

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – Dave Rusling 01438 242270

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 : 19/00113/FP
Date Received : 21.02.19
Location : Land To Rear Of 1 Aspen Close Stevenage Herts SG2 8SJ
Proposal : Erection of 1 no 5 bed detached dwelling
Date of Decision : 09.08.19
Decision : **Planning Permission is GRANTED**
2. Application No : 19/00269/TPTPO
Date Received : 02.05.19
Location : 11 Orchard Road Stevenage Herts SG1 3HD
Proposal : Fell 1no. Cedar (T1) protected by TPO 72
Date of Decision : 01.08.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
3. Application No : 19/00278/FP
Date Received : 07.05.19
Location : 222 Jessop Road Stevenage Herts SG1 5LZ
Proposal : Change of use from Highway land to residential garden use
Date of Decision : 07.08.19
Decision : **Planning Permission is GRANTED**

4. Application No : 19/00345/FP
Date Received : 05.06.19
Location : Land To The North Of Stevenage Bioscience Catalyst Gunnels Wood Road Stevenage Herts
Proposal : Temporary planning permission for the erection of a single floor modular building to provide 993sqm of B1 floorspace for laboratory use, provision of 31 additional car parking spaces, creation of a new internal access road, and other associated works.
Date of Decision : 19.08.19
Decision : **Planning Permission is GRANTED**
5. Application No : 19/00351/FPH
Date Received : 09.06.19
Location : 64 Broom Walk Stevenage Herts SG1 1UU
Proposal : Proposed erection of outbuilding in rear garden
Date of Decision : 14.08.19
Decision : **Planning Permission is GRANTED**
6. Application No : 19/00352/FPH
Date Received : 10.06.19
Location : 92 Lonsdale Road Stevenage Herts SG1 5ET
Proposal : Demolition of existing conservatory and erection of single storey rear extension
Date of Decision : 07.08.19
Decision : **Planning Permission is GRANTED**

7. Application No : 19/00357/FP
Date Received : 12.06.19
Location : Chells Manor House Chells Lane Stevenage Herts
Proposal : Erection of an oak framed detached office building
Date of Decision : 06.08.19
Decision : **Planning Permission is REFUSED**
For the following reasons

The proposal development by virtue of the size and siting of the proposed timber building is considered to have a detrimental impact upon the setting of the grade II* listed Chells Manor, thereby harming its significance. The proposal, therefore, fails to accord with Policy SP13 of the Stevenage Borough Local Plan 2011-2031 or the advice contained in paragraphs 194, 195 and 196 of the National Planning Policy Framework (2019) and within the National Planning Practice Guidance (2014).
8. Application No : 19/00361/CLED
Date Received : 13.06.19
Location : 34 Park View Stevenage Herts SG2 8PS
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 01.08.19
Decision : **Certificate of Lawfulness is APPROVED**
9. Application No : 19/00364/FPH
Date Received : 14.06.19
Location : 26 Pound Avenue Stevenage Herts SG1 3JA
Proposal : Part two storey and part single storey rear extension with side window on outer elevation
Date of Decision : 15.08.19
Decision : **Planning Permission is GRANTED**

10. Application No : 19/00366/FPH
Date Received : 14.06.19
Location : 8 Granby Road Stevenage Herts SG1 4AR
Proposal : Part two storey, part first floor side/rear extension, including conversion of existing garage and insertion of a mezzanine floor.
Date of Decision : 09.08.19
Decision : **Planning Permission is REFUSED**
For the following reason(s);

The proposed extension, by virtue of the flat roof design, would result in an incongruous form of development which would be detrimental to the architectural composition of the application property as well harmful to the character and appearance of the area. It would, therefore, be contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan 2011-2031 Publication Draft, January 2016, Chapter 6 of the Council's Design Guide SPD (2009), the National Planning Policy Framework 2019 and the Government's Planning Practice Guidance (2014)
11. Application No : 19/00367/CLPD
Date Received : 18.06.19
Location : 41 Bude Crescent Stevenage Herts SG1 2QJ
Proposal : Certificate of Lawfulness for pitched roof to garage to facilitate conversion to habitable accommodation
Date of Decision : 15.08.19
Decision : **Certificate of Lawfulness is APPROVED**
12. Application No : 19/00369/FP
Date Received : 19.06.19
Location : Caswell House Cavendish Road Stevenage Herts
Proposal : Variation of condition 1 (approved drawings) and condition 3 (car parking spaces) attached to planning permission reference 18/00283/FP
Date of Decision : 07.08.19
Decision : **Planning Permission is GRANTED**

13. Application No : 19/00372/FP
Date Received : 21.06.19
Location : 101 Bude Crescent Stevenage Herts SG1 2QN
Proposal : Change of use from public amenity land to residential use
Date of Decision : 08.08.19
Decision : **Planning Permission is GRANTED**
14. Application No : 19/00374/COND
Date Received : 21.06.19
Location : 85 -103 Queensway Town Centre Stevenage Herts
Proposal : Discharge of condition 3 (Sample Materials) attached to planning permission reference number 18/00268/FPM
Date of Decision : 05.08.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
15. Application No : 19/00375/COND
Date Received : 21.06.19
Location : 85 - 103 Queensway Town Centre Stevenage Herts
Proposal : Discharge of condition 4 (Materials) attached to planning permission reference number 18/00508/FP
Date of Decision : 05.08.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 19/00376/COND
Date Received : 21.06.19
Location : 85 - 103 Queensway Town Centre Stevenage Herts
Proposal : Discharge of condition 6 (Materials) attached to planning permission reference number 18/00390/FP
Date of Decision : 05.08.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

17. Application No : 19/00378/FP

Date Received : 24.06.19

Location : The Gatehouse Rectory Lane Stevenage Herts

Proposal : Erection of 1no. two bedroom dwelling

Date of Decision : 19.08.19

Decision : **Planning Permission is REFUSED**
For the following reason(s);

The proposed dwellinghouse does not reflect the scale, form or pattern of development within the Conservation Area and it would also further erode the open character of this part of the Conservation Area. If approved the proposed dwellinghouse would substantively harm the significance of the St Nicholas and Rectory Lane Conservation Area. The proposal is therefore contrary to Policies SP8, SP13, HO5, GD1 and NH10 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the St Nicholas and Rectory Lane Conservation Area Management Plan SPD (2012), the NPPF (2019) and PPG (2014).

The proposed dwellinghouse, due to its siting and proximity to The Gatehouse combined with its overall height and scale would appear overbearing and harmful to the outlook of the occupiers of this property. In addition, it would generate an unacceptable level of overshadowing to the private garden area and dining room area of The Gatehouse which would result in a poor living environment for the occupiers of this property. .Therefore, the proposed development is contrary to Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011 - 2031 adopted 2019, Chapter 5 of the Council's Design Guide SPD (2009), the NPPF (2019) and PPG (2014).

18. Application No : 19/00381/HPA

Date Received : 24.06.19

Location : 64 Haycroft Road Stevenage Herts SG1 3JJ

Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.0 metres for which the maximum height will be 3.06 metres and the height of the eaves will be 2.8 metres.

Date of Decision : 05.08.19

Decision : **Prior Approval is REQUIRED and REFUSED**

The proposed extension would connect to the existing rear projection of the original dwellinghouse which when combined would result in a single storey side extension that would be more than half the width of the original dwellinghouse. The proposal would therefore, require planning permission by virtue of Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

19. Application No : 19/00383/FP
Date Received : 25.06.19
Location : 36 Fellowes Way Stevenage Herts SG2 8BW
Proposal : Erection of 1no. one bedroom bungalow
Date of Decision : 20.08.19
Decision : **Planning Permission is REFUSED**
For the following reason(s);

The proposed dwelling, by virtue of its siting, height and forward projection would be unduly prominent when viewed in the street scene and thereby harmful to the openness of this part of Fellowes Way. The development is, therefore, contrary to Policies GD1 and HO5 of Stevenage Borough Local Plan 2011 - 2031 (adopted 2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014)
20. Application No : 19/00385/FPH
Date Received : 26.06.19
Location : 25 Lonsdale Road Stevenage Herts SG1 5DA
Proposal : Part two storey, part single storey rear and single storey front extensions
Date of Decision : 21.08.19
Decision : **Planning Permission is GRANTED**
21. Application No : 19/00386/FPH
Date Received : 27.06.19
Location : 12 Mackenzie Square Stevenage Herts SG2 9TT
Proposal : Single storey rear extension
Date of Decision : 12.08.19
Decision : **Planning Permission is GRANTED**

22. Application No : 19/00394/FPH
Date Received : 02.07.19
Location : 14 East Reach Stevenage Herts SG2 9AU
Proposal : Single storey front extension
Date of Decision : 19.08.19
Decision : **Planning Permission is GRANTED**
23. Application No : 19/00395/HPA
Date Received : 02.07.19
Location : 10 Badgers Close Stevenage Herts SG1 1UH
Proposal : Single storey rear conservatory which will extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height will be 3.6 metres and the height of the eaves will be 2.5 metres
Date of Decision : 05.08.19
Decision : **Prior Approval is NOT REQUIRED**
24. Application No : 19/00405/CLPD
Date Received : 08.07.19
Location : 17 Kennett Way Stevenage Herts SG1 3XU
Proposal : Certificate of lawfulness for loft conversion with rear facing dormer window and roof lights in front roof slope
Date of Decision : 12.08.19
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 19/00406/FPH
Date Received : 08.07.19
Location : 49 Woodland Way Stevenage Herts SG2 8BU
Proposal : Single storey front, rear and side extension
Date of Decision : 15.08.19
Decision : **Planning Permission is GRANTED**

26. Application No : 19/00413/FPH
 Date Received : 09.07.19
 Location : 17 Kennett Way Stevenage Herts SG1 3XU
 Proposal : Single storey rear and side extension
 Date of Decision : 21.08.19
 Decision : **Planning Permission is GRANTED**
27. Application No : 19/00414/FPH
 Date Received : 10.07.19
 Location : 17 Colestrete Close Stevenage Herts SG1 1RG
 Proposal : Single storey front extension
 Date of Decision : 15.08.19
 Decision : **Planning Permission is GRANTED**
28. Application No : 19/00418/FP
 Date Received : 11.07.19
 Location : 81 Bude Crescent Stevenage Herts SG1 2QL
 Proposal : Change of use from amenity land to residential for additional parking space and garden
 Date of Decision : 20.08.19
 Decision : **Planning Permission is GRANTED**
29. Application No : 19/00419/NMA
 Date Received : 11.07.19
 Location : 6 Lodge Way Stevenage Herts SG2 8DB
 Proposal : Non Material Amendment to planning application 16/00427/FPH to change the rear roof of the two storey extension to a hip from a gable, introduction of larger bi fold doors in the Kitchen/Diner and new high level window to the side serving the kitchen.
 Date of Decision : 09.08.19
 Decision : **Non Material Amendment AGREED**

30. Application No : 19/00439/CLPD
Date Received : 19.07.19
Location : 40 Shephall Way Stevenage Herts SG2 9QL
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 07.08.19
Decision : **Certificate of Lawfulness is APPROVED**
31. Application No : 19/00446/COND
Date Received : 24.07.19
Location : 2 Whitney Drive Stevenage Herts SG1 4BG
Proposal : Discharge of condition 3 (Materials) attached to planning permission reference number 15/00370/FP
Date of Decision : 12.08.19
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.
- The case officer's letter is attached providing further information.
32. Application No : 19/00452/HPA
Date Received : 29.07.19
Location : 9 Cabot Close Stevenage Herts SG2 0ES
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4 metres, for which the maximum height will be 4 metres and then height of the eaves will be 3 metres.
Date of Decision : 15.08.19
Decision : **Prior Approval is REQUIRED and GIVEN**

33. Application No : 19/00470/CLPD
 Date Received : 07.08.19
 Location : 40 Shoreham Close Stevenage Herts SG1 2JF
 Proposal : Certificate of lawful development for garage conversion
 Date of Decision : 19.08.19
 Decision : **Certificate of Lawfulness is APPROVED**

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.