

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 : 19/00654/FP
Date Received : 07.11.19
Location : Dale End Twinwoods Stevenage Herts
Proposal : Demolition of existing dwelling and erection of 3no. four bed detached dwellings, associated parking, landscaping and ancillary works.
Date of Decision : 11.02.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development of three detached dwellings would result in an overdevelopment of the site, out of keeping with the existing grain of development, including an unacceptable level of hardstanding for access and car parking to the frontage of the proposed properties. This would be harmful to the character and visual amenity of the site and the wider area contrary to policies SP8, HO5 and GD1 of the Stevenage Borough Local Plan 2011-2031 (2019) and the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

The siting of plot 3 to the south of the site, close to the tree belt to the rear and outside of the site ownership would result in an unacceptable relationship with these trees such that the rear garden and external amenity space would be overshadowed to an unacceptable level and to the detriment of future occupiers. This may lead to future requests for works to these trees that may not be acceptable. If approved the proposal would be contrary to policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019) and the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

2. Application No : 20/00304/COND
Date Received : 11.06.20
Location : DuPont (UK) Ltd Wedgwood Way Stevenage Herts
Proposal : Discharge of conditions 17 (Archaeology) attached to planning permission reference number 17/00376/FPM.
Date of Decision : 25.01.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
3. Application No : 20/00318/FPH
Date Received : 16.06.20
Location : Dominic Cottage Rectory Lane Stevenage Herts
Proposal : Two storey side extension and new detached double garage to rear following demolition of existing garage.
Date of Decision : 25.01.21
Decision : **Planning Permission is GRANTED**
4. Application No : 20/00319/LB
Date Received : 16.06.20
Location : Dominic Cottage Rectory Lane Stevenage Herts
Proposal : Two storey side extension, internal and external alterations to dwelling and demolition of existing garage.
Date of Decision : 25.01.21
Decision : **Listed Building Consent is GRANTED**
5. Application No : 20/00503/FP
Date Received : 09.09.20
Location : Grosvenor Court Stevenage Herts SG1 2JN
Proposal : Erection of Air Source Heat Pumps and associated enclosure.
Date of Decision : 12.02.21
Decision : **Planning Permission is GRANTED**

6. Application No : 20/00558/OP
Date Received : 02.10.20
Location : Chells Way Service Station Chells Way Stevenage Herts
Proposal : Outline application for demolition of existing building and replacement with up to 9 dwellings, re-siting of existing accesses and associated works
Date of Decision : 25.01.21
Decision : **Planning Permission is GRANTED**
7. Application No : 20/00671/FP
Date Received : 10.11.20
Location : Land Adjacent To 24 Shackledell Stevenage Herts SG2 9AE
Proposal : Construction of 1no Two storey three bed house with associated parking and 3 additional public parking spaces.
Date of Decision : 11.02.21
Decision : **Planning Permission is GRANTED**
8. Application No : 20/00707/COND
Date Received : 23.11.20
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Discharge of conditions 21 (Surface Water Drainage) and 22 (Detailed drainage scheme) attached to planning permission 18/00398/FPM
Date of Decision : 05.02.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
9. Application No : 20/00712/TPTPO
Date Received : 24.11.20
Location : Greenside School Shephall Green Stevenage Herts
Proposal : Removal of 1no. Horse Chestnut (G8) protected by TPO 8
Date of Decision : 29.01.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

10. Application No : 20/00724/FPH
Date Received : 28.11.20
Location : 11 Dryden Crescent Stevenage Herts SG2 0JG
Proposal : Part two storey, part single storey rear and side extension
Date of Decision : 22.01.21
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed first floor side extension by virtue of its height and location within 1 metre of the side boundary with the neighbouring property would be contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), and the advice contained within the Stevenage Design Guide SPD (2009). This seeks to resist the erection of such extensions which would otherwise result in the loss of the existing gap between properties and to prevent a terracing effect or the ability of an adjoining property to similarly extend. Furthermore, if approved, it would be difficult for the Local Planning Authority to resist similar applications elsewhere in the area, the cumulative effect of which would be an unacceptable impact on the street scene. The proposal would also fail to meet the aims of the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014) which seek to achieve high quality design.
11. Application No : 20/00728/CLPD
Date Received : 01.12.20
Location : 3 Hayfield Stevenage Herts SG2 7JP
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 21.01.21
Decision : **Certificate of Lawfulness is APPROVED**
12. Application No : 20/00735/CLPD
Date Received : 02.12.20
Location : 209 Collenswood Road Stevenage Herts SG2 9HE
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 21.01.21
Decision : **Certificate of Lawfulness is APPROVED**

13. Application No : 20/00737/FP
Date Received : 03.12.20
Location : 66 - 98 Queensway And 20 - 22 The Forum Town Centre
Stevenage Herts
Proposal : Removal of existing canopy and erection of replacement canopy
Date of Decision : 27.01.21
Decision : **Planning Permission is GRANTED**
14. Application No : 20/00738/FPH
Date Received : 03.12.20
Location : 13 Chester Road Stevenage Herts SG1 4JX
Proposal : Single storey front and rear extensions
Date of Decision : 21.01.21
Decision : **Planning Permission is GRANTED**
15. Application No : 20/00744/FPH
Date Received : 06.12.20
Location : 39 Dryden Crescent Stevenage Herts SG2 0JH
Proposal : Two storey rear and single storey side extensions
Date of Decision : 27.01.21
Decision : **Planning Permission is GRANTED**
16. Application No : 20/00751/FP
Date Received : 08.12.20
Location : Vista Tower Whole Block Southgate Stevenage Herts
Proposal : Removal and replacement of building facing materials
Date of Decision : 08.02.21
Decision : **Planning Permission is GRANTED**

17. Application No : 20/00755/FP
Date Received : 10.12.20
Location : 564 York Road Stevenage Herts SG1 4ES
Proposal : Change of use from highway land to residential land for garden use only
Date of Decision : 26.01.21
Decision : **Planning Permission is GRANTED**

18. Application No : 20/00757/FPH
Date Received : 10.12.20
Location : 9 Sefton Road Stevenage Herts SG1 5RH
Proposal : Two storey rear extension
Date of Decision : 29.01.21
Decision : **Planning Permission is GRANTED**

19. Application No : 20/00758/FPH
Date Received : 11.12.20
Location : 21 Augustus Gate Stevenage Herts SG2 7QY
Proposal : Two storey side and single storey front extensions
Date of Decision : 04.02.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed two storey side extension, by virtue of its height, excessive width and proximity to the southern side boundary of the site, would be out of keeping with the character and appearance of the area and would result in an unduly prominent and obtrusive addition to the host dwelling when viewed from Fairlands Way to the detriment of the visual amenities of the area. Accordingly the development is contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

20. Application No : 20/00761/COND
Date Received : 11.12.20
Location : Bunyan Baptist Church Basils Road Stevenage Herts
Proposal : Discharge of condition 3 (Materials) attached to planning permission 19/00271/FP
Date of Decision : 04.02.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
21. Application No : 20/00766/HPA
Date Received : 15.12.20
Location : 11 Rye Close Stevenage Herts
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.26 metres, for which the maximum height will be 3.95 metres and the height of the eaves will be 2.35 metres
Date of Decision : 30.01.21
Decision : **Prior Approval is NOT REQUIRED**
22. Application No : 20/00768/FPH
Date Received : 16.12.20
Location : 42 Fishers Green Stevenage Herts SG1 2JA
Proposal : Single storey front and side extensions and loft conversion
Date of Decision : 09.02.21
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The side extension, by virtue of its siting from the shared boundary and introduction of bi-fold patio doors in the western side elevation at first floor level, would result in an unacceptable level of overlooking and loss of privacy, having a harmful impact on private amenity space of No. 40 Fishers Green and the proposed dwelling granted permission under reference numbers 10/00321/EOT (which has been confirmed in writing by the Council that this permission has been implemented) and 20/00482/NMA. The development is, therefore, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

23. Application No : 20/00769/AD
Date Received : 17.12.20
Location : Austins Funeral Directors 74A High Street Stevenage Herts
Proposal : Installation of 1no. externally illuminated fascia sign and 2no. externally illuminated projecting signs
Date of Decision : 17.02.21
Decision : **Advertisement Consent is GRANTED**
24. Application No : 20/00770/FP
Date Received : 17.12.20
Location : 5-13, 35-42, 47-52 And 68-76 Baron Court Ingleside Drive Stevenage Herts
Proposal : New roof perimeter safety guarding to flat roofs above communal areas.
Date of Decision : 12.02.21
Decision : **Planning Permission is GRANTED**
25. Application No : 20/00771/FPH
Date Received : 18.12.20
Location : 133 Minehead Way Stevenage Herts SG1 2JL
Proposal : Single storey front extension
Date of Decision : 09.02.21
Decision : **Planning Permission is GRANTED**
26. Application No : 20/00778/FPH
Date Received : 21.12.20
Location : 107 Chells Way Stevenage Herts SG2 0LT
Proposal : Single storey front extension and part two storey, part single storey rear extension
Date of Decision : 28.01.21
Decision : **Planning Permission is GRANTED**

27. Application No : 20/00779/AD
Date Received : 21.12.20
Location : Plot 2000 Gunnels Wood Road Stevenage Herts
Proposal : 6no. internally illuminated fascia signs, 8no. non illuminated fascia signs and 1no. externally LED illuminated orange rope light
Date of Decision : 02.02.21
Decision : **Advertisement Consent is GRANTED**
28. Application No : 20/00780/CLPD
Date Received : 22.12.20
Location : 63 Gordian Way Stevenage Herts SG2 7QH
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 30.01.21
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 20/00781/FP
Date Received : 23.12.20
Location : 63 Warwick Road Stevenage Herts SG2 0QT
Proposal : Change of use from public highway land to residential use for garden land only
Date of Decision : 09.02.21
Decision : **Planning Permission is GRANTED**
30. Application No : 20/00782/FPH
Date Received : 23.12.20
Location : 41 Lime Close Stevenage Herts SG2 9QB
Proposal : Single Storey Rear Extension
Date of Decision : 03.02.21
Decision : **Planning Permission is GRANTED**

31. Application No : 20/00783/FPH
Date Received : 23.12.20
Location : 14 Glenwood Close Stevenage Herts SG2 9QT
Proposal : Single storey rear extension
Date of Decision : 16.02.21
Decision : **Planning Permission is GRANTED**
32. Application No : 20/00784/FP
Date Received : 24.12.20
Location : 303 Ripon Road Stevenage Herts SG1 4LS
Proposal : Conversion of existing property to 2no: Studio flats and 1 No: 1 bedroom flat, conversion of garage and single storey front and rear extensions
Date of Decision : 16.02.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The internal amenity space of the proposed flats would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (adopted 2019) and would thus be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation and result in an overdevelopment of the site.

The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Planning Document (2020). The proposal would, therefore be likely to result in on-street parking contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2018) and Planning Practice Guidance (2014).

33. Application No : 20/00785/FPH
Date Received : 24.12.20
Location : 38 Franklins Road Stevenage Herts SG1 3BW
Proposal : Single storey side and rear extensions
Date of Decision : 11.02.21
Decision : **Planning Permission is GRANTED**
34. Application No : 20/00786/FPH
Date Received : 24.12.20
Location : 18 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Single storey rear extension
Date of Decision : 16.02.21
Decision : **Planning Permission is GRANTED**
35. Application No : 20/00787/FPH
Date Received : 27.12.20
Location : 93 Chapman Road Stevenage Herts SG1 4RJ
Proposal : Single storey rear extension
Date of Decision : 12.02.21
Decision : **Planning Permission is GRANTED**
36. Application No : 20/00774/FP
Date Received : 29.12.20
Location : 21 Bude Crescent Stevenage Herts SG1 2QJ
Proposal : Change of use from public amenity land to residential use
Date of Decision : 12.02.21
Decision : **Planning Permission is GRANTED**

37. Application No : 21/00006/FP
Date Received : 06.01.21
Location : 137 Trumper Road Stevenage Herts SG1 5JY
Proposal : Change of use from highway land to residential land including creation of a hardstand
Date of Decision : 11.02.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dropped kerb does not meet the requirements of Roads in Hertfordshire: Highway Design Guide 3rd Edition Section 2: Highway Layout and Strategies. Accesses should be as far as possible aligned perpendicular to the road alignment and no access should be at an angle of more than 10 degrees from the perpendicular. An application to Hertfordshire County Council as Highways Authority for a dropped kerb in this location would be refused as it would cause interference to the safe use of highway users, leading to vehicles coming into conflict with all highway users of Trumper Road. The development is therefore contrary to Policy IT5 of the Stevenage Local Plan 2011-2031 (2019), the Council's Car Parking Standards SPD (2020), Hertfordshire County Council's Roads in Hertfordshire: Highways Design Guide (2011), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

38. Application No : 21/00015/TPCA
Date Received : 13.01.21
Location : Medbury Rectory Lane Stevenage Herts
Proposal : Felling of 1no. Laurel tree and reduction of canopy by 2m on 1no. Magnolia tree
Date of Decision : 11.02.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

39. Application No : 21/00016/HPA
Date Received : 13.01.21
Location : 43 Skipton Close Stevenage Herts SG2 8TN
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.30 metres, for which the maximum height will be 3.70 metres and the height of the eaves will be 2.56 metres
Date of Decision : 11.02.21
Decision : **Prior Approval is NOT REQUIRED**
40. Application No : 21/00024/PADEMO
Date Received : 15.01.21
Location : Glaxo Sycamore House Leyden Road Stevenage Herts
Proposal : Prior approval for the demolition of a water tank
Date of Decision : 12.02.21
Decision : **Prior Approval is NOT REQUIRED**
41. Application No : 21/00031/PADEMO
Date Received : 18.01.21
Location : Garages 1-8 Ridgeway Stevenage Herts SG1 1PS
Proposal : Prior approval for the demolition of eight brick garages
Date of Decision : 11.02.21
Decision : **Prior Approval is NOT REQUIRED**
42. Application No : 21/00035/COND
Date Received : 20.01.21
Location : 18B Boulton Road Stevenage Herts
Proposal : Discharge of condition 2 (cycle parking) attached to planning permission 18/00045/FP
Date of Decision : 02.02.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

43. Application No : 21/00066/CLPD
Date Received : 03.02.21
Location : 123 Walkern Road Stevenage Herts SG1 3RE
Proposal : Certificate of lawfulness for a loft conversion with rear facing dormer, 2 no. roof lights and erection of 1no. outbuilding in rear garden
Date of Decision : 18.02.21
Decision : **Certificate of Lawfulness is APPROVED**
44. Application No : 21/00072/CLPD
Date Received : 05.02.21
Location : 8 Minerva Close Stevenage Herts SG2 7RA
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 18.02.21
Decision : **Certificate of Lawfulness is APPROVED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.