

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 : 19/00489/FPH
 Date Received : 15.08.19
 Location : 17 Raleigh Crescent Stevenage Herts SG2 0EQ
 Proposal : Single Storey Porch Extension
 Date of Decision : 11.12.19
 Decision : **Planning Permission is GRANTED**

2. Application No : 19/00529/FPH

Date Received : 06.09.19

Location : 2 Whitney Drive Stevenage Herts SG1 4BG

Proposal : Part two storey, part first floor side extension.

Date of Decision : 17.12.19

Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed first floor side extension would, by virtue of its width and the resultant total width of the dwelling, be excessively wide and out-of-keeping in the street scene. At over 100% the width of the original two storey dwelling the proposal would result in an obtrusive addition to the property and to this prominent corner position. If approved the proposal would be harmful to the character and visual amenity of the area, which would be exacerbated by the proposed material palette change for the dwelling. The development would not be in accordance with Policies SP8 and GD1 of the Local Plan 2011-2031 (2019), Chapter 6 of the Council's supplementary planning document Stevenage Design Guide 2009 and the principles of good design within the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

3. Application No : 19/00561/FP

Date Received : 25.09.19

Location : 1-5 Petrol Filling Station Tesco Stores Extra (03213) The Forum Town Centre

Proposal : Change of use of 9no. parking spaces to jet wash facility, including installation of machinery and associated screening.

Date of Decision : 05.12.19

Decision : **Planning Permission is GRANTED**

4. Application No : 19/00582/FP

Date Received : 02.10.19

Location : 43 Fishers Green Road Stevenage Herts SG1 2PD

Proposal : Demolition of existing double garage and erection of 1no bedroom dwelling with associated parking

Date of Decision : 18.12.19

Decision : **Planning Permission is GRANTED**

5. Application No : 19/00583/FP
Date Received : 02.10.19
Location : Flat 2-97 Inclusive Round Mead Stevenage Herts
Proposal : Replacement of existing timber windows and doors with double-glazed PVCu windows and doors
Date of Decision : 18.12.19
Decision : **Planning Permission is GRANTED**
6. Application No : 19/00597/FPH
Date Received : 11.10.19
Location : 1 Blair Close Stevenage Herts SG2 8DE
Proposal : Installation of 1no. bathroom window
Date of Decision : 17.12.19
Decision : **Planning Permission is GRANTED**
7. Application No : 19/00598/FPH
Date Received : 11.10.19
Location : 9 Oundle Path Stevenage Herts SG2 8LA
Proposal : Part two storey, part single storey rear extension
Date of Decision : 05.12.19
Decision : **Planning Permission is GRANTED**
8. Application No : 19/00603/FPH
Date Received : 14.10.19
Location : 81 Plash Drive Stevenage Herts SG1 1LL
Proposal : Single storey rear and side extension
Date of Decision : 05.12.19
Decision : **Planning Permission is GRANTED**

9. Application No : 19/00604/FP
Date Received : 15.10.19
Location : 69 Archer Road Stevenage Herts SG1 5HB
Proposal : Conversion of existing garage and demolition of existing front extension to facilitate a Change of Use from a 4-bed dwelling to a 5-bed House of Multiple Occupancy (HMO).
Date of Decision : 10.12.19
Decision : **Planning Permission is GRANTED**
10. Application No : 19/00605/CLPD
Date Received : 15.10.19
Location : 12 Dove Road Stevenage Herts
Proposal : Certificate of lawfulness 3m single storey rear extension following demolition of conservatory.
Date of Decision : 05.12.19
Decision : **Certificate of Lawfulness is APPROVED**
11. Application No : 19/00607/TPTPO
Date Received : 15.10.19
Location : 36 Dryden Crescent Stevenage Herts SG2 0JG
Proposal : Crown thinning and removal of dead wood to 1no: Ash tree (T11) protected by TPO 18
Date of Decision : 10.12.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
12. Application No : 19/00609/TPTPO
Date Received : 16.10.19
Location : St Mary's Church Shephall Green Stevenage Herts
Proposal : Removal of 2no Sycamore Trees (G3) protected by TPO 8 in a conservation area
Date of Decision : 10.12.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

13. Application No : 19/00610/FPH
Date Received : 17.10.19
Location : 9 Watercress Close Stevenage Herts SG2 9TN
Proposal : Two storey side extension; part two storey, part single storey front extension and alterations to roof slope on front elevation
Date of Decision : 10.12.19
Decision : **Planning Permission is GRANTED**
14. Application No : 19/00615/FPH
Date Received : 18.10.19
Location : 261 Ripon Road Stevenage Herts SG1 4LS
Proposal : Single storey front and rear extension
Date of Decision : 11.12.19
Decision : **Planning Permission is GRANTED**
15. Application No : 19/00619/FPH
Date Received : 22.10.19
Location : 71 Beane Avenue Stevenage Herts SG2 7DL
Proposal : Single storey rear extension following demolition of existing conservatory.
Date of Decision : 18.12.19
Decision : **Planning Permission is GRANTED**
16. Application No : 19/00621/TPTPO
Date Received : 23.10.19
Location : 149 Fairview Road Stevenage Herts SG1 2NE
Proposal : Reduction by 30% on 2no. Sycamore trees (T9 and T13) protected by TPO 79
Date of Decision : 12.12.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

17. Application No : 19/00622/CLPD
Date Received : 24.10.19
Location : 120 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Certificate of lawfulness (Proposed) for a loft conversion with rear facing dormer window
Date of Decision : 12.12.19
Decision : **Certificate of Lawfulness is APPROVED**
18. Application No : 19/00623/FPH
Date Received : 24.10.19
Location : 18 Beale Close Stevenage Herts SG2 0LS
Proposal : Single storey front extension with new porch area.
Date of Decision : 17.12.19
Decision : **Planning Permission is GRANTED**
19. Application No : 19/00628/FP
Date Received : 24.10.19
Location : 48 Made Feld Stevenage Herts SG1 1PQ
Proposal : Two storey side, part two storey, part single storey rear extension, single storey front extension and loft conversion through raising of the roof to facilitate the creation of 2no. one bed flats and enlargement of existing dwelling
Date of Decision : 13.01.20
Decision : **Planning Permission is GRANTED**

20. Application No : 19/00631/FPH
 Date Received : 26.10.19
 Location : 1 Edison Road Stevenage Herts SG2 0DG
 Proposal : First floor side and two storey rear extension, erection of 1.8m high side boundary brick wall and 1.8m high automated gates, demolition of existing garage and erection of detached car port in rear garden.
 Date of Decision : 20.12.19
 Decision : **Planning Permission is REFUSED**
 For the following reason(s);
 The proposed first floor side extension would, by virtue of its size and forward projection towards Harvey Road 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 GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2019).
21. Application No : 19/00634/FPH
 Date Received : 28.10.19
 Location : 9 Shephall Green Stevenage Herts SG2 9XR
 Proposal : Demolish existing single storey rear extension, erection of single storey side extension and two storey rear extension
 Date of Decision : 09.12.19
 Decision : **Planning Permission is GRANTED**
22. Application No : 19/00635/FPH
 Date Received : 28.10.19
 Location : 6 Marlowe Close Stevenage Herts SG2 0JJ
 Proposal : Two storey side extension
 Date of Decision : 19.12.19
 Decision : **Planning Permission is GRANTED**

23. Application No : 19/00636/FP
 Date Received : 29.10.19
 Location : 22 Greydells Road Stevenage Herts SG1 3NJ
 Proposal : Variation of condition 1 (approved plans) condition 7 (Cycle Storage) and 8 (Refuse Facilities) attached to planning permission 17/00696/FP
 Date of Decision : 07.01.20
 Decision : **Planning Permission is GRANTED**
24. Application No : 19/00637/FP
 Date Received : 29.10.19
 Location : 13 Medalls Path Stevenage Herts SG2 9DX
 Proposal : Change of use from Public Amenity land to residential use
 Date of Decision : 10.12.19
 Decision : **Planning Permission is GRANTED**
25. Application No : 19/00638/TPCA
 Date Received : 29.10.19
 Location : 4 Rectory Croft Rectory Lane Stevenage Herts
 Proposal : Remove 5no Leyland Cypress Trees (T1 - T5) and 1no Ash tree (T6) and replace with suitable trees, Remove 1no Leyland Cypress tree (T7) as too large for garden, reduce 1no Hornbeam (T8) by 25% and crown reduction to 1no Ash tree (T9) by 20%
 Date of Decision : 06.12.19
 Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

26. Application No : 19/00640/FPH
 Date Received : 29.10.19
 Location : 9 Sweyns Mead Stevenage Herts SG2 0JZ
 Proposal : Conversion of garage into a habitable space, with a first floor extension over garage.
 Date of Decision : 18.12.19
 Decision : **Planning Permission is GRANTED**
27. Application No : 19/00641/FP
 Date Received : 29.10.19
 Location : 85 - 103 Queensway Town Centre Stevenage Herts
 Proposal : Variation of condition 1 (approved plans) attached to planning permission 18/00268/FPM
 Date of Decision : 23.12.19
 Decision : **Planning Permission is GRANTED**
28. Application No : 19/00643/FPH
 Date Received : 31.10.19
 Location : 117 Mildmay Road Stevenage Herts SG1 5RS
 Proposal : Remove existing rear conservatory and erect single storey rear extension
 Date of Decision : 20.12.19
 Decision : **Planning Permission is GRANTED**
29. Application No : 19/00644/FP
 Date Received : 01.11.19
 Location : Lost Ark Games Ltd 58 Queensway Town Centre Stevenage
 Proposal : Continued use of the first floor as Use Class D2 (Leisure) with ancillary Use Class A1 (Retail)
 Date of Decision : 11.12.19
 Decision : **Planning Permission is GRANTED**

30. Application No : 19/00645/FPH
Date Received : 01.11.19
Location : 2 Sweyns Mead Stevenage Herts SG2 0JZ
Proposal : First floor side extension
Date of Decision : 18.12.19
Decision : **Planning Permission is GRANTED**
31. Application No : 19/00646/FPH
Date Received : 01.11.19
Location : Anson 137 Hertford Road Stevenage Herts
Proposal : Part two storey, part first floor side extension
Date of Decision : 20.12.19
Decision : **Planning Permission is GRANTED**
32. Application No : 19/00648/FPH
Date Received : 03.11.19
Location : 1 Raleigh Crescent Stevenage Herts SG2 0EQ
Proposal : Erection of single storey side and front extension.
Date of Decision : 17.12.19
Decision : **Planning Permission is GRANTED**
33. Application No : 19/00650/FP
Date Received : 04.11.19
Location : Gangnam Restaurant 22 - 24 The Glebe Chells Way Stevenage
Proposal : Variation of condition 3 (Restriction on hours) attached to planning permission 16/00302/FP.
Date of Decision : 12.12.19
Decision : **Planning Permission is GRANTED**

34. Application No : 19/00652/FPH
Date Received : 05.11.19
Location : 4B Haycroft Road Stevenage Herts SG1 3JJ
Proposal : Erection of two bed single storey annex
Date of Decision : 12.12.19
Decision : **Planning Permission is GRANTED**
35. Application No : 19/00653/AD
Date Received : 06.11.19
Location : Gunnels Wood Starbucks Arlington Business Park Whittle Way Stevenage
Proposal : Installation of 1no. internally illuminated totem pole sign, 3no. internally illuminated directional signs, 1no. non-illuminated wall sign, 6no. internally illuminated menu boards, 1no. internally illuminated fascia lettering and 2no. internally illuminated round fascias.
Date of Decision : 23.12.19
Decision : **Advertisement Consent is GRANTED**
36. Application No : 19/00655/FPH
Date Received : 07.11.19
Location : 6 Essex Road Stevenage Herts SG1 3EZ
Proposal : Single storey side and rear extension
Date of Decision : 18.12.19
Decision : **Planning Permission is GRANTED**

37. Application No : 19/00656/FP
Date Received : 07.11.19
Location : The Gatehouse Rectory Lane Stevenage Herts
Proposal : Erection of 1no. two bedroom dwelling
Date of Decision : 30.12.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwellinghouse by virtue of its siting, design and projection forward of the properties in Woodfield Road, 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. 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).

38. Application No : 19/00657/FPH
Date Received : 07.11.19
Location : 9 Tates Way Stevenage Herts SG1 4WP
Proposal : Conversion of garage into habitable living space
Date of Decision : 20.12.19
Decision : **Planning Permission is GRANTED**

39. Application No : 19/00660/FP
Date Received : 08.11.19
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Erection of data centre building with associated plant enclosures and hard landscaping
Date of Decision : 30.12.19
Decision : **Planning Permission is GRANTED**
40. Application No : 19/00661/FPH
Date Received : 09.11.19
Location : 1 Leslie Close Stevenage Herts SG2 9NB
Proposal : Single storey front extension
Date of Decision : 17.12.19
Decision : **Planning Permission is GRANTED**
41. Application No : 19/00662/FPH
Date Received : 10.11.19
Location : 8 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Part single part two storey side extension following demolition of existing conservatory
Date of Decision : 31.12.19
Decision : **Planning Permission is GRANTED**
42. Application No : 19/00665/FP
Date Received : 13.11.19
Location : 209 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Change of use from highway land to residential land
Date of Decision : 08.01.20
Decision : **Planning Permission is GRANTED**

43. Application No : 19/00667/TPCA
Date Received : 13.11.19
Location : 3 Nyclles Wood Stevenage Herts SG1 4GR
Proposal : Ash Tree (T1) - pruning, reduction by 25% and removal of dead wood
Date of Decision : 20.12.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
44. Application No : 19/00668/FPH
Date Received : 14.11.19
Location : 22 Greydells Road Stevenage Herts SG1 3NJ
Proposal : Single Storey Side Extension
Date of Decision : 06.01.20
Decision : **Planning Permission is GRANTED**
45. Application No : 19/00671/HPA
Date Received : 15.11.19
Location : 4 Holly Leys Stevenage Herts SG2 8JA
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.0 metres for which the maximum height will be 3.4 metres and the height of the eaves will be 3.0 metres.
Date of Decision : 30.12.19
Decision : **Prior Approval is NOT REQUIRED**
46. Application No : 19/00672/FP
Date Received : 15.11.19
Location : 61 St. Albans Drive Stevenage Herts SG1 4RU
Proposal : Change of use from public amenity land to residential garden use
Date of Decision : 07.01.20
Decision : **Planning Permission is GRANTED**

47. Application No : 19/00674/FPH
Date Received : 17.11.19
Location : 7 Stanmore Road Stevenage Herts SG1 3QA
Proposal : First floor extension over a covered porch
Date of Decision : 07.01.20
Decision : **Planning Permission is GRANTED**
48. Application No : 19/00675/FPH
Date Received : 18.11.19
Location : 21 Orchard Road Stevenage Herts SG1 3HE
Proposal : Two storey rear extension
Date of Decision : 13.01.20
Decision : **Planning Permission is GRANTED**
49. Application No : 19/00681/NMA
Date Received : 21.11.19
Location : Costco Wholesale UK Limited Gunnels Wood Road Stevenage Herts
Proposal : Non material amendment to planning permission 15/00702/FPM for the addition of 4no. disabled car parking spaces
Date of Decision : 12.12.19
Decision : **Non Material Amendment AGREED**
50. Application No : 19/00683/COND
Date Received : 21.11.19
Location : 254 Bude Crescent Stevenage Herts SG1 2QU
Proposal : Discharge of condition 7 (Elevation Detail) attached to planning permission reference number 19/00472/FP
Date of Decision : 18.12.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

51. Application No : 19/00686/FPH
Date Received : 22.11.19
Location : Lundy Southsea Road Stevenage Herts
Proposal : Part two storey, part single rear extension, alterations to fenestrations on front elevation and new canopy over re-aligned front entrance door
Date of Decision : 09.01.20
Decision : **Planning Permission is GRANTED**
52. Application No : 19/00688/CLPD
Date Received : 23.11.19
Location : 24 Vallansgate Stevenage Herts SG2 8PY
Proposal : Certificate of lawfulness for single storey rear extension and insertion of new window and door in existing wall
Date of Decision : 16.01.20
Decision : **Certificate of Lawfulness is APPROVED**
53. Application No : 19/00692/PADEMO
Date Received : 26.11.19
Location : Former Police Station And Garage Block And Associated Parking Southgate Stevenage Herts
Proposal : Demolition of Former Police Station, Social Services building, garage block and associated parking
Date of Decision : 20.12.19
Decision : **Prior Approval is NOT REQUIRED**
54. Application No : 19/00694/CLPD
Date Received : 27.11.19
Location : 197 Sefton Road Stevenage Herts SG1 5RP
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 20.12.19
Decision : **Certificate of Lawfulness is APPROVED**

55. Application No : 19/00696/FPH
Date Received : 27.11.19
Location : 24 Badminton Close Stevenage Herts SG2 8SR
Proposal : Single storey rear extension with provision for balcony
Date of Decision : 22.01.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The balcony would result in an unacceptable loss of privacy through overlooking to the occupiers of neighbouring properties. The proposal is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2019), Chapter 6 of the adopted Council's Design Guide (2009), the National Planning Policy Framework (2019), and associated National Planning Policy Guidance (2014).
56. Application No : 19/00700/FP
Date Received : 28.11.19
Location : 1 Modular Business Park Norton Road Stevenage Herts
Proposal : Installation of new windows.
Date of Decision : 20.01.20
Decision : **Planning Permission is GRANTED**
57. Application No : 19/00702/FP
Date Received : 30.11.19
Location : 35 Cook Road Stevenage Herts SG2 0ET
Proposal : Change of use from highway land to residential use.
Date of Decision : 22.01.20
Decision : **Planning Permission is GRANTED**

58. Application No : 19/00703/CLPD
Date Received : 30.11.19
Location : 18 Briardale Stevenage Herts SG1 1TP
Proposal : Certificate of lawfulness for single storey rear extension.
Date of Decision : 20.12.19
Decision : **Certificate of Lawfulness is APPROVED**
59. Application No : 19/00707/FPH
Date Received : 03.12.19
Location : 67 Brook Drive Stevenage Herts SG2 8TP
Proposal : First floor rear extension
Date of Decision : 23.01.20
Decision : **Planning Permission is GRANTED**
60. Application No : 19/00708/AD
Date Received : 03.12.19
Location : Gateway 1000 Unit 13 Arlington Business Park Whittle Way Stevenage
Proposal : 2no. internally illuminated signs to the North and East Elevation.
Date of Decision : 22.01.20
Decision : **Advertisement Consent is GRANTED**
61. Application No : 19/00710/HPA
Date Received : 05.12.19
Location : 58 Chells Way Stevenage Herts SG2 0LE
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.4m, for which the maximum height will be 3.0m and the height of the eaves will be 3.0m
Date of Decision : 07.01.20
Decision : **Prior Approval is NOT REQUIRED**

62. Application No : 19/00715/FP
Date Received : 06.12.19
Location : 37 - 39 The Hyde Stevenage Herts SG2 9SB
Proposal : Change of use from Use Class A2 (Financial and Professional Services) to Use Class D1 (Learning Centre for Young Adults).
Date of Decision : 14.01.20
Decision : **Planning Permission is GRANTED**
63. Application No : 19/00729/NMA
Date Received : 12.12.19
Location : The Wine Society Gunnels Wood Road Stevenage Herts
Proposal : Non material amendment to planning permission 14/00053/FPM for internal alterations, alterations to the external appearance of the north elevation and alterations to the layout of the service yard and car park
Date of Decision : 22.01.20
Decision : **Non Material Amendment AGREED**
64. Application No : 19/00725/COND
Date Received : 13.12.19
Location : 50 Warwick Road Stevenage Herts SG2 0QS
Proposal : Discharge of condition 5 (boundary treatment) attached to planning permission reference number 19/00316/FP
Date of Decision : 06.01.20
Decision : **The discharge of Condition(s)/Obligation(s) 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.