

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 : 20/00378/NMA
Date Received : 10.07.20
Location : Land At Webb Rise Stevenage Herts SG1 5QU
Proposal : Non material amendment to planning permission reference number 19/00485/FPM to visitor on-street parking and landscape design to front gardens plots 1-10 and 61-66
Date of Decision : 26.02.21
Decision : **Non Material Amendment AGREED**

2. Application No : 20/00685/FP
Date Received : 16.11.20
Location : 29 The Muntings Stevenage Herts SG2 9DN
Proposal : Single storey side extension to facilitate the change from a 6 room HMO to a 8 room HMO
Date of Decision : 08.03.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed intensification of the House of Multiple Occupation (HMO) from 6 beds to 8 beds would result in an unacceptable overdevelopment of the site brought about from the increased size and amount of extensions proposed and the poor proposed parking provision layout in the rear garden of the site. The additional level of extensions and hardstanding for the parking areas would have a harmful impact on the character and appearance of the property and the wider street scene. If approved the proposal would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), the adopted Parking Provision and Sustainable Transport SPD (2020), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

The proposed provision of two parking spaces and associated hardstanding and manoeuvring area in the rear garden of No.29 The Muntings and immediately adjacent the boundary with No.30 The Muntings would reduce the rear garden size and would intensify the use of motor vehicles within close proximity of the external amenity area of the HMO to the detriment of the occupiers of the HMO. Furthermore, it would result in undue harm to the occupiers of the neighbouring property No.30 The Muntings by virtue of the siting of the parking spaces immediately adjacent the boundary. This would lead to an unacceptable nuisance of light and disturbance from headlights and engines that is not currently experienced at the properties. If approved the proposal would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

3. Application No : 20/00733/COND
Date Received : 01.12.20
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts
Proposal : Discharge of condition 40 (Management of Boreholes) attached to planning permission reference number 19/00123/FPM
Date of Decision : 24.02.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
4. Application No : 20/00788/FPH
Date Received : 28.12.20
Location : 85 Peartree Way Stevenage Herts SG2 9EA
Proposal : Single storey front infill extension
Date of Decision : 23.02.21
Decision : **Planning Permission is GRANTED**
5. Application No : 21/00002/CLED
Date Received : 05.01.21
Location : 52 Oaks Cross Stevenage Herts SG2 8LR
Proposal : Certificate of lawfulness for an existing rear garden outbuilding
Date of Decision : 22.02.21
Decision : **Certificate of Lawfulness is APPROVED**
6. Application No : 21/00004/FP
Date Received : 05.01.21
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts
Proposal : Removal of an existing Click & Collect canopy and associated steelworks and the construction of a new canopy and associated steelworks in a different location, and the construction of an external Click & Collect pod to be used as storage and associated coldrooms.
Date of Decision : 24.02.21
Decision : **Planning Permission is GRANTED**

7. Application No : 21/00005/AD
Date Received : 05.01.21
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts
Proposal : 4no. internally illuminated canopy signs
Date of Decision : 24.02.21
Decision : **Advertisement Consent is GRANTED**
8. Application No : 21/00007/FPH
Date Received : 06.01.21
Location : 5 School Close Stevenage Herts SG2 9TY
Proposal : Single storey front extension
Date of Decision : 24.02.21
Decision : **Planning Permission is GRANTED**
9. Application No : 21/00008/FPH
Date Received : 07.01.21
Location : Theydon Rectory Lane Stevenage Herts
Proposal : Single storey side extension following demolition of existing
Date of Decision : 24.02.21
Decision : **Planning Permission is GRANTED**

10. Application No : 21/00012/FPH
Date Received : 11.01.21
Location : 14 Eastbourne Avenue Stevenage Herts SG1 2EX
Proposal : Extension to existing front dormer and creation of bay window and canopy to front elevation
Date of Decision : 09.03.21
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The extension to the existing front dormer window by reason of its size and design would be detrimental to the architectural form of the original pair of semis to the detriment of the visual amenities of the area. The proposal is therefore 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 National Planning Practice Guidance (2014).
11. Application No : 21/00017/FPH
Date Received : 13.01.21
Location : 14 Bandley Rise Stevenage Herts SG2 9LS
Proposal : Single storey front extension
Date of Decision : 01.03.21
Decision : **Planning Permission is GRANTED**
12. Application No : 21/00021/FPH
Date Received : 14.01.21
Location : 25 Basils Road Stevenage Herts SG1 3PY
Proposal : Single storey rear extension
Date of Decision : 11.03.21
Decision : **Planning Permission is GRANTED**

13. Application No : 21/00022/FPH
Date Received : 14.01.21
Location : 17 Burns Close Stevenage Herts SG2 0JN
Proposal : First floor side extension over existing garage, part two storey, part single storey rear extension and roof alterations to existing garage
Date of Decision : 09.03.21
Decision : **Planning Permission is GRANTED**
14. Application No : 21/00023/FPH
Date Received : 14.01.21
Location : 18 Eliot Road Stevenage Herts SG2 0LH
Proposal : Single storey front extension
Date of Decision : 24.02.21
Decision : **Planning Permission is GRANTED**
15. Application No : 21/00026/TPTPO
Date Received : 15.01.21
Location : 157 Fairview Road Stevenage Herts SG1 2NE
Proposal : Felling of 1no. Beech Tree (T7) protected by TPO 79
Date of Decision : 04.03.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
16. Application No : 21/00027/AD
Date Received : 15.01.21
Location : Co-op 3 Filey Close Stevenage Herts
Proposal : 1 no illuminated logo sign at fascia level, 1 no unilluminated fascia sign and 1 no illuminated projection sign
Date of Decision : 08.03.21
Decision : **Advertisement Consent is GRANTED**

17. Application No : 21/00029/FPH
Date Received : 18.01.21
Location : 77 Brook Drive Stevenage Herts SG2 8TP
Proposal : Single storey side extension
Date of Decision : 03.03.21
Decision : **Planning Permission is GRANTED**
18. Application No : 21/00030/CLPD
Date Received : 18.01.21
Location : 20 Fairview Road Stevenage Herts SG1 2NR
Proposal : Certificate of lawfulness for a garage conversion and 2no. outbuildings in rear garden
Date of Decision : 01.03.21
Decision : **Certificate of Lawfulness is APPROVED**
19. Application No : 21/00032/FP
Date Received : 18.01.21
Location : Garages 83-89 Collenswood Road Stevenage Herts SG2 9HG
Proposal : Demolition of 7no. existing garages and replacement with 6no. garages
Date of Decision : 12.03.21
Decision : **Planning Permission is GRANTED**
20. Application No : 21/00036/CLPU
Date Received : 20.01.21
Location : Austins Funeral Directors 74A High Street Stevenage Herts
Proposal : Certificate of lawfulness for proposed use of premises as a funeral directors
Date of Decision : 17.03.21
Decision : **Certificate of Lawfulness is APPROVED**

21. Application No : 21/00037/FP
Date Received : 20.01.21
Location : 4 The Glebe Chells Way Stevenage Herts
Proposal : Replace the existing shopfront, formed of glazing set in perimeter steel frame, with new aluminium shopfront.
Date of Decision : 12.03.21
Decision : **Planning Permission is GRANTED**
22. Application No : 21/00039/FPH
Date Received : 21.01.21
Location : 83 Wigram Way Stevenage Herts SG2 9UX
Proposal : Single storey rear extension and front porch
Date of Decision : 10.03.21
Decision : **Planning Permission is GRANTED**
23. Application No : 21/00041/FP
Date Received : 22.01.21
Location : 25 North Road Stevenage Herts
Proposal : Change of use from Class C3 (Dwellinghouse) to Class C2 Use (Residential Institution) for care of 3 children aged between 8-18.
Date of Decision : 11.03.21
Decision : **Planning Permission is GRANTED**
24. Application No : 21/00045/FPH
Date Received : 25.01.21
Location : 69 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Loft conversion including 3no. dormer windows on rear roof slope and 3no. velux windows on front roof slope
Date of Decision : 12.03.21
Decision : **Planning Permission is GRANTED**

25. Application No : 21/00046/FPH
Date Received : 26.01.21
Location : 10 Wellington Road Stevenage Herts SG2 9HR
Proposal : Single storey front extension
Date of Decision : 12.03.21
Decision : **Planning Permission is GRANTED**
26. Application No : 21/00050/PADEMO
Date Received : 28.01.21
Location : Unit 7 Stevenage Leisure Park Kings Way Stevenage
Proposal : Prior approval for the demolition of a single storey restaurant unit
Date of Decision : 22.02.21
Decision : **Prior Approval is REQUIRED and GIVEN**
27. Application No : 21/00058/NMA
Date Received : 29.01.21
Location : Land Bounded By Lytton Way, Danesgate And London Road Stevenage Herts SG1 1XH
Proposal : Non material amendment to planning permission reference number 20/00135/FPM to alter shelter design of coach stand in Lytton Way, landscaping details, roof lighting over concourse area, ancillary Building external appearance, location of PVs, location of opening vents, bus boarding screen height, amendment to bus boarding point doors, and levels and Ancillary building internal parapet wall material.
Date of Decision : 11.03.21
Decision : **Non Material Amendment AGREED**

28. Application No : 21/00056/CLPD
Date Received : 31.01.21
Location : 17 Raban Close Stevenage Herts SG2 8JT
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 03.03.21
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 21/00060/COND
Date Received : 01.02.21
Location : The Bragbury Centre Kenilworth Close Stevenage Herts
Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 18/00398/FPM
Date of Decision : 19.02.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
30. Application No : 21/00063/AD
Date Received : 02.02.21
Location : Glaxo Sycamore House Leyden Road Stevenage Herts
Proposal : Installation of stainless steel illuminated front fascia sign
Date of Decision : 04.03.21
Decision : **Advertisement Consent is GRANTED**
31. Application No : 21/00065/FPH
Date Received : 03.02.21
Location : 7 Elbow Lane Stevenage Herts SG2 8LP
Proposal : Single storey rear extension
Date of Decision : 11.03.21
Decision : **Planning Permission is GRANTED**

32. Application No : 21/00076/HPA
Date Received : 05.02.21
Location : 44 St. Margarets Stevenage Herts SG2 8RF
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.06 metres, for which the maximum height will be 3.22 metres and the height of the eaves will be 2.92 metres
Date of Decision : 04.03.21
Decision : **Prior Approval is NOT REQUIRED**
33. Application No : 21/00090/HPA
Date Received : 10.02.21
Location : 69 Brook Drive Stevenage Herts SG2 8TP
Proposal : Single storey rear conservatory which will extend beyond the rear wall of the original house by 6.00 metres, for which the maximum height will be 3.50 metres and the height of the eaves will be 2.30 metres.
Date of Decision : 10.03.21
Decision : **Prior Approval is NOT REQUIRED**
34. Application No : 21/00094/FP
Date Received : 11.02.21
Location : 10 Stevenage Leisure Park Kings Way Stevenage Herts
Proposal : Alterations to the shopfront
Date of Decision : 12.03.21
Decision : **Planning Permission is GRANTED**

35. Application No : 21/00095/AD
Date Received : 11.02.21
Location : 10 Stevenage Leisure Park Kings Way Stevenage Herts
Proposal : 1 no. internally illuminated door sign, 4 no. internally illuminated signs to all elevations; 1 no. internally illuminated totem sign (utilising the existing fitting) 2 no. illuminated poster boxes, 8 no. non illuminated Five Guys branded Breeze Screens.
Date of Decision : 12.03.21
Decision : **Advertisement Consent is GRANTED**
36. Application No : 21/00103/COND
Date Received : 15.02.21
Location : Glaxo Sycamore House Leyden Road Stevenage Herts
Proposal : Discharge of conditions 3 (materials) and 6 (bin store and cycle enclosure materials) attached to planning reference number 19/00720/FP
Date of Decision : 15.03.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
37. Application No : 21/00112/FPH
Date Received : 17.02.21
Location : 68 Barnwell Stevenage Herts SG2 9SN
Proposal : Front porch
Date of Decision : 15.03.21
Decision : **Planning Permission is GRANTED**

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.