

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Technical Support 01438 242838

Lead Officer – Chris Berry 01438 242257

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 18/00023/LB  
Date Received : 12.01.18  
Location : 72A High Street Stevenage Herts SG1 3EA  
Proposal : Listed building consent for the installation of proposed sink drain into existing foul  
Date of Decision : 29.03.19  
Decision : **Listed Building Consent is REFUSED**  
For the following reason(s);  
The application has not been accompanied by sufficient information to assess the impact of the proposed sink drain on the historic fabric of the heritage asset, a Grade II Listed Building. The proposal would therefore be contrary to saved policy TW8 of the Stevenage District Plan Second Review (2004), emerging policies SP8 and NH10 of the Stevenage Borough Local Plan 2011-2031 (Draft 2016) and the National Planning Policy Framework (2019) and the Planning practice Guidance (2014).
2. Application No : 18/00710/FPH  
Date Received : 17.11.18  
Location : 25 Green Close Stevenage Herts SG2 8BP  
Proposal : Single storey rear extension with part two and part single storey front extension  
Date of Decision : 30.04.19  
Decision : **Planning Permission is GRANTED**

3. Application No : 18/00715/COND  
Date Received : 20.11.18  
Location : 2 Whitney Drive Stevenage Herts SG1 4BG  
Proposal : Discharge of conditions 3 (materials): 4 (tree works) and 5 (tree protection works) attached to planning permission reference number 15/00370/FP  
Date of Decision : 04.04.19  
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**  
  
Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.
4. Application No : 18/00724/AD  
Date Received : 23.11.18  
Location : Perfect Pizza 115 - 117 High Street Stevenage Herts  
Proposal : Retention of 2no. internally illuminated fascia signs and 1no. internally illuminated projecting sign  
Date of Decision : 02.04.19  
Decision : **GRANT AND REFUSAL OF CONSENT**  
With regard to the internally illuminated projecting sign and uppermost internally illuminated fascia sign, REFUSE ADVERTISEMENT CONSENT for the following reason:-  
  
The uppermost fascia sign and projecting sign, by virtue of their design, location and means of illumination are out of keeping with the existing signage in the historic High Street of which the application property forms part, creating an obtrusive appearance which is harmful to the street scene to the detriment of the visual amenities of the Old Town Conservation Area. The signage, therefore, fails to preserve or enhance the appearance of the Old Town Conservation Area contrary to saved Policy OT9 of the Stevenage District Plan Second Review 2004 and the advice contained in the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

Advertisement consent has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

With regard to the internally illuminated lower fascia sign  
**GRANT ADVERTISEMENT CONSENT** subject to the following conditions:-

This consent shall be for a limited period only, expiring five years after the date of this notice and on or before that date the advertisement shall be removed and the building/land be restored to its former condition.

**REASON** To accord with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

A. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

B. No advertisement shall be sited or displayed so as to:-

- i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

C. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

D. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

E. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**REASON** In accordance with Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5.      Application No :      18/00736/FPH  
Date Received :      30.11.18  
Location :      4 Oakdell Stevenage Herts SG2 8BZ  
Proposal :      Single storey side extension and conversion of garage to  
annexe incorporating rear dormer  
Date of Decision :      09.04.19  
Decision :      **Planning Permission is GRANTED**
6.      Application No :      19/00025/FP  
Date Received :      18.01.19  
Location :      Martins Wood Primary School Mildmay Road Stevenage Herts  
Proposal :      Addition of two modular units to existing 5-bay modular unit.  
Date of Decision :      30.04.19  
Decision :      **Planning Permission is GRANTED**
7.      Application No :      19/00030/FPH  
Date Received :      21.01.19  
Location :      3 Nicholas Place Rectory Lane Stevenage Herts  
Proposal :      Single storey front extension with canopy  
Date of Decision :      29.03.19  
Decision :      **Planning Permission is GRANTED**
8.      Application No :      19/00033/FPH  
Date Received :      21.01.19  
Location :      50 Jupiter Gate Stevenage Herts SG2 7ST  
Proposal :      Two Storey Side Extension  
Date of Decision :      04.04.19  
Decision :      **Planning Permission is GRANTED**

9. Application No : 19/00044/FPH  
Date Received : 23.01.19  
Location : 101 Mobbsbury Way Stevenage Herts SG2 0HZ  
Proposal : Replacement of existing conservatory roof with tiled roof  
Date of Decision : 21.03.19  
Decision : **Planning Permission is GRANTED**
10. Application No : 19/00045/FP  
Date Received : 23.01.19  
Location : 4 Popple Way Stevenage Herts SG1 3TG  
Proposal : Change of Use from Office B1 (Business) to Tuition Centre D1 (Non-residential institution)  
Date of Decision : 05.04.19  
Decision : **Planning Permission is GRANTED**
11. Application No : 19/00046/FPH  
Date Received : 24.01.19  
Location : 39 Bedwell Crescent Stevenage Herts SG1 1LU  
Proposal : Proposed first floor rear extension  
Date of Decision : 18.04.19  
Decision : **Planning Permission is GRANTED**
12. Application No : 19/00047/FPH  
Date Received : 24.01.19  
Location : 41 Bedwell Crescent Stevenage Herts SG1 1LU  
Proposal : Two storey rear extension  
Date of Decision : 02.05.19  
Decision : **Planning Permission is GRANTED**

13. Application No : 19/00048/COND  
Date Received : 24.01.19  
Location : Former DuPont Site Wedgwood Way Stevenage Herts  
Proposal : Discharge of condition 4 (informal play area details) attached to planning permission reference 16/00782/RMM  
Date of Decision : 21.03.19  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
14. Application No : 19/00055/FPH  
Date Received : 29.01.19  
Location : 24 Woodland Way Stevenage Herts SG2 8BT  
Proposal : Single storey rear extension following demolition of existing conservatory and store.  
Date of Decision : 26.03.19  
Decision : **Planning Permission is GRANTED**
15. Application No : 19/00059/LB  
Date Received : 30.01.19  
Location : The Olde Cottage High Street Stevenage Herts  
Proposal : Replacement and upgrade existing windows and casements  
Date of Decision : 21.03.19  
Decision : **Listed Building Consent is REFUSED**  
For the following reason(s);  
Insufficient information has been submitted to fully assess the impact that the proposed replacement windows would have 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 (2019) and Policy SP13 of the emerging Local Plan, Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016.  
  
Listed Building Consent has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

16. Application No : 19/00064/FPH  
Date Received : 01.02.19  
Location : 471 Archer Road Stevenage Herts SG1 5QR  
Proposal : Single storey front extension  
Date of Decision : 28.03.19  
Decision : **Planning Permission is GRANTED**
17. Application No : 19/00068/TPTPO  
Date Received : 03.02.19  
Location : 5 Fir Close Stevenage Herts SG2 8DA  
Proposal : Removal of 1no. Wellingtonia (T5) protected by Tree Preservation Order 17  
Date of Decision : 01.04.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
18. Application No : 19/00070/FP  
Date Received : 04.02.19  
Location : MBDA UK Six Hills Way Stevenage Herts  
Proposal : 2no. extensions to existing building 1900  
Date of Decision : 01.04.19  
Decision : **Planning Permission is GRANTED**
19. Application No : 19/00072/CLPD  
Date Received : 04.02.19  
Location : 2A Brook Drive Stevenage Herts SG2 8TT  
Proposal : Certificate of Lawfulness for a single storey rear extension  
Date of Decision : 21.03.19  
Decision : **Certificate of Lawfulness is APPROVED**

20.      Application No :      19/00074/FPH  
            Date Received :      05.02.19  
            Location :              81 Brook Drive Stevenage Herts SG2 8TP  
            Proposal :              Single storey side extension  
            Date of Decision :      02.04.19  
            Decision :              **Planning Permission is GRANTED**
21.      Application No :      19/00075/FPH  
            Date Received :      05.02.19  
            Location :              92 Fairview Road Stevenage Herts SG1 2NS  
            Proposal :              Part single part two storey rear extension and part single part  
   two storey side extension  
            Date of Decision :      21.03.19  
            Decision :              **Planning Permission is GRANTED**
22.      Application No :      19/00077/FPH  
            Date Received :      06.02.19  
            Location :              10 Cameron Close Stevenage Herts SG2 0HG  
            Proposal :              Single storey rear extension  
            Date of Decision :      27.03.19  
            Decision :              **Planning Permission is GRANTED**
23.      Application No :      19/00078/TPTPO  
            Date Received :      07.02.19  
            Location :              The Firs Fairlands Way Stevenage Herts  
            Proposal :              Reduction of branches on 1no. Fir tree (T2) protected by TPO  
   26  
            Date of Decision :      27.03.19  
            Decision :              **CONSENT TO CARRY OUT WORKS TO A TREE, THE  
SUBJECT OF A TREE PRESERVATION ORDER**



24. Application No : 19/00080/FPH  
Date Received : 07.02.19  
Location : 14 Bronte Paths Stevenage Herts SG2 0PQ  
Proposal : Single storey front extension  
Date of Decision : 27.03.19  
Decision : **Planning Permission is GRANTED**
25. Application No : 19/00081/FPH  
Date Received : 07.02.19  
Location : 60 Brunel Road Stevenage Herts SG2 0AD  
Proposal : Single storey front extension  
Date of Decision : 27.03.19  
Decision : **Planning Permission is GRANTED**
26. Application No : 19/00083/FPH  
Date Received : 08.02.19  
Location : 26 Faraday Road Stevenage Herts SG2 0BJ  
Proposal : Single storey front extension  
Date of Decision : 01.04.19  
Decision : **Planning Permission is GRANTED**
27. Application No : 19/00084/TPCA  
Date Received : 08.02.19  
Location : 1 The Priory Rectory Lane Stevenage Herts  
Proposal : Reduce longer limbs and lift and balance crown to 3no. Yew trees and 1no. Walnut tree  
Date of Decision : 21.03.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

28. Application No : 19/00085/TPTPO  
Date Received : 08.02.19  
Location : 21 Foster Close Stevenage Herts SG1 4SA  
Proposal : Removal of 1no. Sycamore tree (T18) covered by Tree Preservation Order 10  
Date of Decision : 27.03.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
29. Application No : 19/00089/FPH  
Date Received : 09.02.19  
Location : 107 Mildmay Road Stevenage Herts SG1 5RS  
Proposal : First floor front extension  
Date of Decision : 04.04.19  
Decision : **Planning Permission is GRANTED**
30. Application No : 19/00090/FPH  
Date Received : 11.02.19  
Location : 180 York Road Stevenage Herts SG1 4HQ  
Proposal : Single storey rear extension  
Date of Decision : 04.04.19  
Decision : **Planning Permission is GRANTED**
31. Application No : 19/00092/TPTPO  
Date Received : 11.02.19  
Location : 1 The Priory Rectory Lane Stevenage Herts  
Proposal : Crown lift and 15% crown reduction to 1no. Sycamore tree (T1) protected by TPO 87  
Date of Decision : 21.03.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

32. Application No : 19/00093/COND  
Date Received : 12.02.19  
Location : 4A Haycroft Road Stevenage Herts SG1 3JJ  
Proposal : Discharge of conditons 3 (Materials), 6 (Boundary Treatment) and 8 (Climate Change) attached to planning permission reference 18/00677/FP  
Date of Decision : 27.03.19  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
33. Application No : 19/00094/FP  
Date Received : 13.02.19  
Location : 135 Shephall View Stevenage Herts SG1 1RR  
Proposal : Change of use from public amenity land to residential  
Date of Decision : 09.04.19  
Decision : **Planning Permission is GRANTED**
34. Application No : 19/00096/FP  
Date Received : 15.02.19  
Location : 24 Ellis Avenue Stevenage Herts SG1 3SA  
Proposal : Construction of 3no. bed end of terrace house  
Date of Decision : 17.04.19  
Decision : **Planning Permission is GRANTED**
35. Application No : 19/00098/FP  
Date Received : 16.02.19  
Location : 29 Jupiter Gate Stevenage Herts  
Proposal : Loft conversion with front dormer windows and single storey rear extension  
Date of Decision : 09.04.19  
Decision : **Planning Permission is GRANTED**

36. Application No : 19/00099/FP  
Date Received : 16.02.19  
Location : 17 Kennett Way Stevenage Herts SG1 3XU  
Proposal : Erection of 1no. 4 bed dwelling and front porch extension  
Date of Decision : 09.04.19

Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed new access serving the new dwelling would, due to the lack of visibility, result in vehicles leaving the site coming into conflict with all users of Calder Way, thereby causing interference to the safe and free flow of traffic and pedestrians using this highway. The development, if permitted, would therefore be prejudicial to general provisions of highway safety and convenience, contrary to Policy T6 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, Hertfordshire County Council's Roads in Hertfordshire: Highways Design Guide (2011), the Department for Transport (DfT) Manual for Streets (2007), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposed development would result in the loss of trees and part of the established hedgerow along the boundary with Calder Way which make a significant contribution to the visual amenity of the locality. The proposal would, therefore, be harmful to the character and appearance of the area, contrary to Policies H7 and EN13 of the Stevenage District Plan Second Review 1991-2011, Policies H05, GD1 and NH5 of the Stevenage Borough Local Plan 2011 - 2031; Publication Draft - January 2016, and advice contained within the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

37.      Application No :      19/00102/FPH  
            Date Received :      18.02.19  
            Location :              102 St. Margarets Stevenage Herts SG2 8RE  
            Proposal :              Single storey front extension with ramp  
            Date of Decision :      15.04.19  
            Decision :              **Planning Permission is GRANTED**
38.      Application No :      19/00103/FPH  
            Date Received :      18.02.19  
            Location :              10 Lodge Way Stevenage Herts SG2 8DB  
            Proposal :              Demolition of existing garage and erection of replacement  
   garage.  
            Date of Decision :      12.04.19  
            Decision :              **Planning Permission is GRANTED**
39.      Application No :      19/00104/FPH  
            Date Received :      19.02.19  
            Location :              81 Gordian Way Stevenage Herts SG2 7QH  
            Proposal :              Replacement of rear boundary fence  
            Date of Decision :      05.04.19  
            Decision :              **Planning Permission is GRANTED**
40.      Application No :      19/00105/FPH  
            Date Received :      19.02.19  
            Location :              40 Franklins Road Stevenage Herts SG1 3BW  
            Proposal :              Proposed single storey rear extension.  
            Date of Decision :      09.04.19  
            Decision :              **Planning Permission is GRANTED**

41. Application No : 19/00106/FPH  
Date Received : 19.02.19  
Location : 71 Skipton Close Stevenage Herts SG2 8TW  
Proposal : Single storey front extension.  
Date of Decision : 16.04.19  
Decision : **Planning Permission is GRANTED**
42. Application No : 19/00109/TPTPO  
Date Received : 20.02.19  
Location : 73 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Fell 2no. Ash trees (T23) and (T24) protected by TPO 38  
Date of Decision : 05.04.19  
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**  
For the following reason(s):  
Insufficient reason or evidence has been provided to support the proposed removal of the two Ash trees which are considered to be in good condition and vigour. Furthermore, the trees are considered to be high amenity value trees which are beneficial to the visual character of Sparrow Drive. Their removal would have a detrimental impact on the visual amenities of the area and, as such, the proposal does not accord with the advice in the National Planning Practice Guidance - Tree Preservation Orders and Trees in Conservation areas 2014, as well as the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008.
43. Application No : 19/00111/FP  
Date Received : 20.02.19  
Location : 132 Shephall View Stevenage Herts SG1 1RR  
Proposal : Conversion of existing 3 bed house into 2 no. 1 bed flats including associated parking, amenity space, cycle and bin storage.  
Date of Decision : 12.04.19  
Decision : **Planning Permission is GRANTED**

44. Application No : 19/00112/FPH  
Date Received : 21.02.19  
Location : 50 Colwyn Close Stevenage Herts SG1 2AW  
Proposal : Single storey rear extension  
Date of Decision : 12.04.19  
Decision : **Planning Permission is GRANTED**
45. Application No : 19/00114/FP  
Date Received : 21.02.19  
Location : 215 Ripon Road Stevenage Herts SG1 4LR  
Proposal : Change of use from public amenity land to residential.  
Date of Decision : 18.04.19  
Decision : **Planning Permission is GRANTED**
46. Application No : 19/00116/FP  
Date Received : 21.02.19  
Location : Meggitt Horizon Technology Park Six Hills Way Stevenage  
Proposal : Proposed part demolition of existing business building (B1) and replace with new extension.  
Date of Decision : 16.04.19  
Decision : **Planning Permission is GRANTED**
47. Application No : 19/00117/TPCA  
Date Received : 22.02.19  
Location : Brixham Rectory Lane Stevenage Herts  
Proposal : Reduction of 6no. Conifer trees  
Date of Decision : 27.03.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

48.      Application No :      19/00118/TPCA  
Date Received :      22.02.19  
Location :      Bicknor House 9A High Street Stevenage Herts  
Proposal :      Up-root and transplant an existing Magnolia Tree and replant in a new location.  
Date of Decision :      02.04.19  
Decision :      **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
49.      Application No :      19/00119/FPH  
Date Received :      23.02.19  
Location :      93 Ascot Crescent Stevenage Herts SG1 5SU  
Proposal :      Part two storey, part single storey front extension  
Date of Decision :      12.04.19  
Decision :      **Planning Permission is GRANTED**
50.      Application No :      19/00120/FPH  
Date Received :      25.02.19  
Location :      141 Hertford Road Stevenage Herts SG2 8ST  
Proposal :      Two storey side and single storey rear extension  
Date of Decision :      29.04.19  
Decision :      **Planning Permission is GRANTED**
51.      Application No :      19/00121/FPH  
Date Received :      25.02.19  
Location :      10 Rooks Nest Cottages Weston Road Stevenage Herts  
Proposal :      Single storey side extension  
Date of Decision :      18.04.19  
Decision :      **Planning Permission is GRANTED**



52. Application No : 19/00122/FP  
Date Received : 25.02.19  
Location : 90 High Street Stevenage Herts SG1 3DW  
Proposal : Change of use of first floor from Use Class A2 (Financial and Professional Services) to either Class A1, A2 or B1(a) (Retail/Office use), installation of new shop front at ground floor and new first floor window.  
Date of Decision : 17.04.19  
Decision : **Planning Permission is GRANTED**
53. Application No : 19/00126/LB  
Date Received : 26.02.19  
Location : 7 Middle Row Stevenage Herts SG1 3AW  
Proposal : Retrospective listed building consent for internal alterations including reinstating doorway between 7 and 5A, internal lining of existing walls, replacement ceilings and re- building of existing rear lean-to.  
Date of Decision : 24.04.19  
Decision : **Planning Permission is GRANTED**
54. Application No : 19/00128/FP  
Date Received : 27.02.19  
Location : Belvue House Bell Lane Stevenage Herts  
Proposal : Proposed enclosure of existing ground floor space on south elevation  
Date of Decision : 24.04.19  
Decision : **Planning Permission is GRANTED**
55. Application No : 19/00129/FPH  
Date Received : 27.02.19  
Location : 30 Eliot Road Stevenage Herts SG2 0LJ  
Proposal : Single storey front extension  
Date of Decision : 12.04.19  
Decision : **Planning Permission is GRANTED**

56. Application No : 19/00130/FPH  
Date Received : 27.02.19  
Location : 15 Fawcett Road Stevenage Herts SG2 0EJ  
Proposal : Two storey rear extension  
Date of Decision : 16.04.19  
Decision : **Planning Permission is GRANTED**
57. Application No : 19/00134/TPCA  
Date Received : 28.02.19  
Location : 135 Chancellors Road Stevenage Herts SG1 4TZ  
Proposal : Reduction of crown by up to 3m on 1no. Oak tree (T1)  
Date of Decision : 15.04.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
58. Application No : 19/00135/FP  
Date Received : 01.03.19  
Location : 36 Fellowes Way Stevenage Herts SG2 8BW  
Proposal : Erection of 1no. one bedroom bungalow  
Date of Decision : 29.04.19  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- The proposed dwelling, by virtue of its siting, design, height and forward projection would be unduly prominent when viewed in the street scene and erode the space and openness to the side of the existing dwelling. The development is, therefore, contrary to Policies H7, TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies GD1 and HO5 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).

59. Application No : 19/00137/LB  
Date Received : 02.03.19  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Listed building consent for the decoration of hyperbolic paraboloids (board marked poured concrete structures)  
Date of Decision : 12.04.19  
Decision : **Listed Building Consent is GRANTED**
60. Application No : 19/00138/CLPD  
Date Received : 03.03.19  
Location : 5 Downlands Stevenage Herts SG2 7BH  
Proposal : Certificate of Lawfulness for a single storey rear extension with pitched roof and velux windows  
Date of Decision : 05.04.19  
Decision : **Certificate of Lawfulness is APPROVED**
61. Application No : 19/00139/NMA  
Date Received : 04.03.19  
Location : 81 Trajan Gate Stevenage Herts SG2 7QQ  
Proposal : Non Material Amendment to planning application 18/00690/FPH to change first floor extension roof design.  
Date of Decision : 27.03.19  
Decision : **Non Material Amendment AGREED**
62. Application No : 19/00143/AD  
Date Received : 04.03.19  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : 1no. Illuminated Fascia Sign  
Date of Decision : 12.04.19  
Decision : **Advertisement Consent is GRANTED**

63. Application No : 19/00144/FPH  
Date Received : 04.03.19  
Location : 36 Rectory Lane Stevenage Herts SG1 4BX  
Proposal : Single storey front extension  
Date of Decision : 30.04.19  
Decision : **Planning Permission is GRANTED**
64. Application No : 19/00145/LB  
Date Received : 05.03.19  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Listed building consent for 1no. externally illuminated fascia sign.  
Date of Decision : 12.04.19  
Decision : **Listed Building Consent is GRANTED**
65. Application No : 19/00146/FPH  
Date Received : 06.03.19  
Location : 21 Angle Ways Stevenage Herts SG2 9AP  
Proposal : Proposed single storey front and rear extensions  
Date of Decision : 23.04.19  
Decision : **Planning Permission is GRANTED**
66. Application No : 19/00148/FPH  
Date Received : 06.03.19  
Location : 2 Tye End Stevenage Herts SG2 8TU  
Proposal : Single storey front extension  
Date of Decision : 23.04.19  
Decision : **Planning Permission is GRANTED**

67. Application No : 19/00149/FP  
Date Received : 07.03.19  
Location : 2 Ashbottom Close Stevenage Hertfordshire SG2 8GA  
Proposal : Retrospective planning application for existing fencing  
Date of Decision : 30.04.19  
Decision : **Planning Permission is GRANTED**
68. Application No : 19/00150/FPH  
Date Received : 07.03.19  
Location : 21 Franklins Road Stevenage Herts SG1 3BN  
Proposal : Two storey side extension  
Date of Decision : 02.05.19  
Decision : **Planning Permission is REFUSED**  
For the following reason(s);  
Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- The proposed two storey extension, by virtue of its size, height and projection to the side of the property, would be unduly prominent when viewed in the street scene and erode the space and openness to the side of the existing dwelling, to the detriment of the character and appearance of the area. The development is therefore contrary to Policies TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies SP8 and GD1 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).

69. Application No : 19/00151/FP  
Date Received : 07.03.19  
Location : Gladstone Court Spring Drive Stevenage Herts  
Proposal : Replacement balconies  
Date of Decision : 23.04.19  
Decision : **Planning Permission is GRANTED**
70. Application No : 19/00153/LB  
Date Received : 08.03.19  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Removal of boundary wall section, removal and replacement of vehicular gates, removal of pedestrian brick piers and gates and installation of protective plate around internal columns.  
Date of Decision : 12.04.19  
Decision : **Listed Building Consent is GRANTED**
71. Application No : 19/00178/NMA  
Date Received : 08.03.19  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Non material amendment to planning permission reference number 15/00702/FPM to amend car parking, plant, loading bay and access arrangements, internal paint finishes, boundary treatments, landscaping, roof access and removal of feature band on eastern elevation.  
Date of Decision : 05.04.19  
Decision : **Non Material Amendment AGREED**

72. Application No : 19/00154/LB  
Date Received : 09.03.19  
Location : Former John Lewis Plc Cavendish Road Stevenage Herts  
Proposal : Variation of condition 1 (plans) attached to listed building consent reference number 15/00703/LB  
Date of Decision : 12.04.19  
Decision : **Listed Building Consent is GRANTED**
73. Application No : 19/00155/FP  
Date Received : 11.03.19  
Location : 50 Abbots Grove Stevenage Herts SG1 1NR  
Proposal : Single storey front and rear extension; erection of one bedroom annexe in rear garden.  
Date of Decision : 07.05.19  
Decision : **Planning Permission is GRANTED**
74. Application No : 19/00156/FPH  
Date Received : 11.03.19  
Location : 46 Gordian Way Stevenage Herts SG2 7QF  
Proposal : Single storey front and side extension including alterations to existing garage roof  
Date of Decision : 02.05.19  
Decision : **Planning Permission is GRANTED**
75. Application No : 19/00159/NMA  
Date Received : 11.03.19  
Location : 3 And 4 Ditchmore Lane Stevenage Herts SG1 3LJ  
Proposal : Non Material Amendment to planning application 15/00080/FP to increase the width of the rear extensions and change the kitchen and en-suite layouts of flat no.4 and no.6. Removal of the chimney serving flat no.3  
Date of Decision : 08.04.19  
Decision : **Non Material Amendment AGREED**

76.      Application No :      19/00160/NMA  
             Date Received :      11.03.19  
             Location :              Chris Foster House 5 Ditchmore Lane Stevenage Herts  
             Proposal :              Non Material Amendment to planning permission 18/00107/FP to relocate the steps and remove the wall between the lounge and kitchen in flat no.4 and replace the external kitchen doors with a window in flats no.1 and no.2 and omit a kitchen window in flat 2.  
             Date of Decision :      08.04.19  
             Decision :                **Non Material Amendment AGREED**
77.      Application No :      19/00161/FPH  
             Date Received :      12.03.19  
             Location :              2 Old Bourne Way Stevenage Herts SG1 6AD  
             Proposal :              First floor side extension  
             Date of Decision :      16.04.19  
             Decision :                **Planning Permission is GRANTED**



78. Application No : 19/00162/FPH  
Date Received : 12.03.19  
Location : 122 Valley Way Stevenage Herts SG2 9DD  
Proposal : Part two storey and part single storey rear extension  
Date of Decision : 08.05.19

Decision : **Planning Permission is REFUSED**

For the following reason(s);

Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposed extension by virtue of the flat roof design of the two storey element would result in a poor form of development which would be detrimental to the visual amenities of the area and the character and appearance of the locality generally. The development is therefore contrary to Policies TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies SP8 and GD1 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).

The proposed development, if approved, would result in inadequate car parking provision to serve the property in line with the Council's adopted parking standards. This is likely to result in on-street parking which would give rise to conditions prejudicial to the free flow of traffic and conditions of highway safety in the vicinity of the application site. The proposal is therefore contrary to 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 (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

79. Application No : 19/00165/FP  
Date Received : 12.03.19  
Location : Land At 68 Wildwood Lane Stevenage Herts SG1 1TB  
Proposal : Demolition of existing double garage. Erection of detached three-bedroom house and integral garage. Erection of replacement single garage to no. 68.  
Date of Decision : 01.05.19  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposed two-storey, three 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 the street scene of Wildwood Lane and the character and appearance of the area. The proposal is therefore, contrary to Policies TW8, TW9 and H7 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, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the Governments Planning Practice Guidance 2014.

The application site is located adjacent to a mature woodland which adjoins the eastern boundary of the proposed dwellinghouse. Given this, it is considered that this mature woodland area, in conjunction with the proposed dwellinghouse and detached garage, would create a constant area of overshadowing to the private amenity area associated with the proposed dwellinghouse. This would result in a poor living environment for future occupiers of the development. 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 (2019) and the Planning Practice Guidance (2014).

The proposal would fail to provide the necessary off street parking facilities to serve a three 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 Policy T15 of the Stevenage District Plan Second Review 1991 to 2011 (adopted 2004), Policy IT5 of the Stevenage Borough Local Plan 2011-2031 Publication Draft - January 2016, the Council's Parking Standards SPD (2012), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

80. Application No : 19/00163/HPA  
 Date Received : 13.03.19  
 Location : 281 Bedwell Crescent Stevenage Herts SG1 1NJ  
 Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.7m, for which the maximum height will be 3.7m and the height of the eaves will be 2.6m  
 Date of Decision : 15.04.19  
 Decision : **Prior Approval is NOT REQUIRED**
81. Application No : 19/00168/COND  
 Date Received : 14.03.19  
 Location : 85 - 103 Queensway Town Centre Stevenage Herts  
 Proposal : Discharge of condition 18 (Site Waste Management Plan) attached to planning permission reference 18/00268/FPM  
 Date of Decision : 12.04.19  
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
82. Application No : 19/00169/FPH  
 Date Received : 14.03.19  
 Location : 36 Essex Road Stevenage Herts SG1 3EX  
 Proposal : Extension to existing outbuilding in rear garden  
 Date of Decision : 30.04.19  
 Decision : **Planning Permission is GRANTED**

83. Application No : 19/00171/CLPD  
Date Received : 15.03.19  
Location : 1 Flinders Close Stevenage Herts SG2 0NE  
Proposal : Proposed garage conversion  
Date of Decision : 08.04.19  
Decision : **Certificate of Lawfulness is APPROVED**
84. Application No : 19/00172/FPH  
Date Received : 15.03.19  
Location : 16 Birdwing Walk Stevenage Herts SG1 4FT  
Proposal : Proposed garage conversion.  
Date of Decision : 30.04.19  
Decision : **Planning Permission is GRANTED**
85. Application No : 19/00173/TPCA  
Date Received : 18.03.19  
Location : 1 The Priory Rectory Lane Stevenage Herts  
Proposal : Reduce small row of conifer trees by 1/3 and reduce 1no. eucalyptus tree by 25%  
Date of Decision : 12.04.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
86. Application No : 19/00174/FPH  
Date Received : 19.03.19  
Location : 408 York Road Stevenage Herts SG1 4EN  
Proposal : Single storey rear extension  
Date of Decision : 13.05.19  
Decision : **Planning Permission is GRANTED**

87. Application No : 19/00175/TPTPO  
Date Received : 19.03.19  
Location : 8 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Reduction by 25% of 1no. Oak tree (T1) protected by TPO85  
Date of Decision : 30.04.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
88. Application No : 19/00176/TPCA  
Date Received : 19.03.19  
Location : 5 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Removal of 1no. Ash Tree and 1no. Sycamore tree, reshaping of a lateral branch on 1no. Ash Tree, and reduction of 1no. Fruit Tree by 25%  
Date of Decision : 30.04.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
89. Application No : 19/00177/FPH  
Date Received : 19.03.19  
Location : 6 Elder Way Stevenage Herts SG1 1SD  
Proposal : Erection of Summer House in rear garden  
Date of Decision : 01.05.19  
Decision : **Planning Permission is GRANTED**
90. Application No : 19/00180/FPH  
Date Received : 20.03.19  
Location : 8 Barclay Gardens Stevenage Herts SG1 3BF  
Proposal : Garage Conversion  
Date of Decision : 30.04.19  
Decision : **Planning Permission is GRANTED**
91. Application No : 19/00181/FPH

- Date Received : 20.03.19
- Location : 43 Vinters Avenue Stevenage Herts SG1 1QU
- Proposal : Two storey rear extension.
- Date of Decision : 08.05.19
- Decision : **Planning Permission is GRANTED**
92. Application No : 19/00182/AD
- Date Received : 20.03.19
- Location : Longacres House Six Hills Way Stevenage Herts
- Proposal : Retrospective consent for replacement lettering to existing fascia signs
- Date of Decision : 15.05.19
- Decision : **Advertisement Consent is GRANTED**
93. Application No : 19/00183/TPCA
- Date Received : 21.03.19
- Location : 8 Chestnut Walk Stevenage Herts SG1 4DD
- Proposal : Removal of conifer tree
- Date of Decision : 23.04.19
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
94. Application No : 19/00185/TPCA
- Date Received : 22.03.19
- Location : Theydon Rectory Lane Stevenage Herts
- Proposal : Removal of 1 no Cherry Plum tree to ground level (T1), Removal of 6 No Conifers to ground level (T2, T3, T4, T5, T6 and T8) Reduce by approx 20-25% 1 no Cherry Plum tree (T7) and pollard to basal growth on stem 1 no Apple Tree (T9).
- Date of Decision : 23.04.19
- Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

95. Application No : 19/00190/FPH  
Date Received : 22.03.19  
Location : 23 Walsham Close Stevenage Herts SG2 8SS  
Proposal : Single storey front and side extension  
Date of Decision : 01.05.19  
Decision : **Planning Permission is GRANTED**
96. Application No : 19/00202/LB  
Date Received : 29.03.19  
Location : Old Cottage High Street Stevenage Herts  
Proposal : Listed building consent to replace windows and casements  
Date of Decision : 29.04.19  
Decision : **Listed Building Consent is GRANTED**
97. Application No : 19/00206/CLPD  
Date Received : 02.04.19  
Location : 146 Chertsey Rise Stevenage Herts SG2 9JH  
Proposal : Certificate of Lawfulness for a single storey rear extension  
Date of Decision : 02.05.19  
Decision : **Certificate of Lawfulness is APPROVED**
98. Application No : 19/00220/TPCA  
Date Received : 10.04.19  
Location : Old Red Lion PH Hydean Way Stevenage Herts  
Proposal : Reduce back branches of 1no. Maple Tree (T1) and 1no. Ash tree (T2) overhanging 126 Hydean way  
Date of Decision : 16.05.19  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

99.      Application No :      19/00238/COND
- Date Received :      17.04.19
- Location :              13 Valley Way Stevenage Herts SG2 9AB
- Proposal :              Discharge of Condition 3 (sample of materials) and 6 (Boundary Treatments) attached to planning permission 17/00023/FP.
- Date of Decision :      02.05.19
- Decision :              **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
- Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.
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100.     Application No :      19/00239/NMA
- Date Received :      17.04.19
- Location :              5 Thurlow Close Stevenage Herts SG1 4SD
- Proposal :              Non Material Amendment to planning application 16/00249/FPH to replace the window with a garage door and insert 1no. roof light
- Date of Decision :      30.04.19
- Decision :              **Non Material Amendment AGREED**



## **BACKGROUND PAPERS**

1. The application files, forms, plans and supporting documents having the reference number relating to these items.
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 July 2018 and National Planning Policy Guidance March 2014 (as amended).
7. Letters received containing representations.