

**Meeting: Planning and Development Committee**

**Agenda Item: 4**

**Date: Tuesday 6<sup>th</sup> December 2016**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Rishma Sangha 01438 242166

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

1.      Application No :     16/00417/FPH  
          Date Received :    20.06.16  
          Location :         30 Woodland Way Stevenage Herts SG2 8BT  
          Proposal :         Part two storey, part single storey rear extension, two storey  
                                  side extension and single storey front extension  
          Date of Decision :  10.11.16  
          Decision :         **Planning Permission is GRANTED**
  
2.      Application No :     16/00418/FPH  
          Date Received :    20.06.16  
          Location :         155 Valley Way Stevenage Herts SG2 9DD  
          Proposal :         Single storey front and rear extensions  
          Date of Decision :  02.11.16  
          Decision :         **Planning Permission is GRANTED**

3. Application No : 16/00520/FPH  
Date Received : 03.08.16  
Location : 157 Shephall View Stevenage Herts SG1 1RR  
Proposal : Two storey side extension.  
Date of Decision : 03.11.16  
Decision : **Planning Permission is GRANTED**
4. Application No : 16/00542/FP  
Date Received : 09.08.16  
Location : Giles Junior School Durham Road Stevenage Herts  
Proposal : Installation of 4 no. 10 metre high flood Lights  
Date of Decision : 01.11.16  
Decision : **Planning Permission is GRANTED**
5. Application No : 16/00550/FPH  
Date Received : 12.08.16  
Location : 166 Valley Way Stevenage Herts SG2 9BX  
Proposal : Single storey front extension.  
Date of Decision : 31.10.16  
Decision : **Planning Permission is GRANTED**
6. Application No : 16/00561/TPTPO  
Date Received : 17.08.16  
Location : 22 North Road Stevenage Herts SG1 4AJ  
Proposal : Reduce the height of 1no Lime by 50% ( T64) protected by Tree Preservation Order 71.  
Date of Decision : 02.11.16  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

7. Application No : 16/00563/FPH  
Date Received : 17.08.16  
Location : 7 Long Hyde Stevenage Herts SG2 9TE  
Proposal : Single storey front extension  
Date of Decision : 07.11.16  
Decision : **Planning Permission is GRANTED**

8. Application No : 16/00569/FPH  
Date Received : 18.08.16  
Location : 13 Manor View Stevenage Herts SG2 8PD  
Proposal : Car Port  
Date of Decision : 02.11.16  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed car port by virtue of its forward projection would be visually discordant and intrusive to the detriment of the visual amenities of the street scene and the character and appearance of the area generally. The proposal is, therefore, contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011 (adopted 2004), Chapter Six of the Stevenage Design Guide SPD (2009), Policy GD1 of the Emerging Local Plan (2011-2031) and the advice in NPPF (2012) and NPPG (2014) regarding good quality design.

9. Application No : 16/00590/OP  
Date Received : 30.08.16  
Location : Land Rear Of 31 Frobisher Drive Stevenage Herts SG2 0HJ  
Proposal : Outline application for the erection of 1no. 2 bed dwelling, creation of 2no. parking spaces, and removal of 1no. garage.  
Date of Decision : 31.10.16  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed development as set out on the illustrative plan due to its siting, position and lack of separation distance to the private rear garden area of number 33 Frobisher Drive, would result in the direct overlooking of the private amenity of this property. Given this, the proposed development would have a detrimental impact on the level of privacy and amenities which are currently enjoyed by the owner/occupiers of number 33 Frobisher Drive. Consequently, the proposed development fails to comply with Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Policy GD1 of the Stevenage Borough Local Plan 2011 to 2031 Publication Draft - January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and the National Planning Practice Guidance (2016).
2. The proposed development as set out in the illustrative plan would by virtue of its potential scale, design and position constitute an unneighbourly and overdominant form of development resulting in an unacceptable loss of amenity to the owner/occupiers of number 31 Mobbsbury Way. Furthermore, the development due to its siting, proximity and limited separation to the existing property known as number 31 Frobisher Drive, would be detrimental to the outlook of this property as viewed from its habitable room windows. Given this, the proposed development would fail to comply with Policies TW8, TW9 and H7 of the Stevenage District Plan Second Review 1991 - 2011, Policies GD1 and HO5 of the Stevenage Borough Local Plan 2011-2031 Publication Draft - January 2016, the Council's Design Guide SPD (2009), the NPPF (2012) and NPPG (2014).
3. The proposal, due to the design of the proposed access to serve the development, would result in inadequate provision for car parking for the new dwelling which would likely result in on-street parking to the detriment of highway safety. The proposed development would therefore fail to comply with Policy T15 of the Stevenage District Plan Second Review 1991 - 2011 (adopted

2004), Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 publication draft - January 2016, the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2012) and the National Planning Practice Guidance (2014).

4. The proposal constitutes an undesirable form of tandem development, out of character with adjoining development within Frobisher Drive. Furthermore, due to the constrained nature of the application site, the proposed development would result in a cramped and contrived form of development which would be detrimental to the visual amenities of the area as viewed from Frobisher Drive. Therefore, the proposed development would fail to accord with Policies TW1, TW8, TW9 and H7 of the Stevenage District Plan Second Review 1991 to 2011 (adopted 2004), Policies SP1, SP2, SP8, H05, and GD1 of the Stevenage Borough Local Plan 2011-2031 publication draft - January 2016, the National Planning Policy Framework (2012) and the National Planning Practice Guidance (2014).

Application No : 16/00593/FP

Date Received : 31.08.16

Location : 37 The Oval Stevenage Herts SG1 5RD

Proposal : Installation of a fire exit door and air conditioning condenser units to the rear elevation and external alterations to the front entrance.

Date of Decision : 28.10.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00600/CLPD

Date Received : 02.09.16

Location : 42 Tamar Close Stevenage Herts SG1 6AS

Proposal : Certificate of lawfulness for part two storey, part single storey rear extension, erection of a dormer window on the rear roof slope and garage conversion

Date of Decision : 11.11.16

Decision : **Certificate of Lawfulness is APPROVED**

Application No : 16/00603/FPH

Date Received : 02.09.16  
Location : 64 Grove Road Stevenage Herts SG1 3NU  
Proposal : Part two storey, part single storey rear extension.  
Date of Decision : 31.10.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00604/FPH  
Date Received : 02.09.16  
Location : 6 Julians Road Stevenage Herts SG1 3ES  
Proposal : Single storey rear extension  
Date of Decision : 28.10.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00607/FP  
Date Received : 05.09.16  
Location : 27 Briardale Stevenage Herts SG1 1TR  
Proposal : Change of use of public amenity land and highway land to residential garden and erection of a wall.  
Date of Decision : 08.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00611/FP  
Date Received : 06.09.16  
Location : 37 High Street Stevenage Herts SG1 3AR  
Proposal : Change of use from A2 (Bank) to D1 (Dental Surgery)  
Date of Decision : 01.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00612/FP

Date Received : 06.09.16  
Location : 62 Minehead Way Stevenage Herts SG1 2HY  
Proposal : Installation of a first floor window on the rear elevation  
Date of Decision : 21.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00619/FP  
Date Received : 09.09.16  
Location : 123 - 125 High Street Stevenage Herts SG1 3HS  
Proposal : Retrospective planning permission for the erection of extraction flue.  
Date of Decision : 01.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00620/LB  
Date Received : 09.09.16  
Location : 123 - 125 High Street Stevenage Herts SG1 3HS  
Proposal : Retrospective Listed building consent for external restoration including sash windows and painting, replacement signage, internal redecoration, replacement of dumbwaiter, electrical rewiring, installation of air conditioning units, extraction flue and repainting of front windows and doors to green.  
Date of Decision : 01.11.16  
Decision : **Listed Building Consent is GRANTED**

Application No : 16/00621/FPH  
Date Received : 09.09.16  
Location : 5 Bragbury Close Stevenage Herts SG2 8UL  
Proposal : Erection of a double car port  
Date of Decision : 04.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00622/FPH  
Date Received : 09.09.16  
Location : 7 Letchmore Road Stevenage Herts SG1 3JH  
Proposal : Single storey rear extension, erection of a front porch, and alterations to fenestration on south elevation  
Date of Decision : 07.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00627/FP  
Date Received : 09.09.16  
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts  
Proposal : Additional car parking with associated access and lighting.  
Date of Decision : 07.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00629/FP  
Date Received : 12.09.16  
Location : Broadwater Service Station Broadwater Crescent Stevenage Herts  
Proposal : Retention of free standing ATM.  
Date of Decision : 02.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00630/AD  
Date Received : 12.09.16  
Location : Broadwater Service Station Broadwater Crescent Stevenage Herts  
Proposal : Retention of 1no. internally illuminated ATM fascia sign  
Date of Decision : 02.11.16  
Decision : **Advertisement Consent is GRANTED**



Application No : 16/00633/FPH  
Date Received : 12.09.16  
Location : 195 Verity Way Stevenage Herts SG1 5PS  
Proposal : Single storey rear extension  
Date of Decision : 07.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00636/FPH  
Date Received : 13.09.16  
Location : 382 Grace Way Stevenage Herts SG1 5AR  
Proposal : Retrospective planning permission for a single storey rear extension  
Date of Decision : 07.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00637/FPH  
Date Received : 14.09.16  
Location : 2 Wilson Close Stevenage Herts SG1 4TD  
Proposal : Garage conversion and installation of 2no. bay windows  
Date of Decision : 09.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00638/COND  
Date Received : 14.09.16  
Location : Cromer House Caxton Way Stevenage Herts  
Proposal : Discharge of condition 10 (Traffic Management Plan) attached to planning permission 12/00463/FP and condition 4 (Traffic Management Plan) attached to planning permission 15/00461/RMM.

Date of Decision : 11.11.16

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

Application No : 16/00639/FP

Date Received : 14.09.16

Location : 1 Burymead Stevenage Herts SG1 4AX

Proposal : Change of use from public amenity land and public highway to private residential land

Date of Decision : 09.11.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00640/FPH

Date Received : 15.09.16

Location : 24 Headingley Close Stevenage Herts SG1 3RU

Proposal : First floor side extension and single storey rear extension

Date of Decision : 11.11.16

Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed side extension by virtue of its size and forward projection towards Almonds Lane would appear out of keeping and obtrusive in the street scene to the detriment of the visual amenities of the area. The proposal is, therefore, contrary to policies TW8 and TW9 of the Stevenage District Plan Second Review 1991-2011, (adopted 2004), Policy GD1 of the Stevenage Borough Local Plan 2011 to 2031 Publication Draft - January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2012) and the National Planning Practice Guidance (2016).

Application No : 16/00641/AD

Date Received : 15.09.16

Location : Roaring Meg Retail Park London Road Stevenage Herts

Proposal : Installation of 4no. internally illuminated entrance totems, 3no. Way2Go totems, 1no. internally illuminated tower and 3no. post mounted signs.

Date of Decision : 11.11.16

Decision : **Advertisement Consent is GRANTED**

Application No : 16/00643/FP

Date Received : 16.09.16

Location : 2 Anderson Road Stevenage Herts SG2 0LP

Proposal : Change of use from public amenity land to private residential land.

Date of Decision : 11.11.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00644/AD

Date Received : 16.09.16

Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts

Proposal : Installation of 2no. non-illuminated fascia signs

Date of Decision : 09.11.16

Decision : **Advertisement Consent is GRANTED**

Application No : 16/00646/FPH

Date Received : 18.09.16

Location : 2 Trafford Court Skegness Road Stevenage Herts

Proposal : Single Storey Rear Extension

Date of Decision : 17.11.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00649/TPTPO  
Date Received : 19.09.16  
Location : 1A Hertford Road Stevenage Herts SG2 8DR  
Proposal : Removal of branch from an English Oak (T1) protected by Tree Preservation Order 99  
Date of Decision : 07.11.16  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

Application No : 16/00650/FPH  
Date Received : 19.09.16  
Location : 147 Minehead Way Stevenage Herts SG1 2JL  
Proposal : Single storey front extension  
Date of Decision : 15.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00651/FP  
Date Received : 20.09.16  
Location : 95 High Street Stevenage Herts SG1 3HR  
Proposal : Retention of ATM  
Date of Decision : 17.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00652/AD  
Date Received : 20.09.16  
Location : 95 High Street Stevenage Herts SG1 3HR  
Proposal : Retention of 1no. internally illuminated ATM fascia sign  
Date of Decision : 17.11.16  
Decision : **Advertisement Consent is GRANTED**

Application No : 16/00654/FP  
Date Received : 21.09.16  
Location : J Sainsbury Plc Hitchin Road Stevenage Herts  
Proposal : Variation of condition 1 (approved plans) and condition 5 (operating hours) attached to planning permission 16/00216/FP.  
Date of Decision : 07.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00658/FP  
Date Received : 23.09.16  
Location : 143 Fairview Road Stevenage Herts SG1 2NP  
Proposal : Variation of condition 3 (materials) attached to planning permission 14/00380/FP and to erect a 1m high brick wall with 0.68m high metal railings.  
Date of Decision : 02.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00659/AD  
Date Received : 23.09.16  
Location : 9 Walkern Road Stevenage Herts SG1 3QD  
Proposal : Installation of 3no. internally illuminated fascia signs  
Date of Decision : 18.11.16  
Decision : **Advertisement Consent is GRANTED**

Application No : 16/00660/AD  
Date Received : 24.09.16  
Location : Roaring Meg Retail Park London Road Stevenage Herts  
Proposal : 3 no. non illuminated fascia signs and 1 no. internally illuminated fascia sign

Date of Decision : 09.11.16

Decision : **Advertisement Consent is GRANTED**

Application No : 16/00661/FPH

Date Received : 25.09.16

Location : 39 Ashdown Road Stevenage Herts SG2 8TX

Proposal : Proposed single storey side extension

Date of Decision : 17.11.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00662/FP

Date Received : 26.09.16

Location : 138 Lonsdale Road Stevenage Herts SG1 5EU

Proposal : Change of use from public amenity and highway land to private residential land.

Date of Decision : 21.11.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00663/LB

Date Received : 26.09.16

Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts

Proposal : Listed building consent for erection of 2no. non-illuminated fascia signs and re-painting of existing external rendered walls, doors and windows on the front elevation

Date of Decision : 21.11.16

Decision : **Listed Building Consent is GRANTED**

Application No : 16/00664/FPH

Date Received : 26.09.16

Location : 26 Aldock Road Stevenage Herts SG1 3SJ  
Proposal : Single storey side extension, single storey rear extension and the erection of a canopy on the front elevation  
Date of Decision : 10.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00668/FPH  
Date Received : 28.09.16  
Location : 63 Trumper Road Stevenage Herts SG1 5JZ  
Proposal : Retention of outbuilding in the rear garden  
Date of Decision : 10.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00669/FPH  
Date Received : 28.09.16  
Location : 4 Norton Green Stevenage Herts SG1 2DP  
Proposal : Erection of an outbuilding in the rear garden  
Date of Decision : 11.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00672/NMA  
Date Received : 29.09.16  
Location : Ardent House Gates Way Stevenage Herts  
Proposal : Non material amendment to planning permission 15/00360/FP for details of external lighting  
Date of Decision : 28.10.16  
Decision : **Non Material Amendment AGREED**

Application No : 16/00673/FP  
Date Received : 29.09.16

Location : 3 Drapers Way Stevenage Herts SG1 3DT  
Proposal : Change of use from B1 (office) to sui generis (Driving Test Centre)  
Date of Decision : 09.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00674/AD  
Date Received : 30.09.16  
Location : Debenhams, Unit 5 Roaring Meg Retail Park London Road Stevenage  
Proposal : 5 no. internally illuminated lettering signs and 2 no. internally illuminated entrance signs  
Date of Decision : 10.11.16  
Decision : **Advertisement Consent is GRANTED**

Application No : 16/00676/FPH  
Date Received : 03.10.16  
Location : 2 Wood Drive Stevenage Herts SG2 8PA  
Proposal : Single storey front extension, single storey rear extension and roof alterations  
Date of Decision : 24.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00677/FP  
Date Received : 03.10.16  
Location : 2 Brook Drive Stevenage Herts SG2 8TT  
Proposal : Erection of 1no. one bedroom dwelling  
Date of Decision : 24.11.16  
Decision : **Planning Permission is GRANTED**



Application No : 16/00690/FP  
Date Received : 10.10.16  
Location : 59 Weston Road Stevenage Herts SG1 3RW  
Proposal : Change of use of land from public amenity to private residential land  
Date of Decision : 21.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00691/FPH  
Date Received : 11.10.16  
Location : 25 Bragbury Lane Stevenage Herts SG2 8TJ  
Proposal : Single storey rear extension  
Date of Decision : 15.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00692/TPCA  
Date Received : 11.10.16  
Location : Corner House Stanmore Road Stevenage Herts  
Proposal : Cutting back 1 no. sycamore tree  
Date of Decision : 21.11.16  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

Application No : 16/00693/FPH  
Date Received : 11.10.16  
Location : 436 Vardon Road Stevenage Herts SG1 5BQ  
Proposal : Single storey front extension  
Date of Decision : 23.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00698/FP  
Date Received : 13.10.16  
Location : Virgin Media Technical Site Leyden Road Stevenage Herts  
Proposal : Installation of 4 no. external condenser units to external compound and minor external alterations  
Date of Decision : 23.11.16  
Decision : **Planning Permission is GRANTED**

Application No : 16/00703/NOI  
Date Received : 14.10.16  
Location : Lonsdale Road, Rockingham Way, Oaks Cross, Plash Drive, Burymead, Chells Way, Burwell Road, Layby A602 And Junction Of Cavendish Road  
Proposal : Removal of various payphone kiosks located at; Almond Spring Shops, Rockingham Way Shops, Longmeadow Shops, Plash Drive, Burymead, Chertsey Rise, The Hyde Shops, Chells Way, Burwell Road, Layby near Junction 8 (A1 M) and Junction of Cavendish Road.  
Date of Decision : 24.11.16  
Decision : **This Council Raises NO OBJECTION to the Development Proposed**

Application No : 16/00706/COND  
Date Received : 18.10.16  
Location : Lytton Way Service Station Lytton Way Stevenage Herts  
Proposal : Discharge of conditions 5 (Contamination) and 6 (remediation scheme) attached to planning permission 16/00505/FP  
Date of Decision : 15.11.16  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

Application No : 16/00718/FP  
Date Received : 21.10.16  
Location : 35 Stanmore Road Stevenage Herts SG1 3QA

Proposal : Variation to condition 1 (approved plans) attached to planning permission 16/00391/FPH

Date of Decision : 21.11.16

Decision : **Planning Permission is GRANTED**

Application No : 16/00739/NMA

Date Received : 28.10.16

Location : 1 - 5 Leyden Road Stevenage Herts SG1 2BW

Proposal : Non material amendment to planning permission 15/00604/FP to replace the roller shutter and personnel door with double doors and glazing, and to increase the height and width of these doors

Date of Decision : 09.11.16

Decision : **Non Material Amendment AGREED**

Application No : 16/00750/NMA

Date Received : 03.11.16

Location : The Fisherman Fishers Green Stevenage Herts

Proposal : Non material amendment to planning permission 16/00564/FP to change the colour of the retractable roof system framework from black to anthracite grey

Date of Decision : 21.11.16

Decision : **Non Material Amendment AGREED**