permanent solution and which can be removed, would fail to satisfactory safeguard the privacy of the occupiers of the adjoining properties 154-160 High Street. The development is, therefore, contrary to policy TW8 of the Stevenage District Plan Second Review 1991-2011, Policy GD1 of the Stevenage Borough Local Plan 2011-2031 Publication draft January 2016, the advice contained in the Stevenage Design Guide 2009 and the advice in the NPPF and NPPG which

encourages good design.

11. Application No : 16/00453/FPH
Date Received : 08.07.16
Location : 59 Weston Road Stevenage Herts SG1 3RW
Proposal : Two storey side extension and single storey front extension.
Date of Decision : 27.09.16
Decision : **Planning Permission is GRANTED**
12. Application No : 16/00459/FPH
Date Received : 11.07.16
Location : 7 Poppy Mead Stevenage Herts SG1 1QZ
Proposal : Part two, part single storey rear extension & porch extension.
Date of Decision : 05.09.16
Decision : **Planning Permission is GRANTED**
13. Application No : 16/00467/COND
Date Received : 11.07.16
Location : 320 Broadwater Crescent Stevenage Herts SG2 8EX
Proposal : Discharge of Condition 10 (hard landscaping) attached to planning permission reference number 14/00303/FP
Date of Decision : 05.09.16
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
14. Application No : 16/00464/FPH

Date Received : 12.07.16

Location : 70 Dryden Crescent Stevenage Herts SG2 0JH

Proposal : Part two storey, part single storey rear extension and relocation of existing conservatory

Date of Decision : 06.09.16

Decision : **Planning Permission is GRANTED**

15. Application No : 16/00470/AD

Date Received : 12.07.16

Location : W H Smith Ltd 95 Queensway Town Centre Stevenage

Proposal : Installation of 1no. internally illuminated fascia sign and 1no. internally illuminated hanging sign

Date of Decision : 06.09.16

Decision : **Advertisement Consent is GRANTED**

16. Application No : 16/00475/CLPD

Date Received : 14.07.16

Location : 16 Letchmore Road Stevenage Herts SG1 3JD

Proposal : Certificate of lawfulness for a rear dormer to facilitate a loft conversion and 2no. velux windows in the front elevation

Date of Decision : 05.09.16

Decision : **Certificate of Lawfulness is APPROVED**

17. Application No : 16/00479/AD

Date Received : 15.07.16

Location : 123 - 125 High Street Stevenage Herts SG1 3HS

Proposal : Installation of 2no. externally illuminated individual letter signs

Date of Decision 08.09.16
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Decision : **Advertisement Consent is GRANTED**

18. Application No : 16/00484/COND
Date Received : 15.07.16
Location : 11 Manor View Stevenage Herts SG2 8PD
Proposal : Discharge of condition 5 (Boundary Treatments) attached to planning permission reference number 15/00501/FP
Date of Decision : 13.09.16
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
19. Application No : 16/00485/FP
Date Received : 16.07.16
Location : Britannia House Boulton Road Stevenage Herts
Proposal : Two storey front and side extensions and two windows to the side elevation.
Date of Decision : 07.09.16
Decision : **Planning Permission is GRANTED**

20. Application No : 16/00486/FP

Date Received : 18.07.16

Location : 115 Drakes Drive Stevenage Herts SG2 0HA

Proposal : Erection of 1no. attached three bedroom dwelling

Date of Decision : 13.09.16

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposal, by reason of its siting and proximity to number 113 Drakes Drive would result in the lounge window at ground floor level and the windows serving the second bedroom at first floor level looking straight onto the southern wall of number 113 Drakes Drive. Given this, there would be a substandard living environment for any future owner/occupiers of the proposed dwellinghouse due to the limited outlook and limited level of sunlight and daylight received in these rooms. The proposal therefore, fails to accord with Policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011 adopted 2004, Policies GD1 and HO5 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016, Chapter 5 of the Council's Design Guide SPD (2009), the NPPF (2012) and NPPG (2014).
2. The proposal, due to the limited separation distance between the rear of the proposed dwellinghouse and Cherrytrees to the rear, would result in the overlooking of this property to the detriment of the amenities of the occupiers. The proposal therefore, fails to accord with Policies H7, TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011 adopted 2004, Policies GD1 and HO5 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016, Chapter 5 of the Council's Design Guide SPD (2009), the NPPF (2012) and NPPG (2014).
3. The development would fail to provide adequate on-site car parking to serve the new dwelling which would be likely to result in occupiers of the new

property parking on the nearby highway to the detriment of the free and safe flow of traffic contrary to Policies TW8 and T15 of the Stevenage District Plan Second Review 1991-2011 and policies GD1 and IT5 of the Stevenage Borough Local Plan 2011 - 2031 Publication Draft - January 2016.

21. Application No : 16/00487/FPH
Date Received : 18.07.16
Location : 327 Ripon Road Stevenage Herts SG1 4LT
Proposal : Part two storey, part single storey rear extension
Date of Decision : 13.09.16
Decision : **Planning Permission is GRANTED**
22. Application No : 16/00490/FP
Date Received : 19.07.16
Location : 52 Hopton Road Stevenage Herts SG1 2LD
Proposal : Change of use of public amenity land to private residential land
Date of Decision : 26.09.16
Decision : **Planning Permission is GRANTED**
23. Application No : 16/00492/CLPD
Date Received : 19.07.16
Location : 2 Chalkdown Stevenage Herts SG2 7BG
Proposal : Certificate of lawfulness for a single storey rear extension and conversion of the garage
Date of Decision : 06.09.16
Decision : **Certificate of Lawfulness is APPROVED**
24. Application No : 16/00494/CLPD

Date Received : 20.07.16

Location : 31 Bedwell Crescent Stevenage Herts SG1 1LU

Proposal : Certificate of lawfulness for conversion of an outhouse to a utility and shower room.

Date of Decision 27.09.16
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Decision : **Certificate of Lawfulness is APPROVED**

25. Application No : 16/00495/FPH

Date Received : 20.07.16

Location : 22 Sish Lane Stevenage Herts SG1 3LS

Proposal : Two storey side extension and front porch

Date of Decision 14.09.16
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Decision : **Planning Permission is GRANTED**

26. Application No : 16/00498/FP

Date Received : 20.07.16

Location : 9 Manchester Close Stevenage Herts SG1 4TQ

Proposal : Retrospective planning permission for 1no attached dwelling.

Date of Decision 13.09.16
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Decision : **Planning Permission is GRANTED**

27. Application No : 16/00500/FP

Date Received : 25.07.16

Location : 109 Blenheim Way Stevenage Herts SG2 8TD

Proposal : Erection of 1no. detached three bedroom dwelling

Date of Decision : 27.09.16

Decision : **Planning Permission is REFUSED**

For the following reason;

1. The application site is located adjacent to a mature woodland which is located directly south of the proposed dwellinghouse. Given this, it is considered that this mature woodland area, in conjunction with the proposed dwellinghouse, would create a constant area of overshadowing to the private amenity area associated with the proposed dwellinghouse. Furthermore, these trees would cause a significant loss of sunlight and daylight received to the habitable room areas of the proposed dwellinghouse to the detriment of the amenities of future occupants. Therefore, the proposed development fails to accord with Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 to 2011 (adopted 2004), 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 the National Planning Practice Guidance (2014).

28. Application No : 16/00501/CLPD

Date Received : 26.07.16

Location : 25 Minerva Close Stevenage Herts SG2 7RA

Proposal : Certificate of lawfulness for loft conversion and a rear dormer window

Date of Decision : 14.09.16

Decision : **Certificate of Lawfulness is APPROVED**

29. Application No : 16/00502/FP
Date Received : 26.07.16
Location : Wisden Court Wisden Road Stevenage Herts
Proposal : Single storey infill extension consisting of 8 No. additional bedrooms with ensembles, 2 No. additional bathrooms, 1 No. storage room, associated access and a replacement porch.
Date of Decision : 22.09.16
Decision : **Planning Permission is GRANTED**
30. Application No : 16/00504/FP
Date Received : 26.07.16
Location : 16 Willows Link Stevenage Herts SG2 8AR
Proposal : Change of use from A1 (baby shop) to B1(c) (assembly of sandwiches, rolls and other snacks), and associated internal alterations.
Date of Decision : 27.09.16
Decision : **Planning Permission is GRANTED**
31. Application No : 16/00505/FP
Date Received : 27.07.16
Location : Lytton Way Service Station Lytton Way Stevenage Herts
Proposal : Side extension to the east (64 sqm) and west (64 sqm) of the existing petrol filling station shop
Date of Decision : 20.09.16
Decision : **Planning Permission is GRANTED**

32. Application No : 16/00507/FP
Date Received : 29.07.16
Location : Caswell House Cavendish Road Stevenage Herts
Proposal : Demolition of No. 1 industrial unit and erection of No. 1 industrial unit (748.25 sqm) to house gas engines and ancillary buildings (164.7 sqm)
Date of Decision : 23.09.16
Decision : **Planning Permission is GRANTED**
33. Application No : 16/00519/CLPD
Date Received : 02.08.16
Location : 60 Wansbeck Close Stevenage Herts
Proposal : Certificate of Lawfulness for loft conversion with rear dormer and two roof lights to the front elevation.
Date of Decision : 20.09.16
Decision : **Certificate of Lawfulness is APPROVED**
34. Application No : 16/00557/HPA
Date Received : 16.08.16
Location : 16 King George Close Stevenage Herts SG1 3TB
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.0 metres, for which the maximum height will be 3.447 metres and the height to the eaves will be 2.575 metres.
Date of Decision : 07.09.16
Decision : **Prior Approval is NOT REQUIRED**

35. Application No : 16/00587/COND

Date Received : 26.08.16

Location : 330-332 Ripon Road Stevenage Herts SG1 4NG

Proposal : Discharge of condition 6 (Boundary treatment) attached to planning permission 16/00367/FP.

Date of Decision : 06.09.16

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