

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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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 : 18/00500/COND
Date Received : 13.08.18
Location : Former John Lewis Plc Cavendish Road Stevenage Herts
Proposal : Discharge of condition 10 (travel plan) attached to planning application no: 15/00702/FPM
Date of Decision : 09.07.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 19/00241/FPH
Date Received : 18.04.19
Location : 13A Holly Copse Stevenage Herts SG1 1QT
Proposal : Replacement of existing windows and doors on front elevation with bi-folding doors together with a replacement roof with one roof light on the existing conservatory
Date of Decision : 05.07.19
Decision : **Planning Permission is GRANTED**

3. Application No : 19/00243/FPH
Date Received : 23.04.19
Location : 18 Tates Way Stevenage Herts SG1 4WP
Proposal : Retention of single storey rear extension and garage conversion
Date of Decision : 10.07.19
Decision : **Planning Permission is GRANTED**
4. Application No : 19/00279/FP
Date Received : 07.05.19
Location : 45 Four Acres Stevenage Herts SG1 3PL
Proposal : Change of use from public amenity land to residential use
Date of Decision : 24.07.19
Decision : **Planning Permission is GRANTED**
5. Application No : 19/00281/TPTPO
Date Received : 08.05.19
Location : 20 Petworth Close Stevenage Herts SG2 8UP
Proposal : Reduce large limb by approximately 2m from branch tips and also remove all dead wood of 1 no Scots Pine tree (T25) protected by TPO 20
Date of Decision : 05.07.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
6. Application No : 19/00287/FP
Date Received : 13.05.19
Location : 22 Basils Road Stevenage Herts SG1 3PX
Proposal : Part demolition of existing building and erection of 2no two bedroom dwellings
Date of Decision : 11.07.19
Decision : **Planning Permission is GRANTED**

7. Application No : 19/00293/LB
Date Received : 14.05.19
Location : Barclay Secondary School Walkern Road Stevenage Herts
Proposal : Replacement of external doors and sidelights
Date of Decision : 05.07.19
Decision : **Listed Building Consent is GRANTED**
8. Application No : 19/00301/FP
Date Received : 16.05.19
Location : 91 Raleigh Crescent Stevenage Herts SG2 0ED
Proposal : Change of use from public amenity land to residential use for driveway
Date of Decision : 11.07.19
Decision : **Planning Permission is GRANTED**
9. Application No : 19/00302/FPH
Date Received : 16.05.19
Location : 10 Marlowe Close Stevenage Herts SG2 0JJ
Proposal : Two storey side extension
Date of Decision : 12.07.19
Decision : **Planning Permission is GRANTED**

10. Application No : 19/00303/FPH
Date Received : 17.05.19
Location : 9 Beane Avenue Stevenage Herts SG2 7DL
Proposal : Two storey rear extension, first floor side extension, first floor front extension and rear dormer window.
Date of Decision : 10.07.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal, by virtue of its overall size, design, scale, and massing, would appear bulky and result in an incongruous form of development which would be detrimental to the architectural composition of the original dwelling to the detriment of the visual amenities of the area. Additionally, the proposal does not follow the guidance for extensions, roof extensions and dormer windows as set out in the Stevenage Design Guide 2009 and is therefore contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the NPPF (2019) and NPPG (2014).

Planning permission 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.

The inclusion of a balcony on the roof of the two storey rear extension, and the proposed first floor window in the rear elevation and second floor window in the side elevation of the first floor side extension, will result in an unacceptable loss of privacy to the occupiers of neighbouring properties. The proposal is therefore contrary to the Stevenage Design Guide 2009 and Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2019), the NPPF (2019) and NPPG (2014).

11. Application No : 19/00316/FP
Date Received : 23.05.19
Location : 50 Warwick Road Stevenage Herts SG2 0QS
Proposal : Erection of two storey side extension, single storey rear extensions and loft conversion incorporating 2no. rear dormer windows to facilitate the conversion of existing 3 bed dwelling into 2no. 3 bed dwellings. Creation of associated parking to the rear and front.
Date of Decision : 11.07.19
Decision : **Planning Permission is GRANTED**
12. Application No : 19/00317/FP
Date Received : 23.05.19
Location : 50 Lingfield Road Stevenage Herts SG1 5SL
Proposal : Change of use from Highway land and amenity land to residential use
Date of Decision : 24.07.19
Decision : **Planning Permission is GRANTED**
13. Application No : 19/00321/FP
Date Received : 25.05.19
Location : Longmeadows Symonds Green Lane Stevenage Herts
Proposal : Variation of Condition 3 (Materials) attached to Planning Permission number 16/00645/FP to change window material
Date of Decision : 11.07.19
Decision : **Planning Permission is GRANTED**
14. Application No : 19/00322/FP
Date Received : 25.05.19
Location : Greenside School Shephall Green Stevenage Herts
Proposal : Single storey extension
Date of Decision : 22.07.19
Decision : **Planning Permission is GRANTED**

15. Application No : 19/00323/FPH
Date Received : 26.05.19
Location : 8 Byron Close Stevenage Herts SG2 0JE
Proposal : Single storey side/rear extension
Date of Decision : 26.07.19
Decision : **Planning Permission is GRANTED**
16. Application No : 19/00324/HPA
Date Received : 28.05.19
Location : 112 Broad Oak Way Stevenage Herts SG2 8RB
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.38m, for which the maximum height will be 3.7m and the height of the eaves will be 2.85m
Date of Decision : 05.07.19
Decision : **Prior Approval is NOT REQUIRED**
17. Application No : 19/00325/FP
Date Received : 29.05.19
Location : 14 Park View Stevenage Herts SG2 8PU
Proposal : Demolition of garage, conservatory and utility room and erection of 1no 1 bedroom detached dwelling and garage.
Date of Decision : 25.07.19
Decision : **Planning Permission is GRANTED**
18. Application No : 19/00326/FPH
Date Received : 29.05.19
Location : 122 Valley Way Stevenage Herts SG2 9DD
Proposal : Part two storey and part single storey rear extension
Date of Decision : 05.07.19
Decision : **Planning Permission is GRANTED**

19. Application No : 19/00327/FPH
Date Received : 29.05.19
Location : 63 Blenheim Way Stevenage Herts SG2 8TD
Proposal : Single storey front extension
Date of Decision : 25.07.19
Decision : **Planning Permission is GRANTED**
20. Application No : 19/00328/FPH
Date Received : 29.05.19
Location : 46 Jupiter Gate Stevenage Herts
Proposal : Erection of Car Port
Date of Decision : 11.07.19
Decision : **Planning Permission is GRANTED**
21. Application No : 19/00329/FPH
Date Received : 30.05.19
Location : 36 Mildmay Road Stevenage Herts SG1 5TW
Proposal : Single storey front extension
Date of Decision : 26.07.19
Decision : **Planning Permission is GRANTED**
22. Application No : 19/00331/TPCA
Date Received : 30.05.19
Location : 121 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Fell 1 No. Silver Birch (T1)
Date of Decision : 04.07.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

23. Application No : 19/00334/FPH
Date Received : 31.05.19
Location : 11 Lower Sean Stevenage Herts SG2 9XN
Proposal : Single and two storey rear extensions together with an additional clear glazed window in the side elevation at first floor
Date of Decision : 17.07.19
Decision : **Planning Permission is GRANTED**
24. Application No : 19/00335/CLPD
Date Received : 31.05.19
Location : 14 Sweyns Mead Stevenage Herts SG2 0JZ
Proposal : Certificate of Lawfulness Development for proposed garage conversion
Date of Decision : 25.07.19
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 19/00336/FPH
Date Received : 31.05.19
Location : 14 Sweyns Mead Stevenage Herts SG2 0JZ
Proposal : Two storey side extension
Date of Decision : 25.07.19
Decision : **Planning Permission is GRANTED**
26. Application No : 19/00337/CLPD
Date Received : 31.05.19
Location : 10 Ten Acres Crescent Stevenage Herts SG2 9US
Proposal : Certificate of lawful development for proposed single storey rear extension
Date of Decision : 22.07.19
Decision : **Certificate of Lawfulness is APPROVED**

27. Application No : 19/00338/CLPD
Date Received : 03.06.19
Location : 62 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Proposed loft conversion with insertion of dormer to rear elevation and 2no rooflights to front elevation.
Date of Decision : 25.07.19
Decision : **Certificate of Lawfulness is APPROVED**
28. Application No : 19/00339/FPH
Date Received : 03.06.19
Location : 62 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Single storey rear and side extension.
Date of Decision : 29.07.19
Decision : **Planning Permission is GRANTED**
29. Application No : 19/00340/CLPD
Date Received : 03.06.19
Location : 10 Ten Acres Crescent Stevenage Herts SG2 9US
Proposal : Certificate of lawful development for 3no. dormer windows on rear roof slope and 3no. velux rooflights on front roof slope to facilitate a loft conversion
Date of Decision : 22.07.19
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 19/00341/FPH
Date Received : 03.06.19
Location : 10 Ten Acres Crescent Stevenage Herts SG2 9US
Proposal : 2no. dormer windows to front roof slope
Date of Decision : 22.07.19
Decision : **Planning Permission is GRANTED**

31. Application No : 19/00342/CLPD
Date Received : 04.06.19
Location : 408 York Road Stevenage Herts SG1 4EN
Proposal : Certificate of lawfulness for a garage conversion
Date of Decision : 12.07.19
Decision : **Certificate of Lawfulness is APPROVED**
32. Application No : 19/00343/FPH
Date Received : 04.06.19
Location : 41 Sefton Road Stevenage Herts SG1 5RJ
Proposal : Single storey rear extension.
Date of Decision : 26.07.19
Decision : **Planning Permission is GRANTED**
33. Application No : 19/00346/FPH
Date Received : 05.06.19
Location : 6 Carters Close Stevenage Herts SG2 9QA
Proposal : Proposed loft conversion
Date of Decision : 29.07.19
Decision : **Planning Permission is GRANTED**
34. Application No : 19/00347/TPCA
Date Received : 05.06.19
Location : Sheen Cottage Rectory Lane Stevenage Herts
Proposal : Thin 1no. Fir Tree by 20% and lift by 20% .
Date of Decision : 22.07.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

35. Application No : 19/00349/TPCA
Date Received : 05.06.19
Location : 1 Nycolles Wood And 3 The Close Stevenage Herts SG1 4GR
Proposal : Crown reduction by 3m on 1no. Beach tree located at 1 Nycolles Wood. Crown reduction by 2-3m on 1no. Pine tree, crown reduction by 2m on 7no. Conifer trees and crown reduction by 1.5m on 1no. Beach tree and 1no. Conifer tree, all located at 3 The Close
Date of Decision : 10.07.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
36. Application No : 19/00353/FPH
Date Received : 11.06.19
Location : 179 Bedwell Crescent Stevenage Herts SG1 1ND
Proposal : Single storey front extension
Date of Decision : 26.07.19
Decision : **Planning Permission is GRANTED**
37. Application No : 19/00355/HPA
Date Received : 11.06.19
Location : 179 Bedwell Crescent Stevenage Herts SG1 1ND
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6 metres, for which the maximum height will be 3.15 metres and the height of the eaves will be 3 metres.
Date of Decision : 04.07.19
Decision : **Prior Approval is NOT REQUIRED**

38. Application No : 19/00358/FPH
Date Received : 12.06.19
Location : 6 Marlowe Close Stevenage Herts SG2 0JJ
Proposal : Single storey side extension
Date of Decision : 31.07.19
Decision : **Planning Permission is GRANTED**
39. Application No : 19/00362/FPH
Date Received : 13.06.19
Location : 42 Eliot Road Stevenage Herts SG2 0LL
Proposal : Single storey front extension
Date of Decision : 26.07.19
Decision : **Planning Permission is GRANTED**
40. Application No : 19/00363/FPH
Date Received : 14.06.19
Location : 14 Wetherby Close Stevenage Herts SG1 5RX
Proposal : Garage conversion
Date of Decision : 31.07.19
Decision : **Planning Permission is GRANTED**
41. Application No : 19/00365/FPH
Date Received : 14.06.19
Location : 10 St. Andrews Drive Stevenage Herts SG1 4UY
Proposal : Single storey rear extension
Date of Decision : 11.07.19
Decision : **Planning Permission is GRANTED**

42. Application No : 19/00370/TPTPO
Date Received : 20.06.19
Location : 65 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Reduction of 1no. Ash tree (T1) by 30% protected by TPO 38
Date of Decision : 26.07.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
43. Application No : 19/00373/COND
Date Received : 21.06.19
Location : 119B Hertford Road Stevenage Herts SG2 8SH
Proposal : Discharge of condition 3 (Materials) attached to planning permission reference number 17/00154/FP
Date of Decision : 10.07.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 19/00387/CLPD
Date Received : 28.06.19
Location : 1 Leslie Close Stevenage Herts SG2 9NB
Proposal : Certificate of Lawfulness for a single storey rear extension
Date of Decision : 26.07.19
Decision : **Certificate of Lawfulness is APPROVED**
45. Application No : 19/00398/NMA
Date Received : 04.07.19
Location : 83 Torquay Crescent Stevenage Herts SG1 2RH
Proposal : Non Material Amendment to planning application 18/00606/FPH to add 1no. porch window
Date of Decision : 10.07.19
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 Borough Local Plan 2011-2031 adopted May 2019.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Responses to consultations with statutory undertakers and other interested parties.
5. Central Government advice contained in the National Planning Policy Framework February 2019 and National Planning Practice Guidance 2014 (as amended).
6. Letters received containing representations.