

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 : 21/00014/FP
Date Received : 12.01.21
Location : 14 Penn Road Stevenage Herts SG1 1HY
Proposal : Conversion of existing 4 bed dwelling into 2no. 2 bed flats
Date of Decision : 23.07.21
Decision : **Planning Permission is GRANTED**

2. Application No : 21/00049/FP
Date Received : 27.01.21
Location : 22 Stanley Road Stevenage Herts SG2 0EF
Proposal : Part two storey, part single storey side extension and single storey rear extension to facilitate the conversion of the existing 5 bed dwelling into 1no. 3 bed dwelling and 1no. 2 bed dwelling
Date of Decision : 21.07.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal to create a second dwelling at the site fails to demonstrate that it could provide and would fail to be able to provide the provision for off-street car parking. As a result vehicles from the proposed development would be parked on the highway which is already under great pressure from on-street parking in this location. The cul-de-sac location and highway layout is such that vehicles would be likely to park in

dangerous and obstructive locations to the detriment of highway safety. If approved the proposal would be contrary to Policies SP7 and IT5 of the Stevenage Borough Local Plan 2011-2031 (2019), the Council's adopted Parking Provision and Sustainable Transport Supplementary Planning Document (2020), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

The proposal would create an unacceptable relationship between the proposed eastern side elevation of dwelling 2 and properties on Fawcett Road by the introduction of a first floor window in a back to back relationship at a distance under the Council's adopted 25m distance. This would lead to a loss of privacy and overlooking to existing properties, and the future occupiers of the proposed dwelling 2. If approved the proposal would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019) and the Council's adopted supplementary planning document Stevenage Design Guide (2009).

The proposal would create an unacceptable relationship between the existing dwelling 1 and proposed dwelling 2 by introducing a first floor side window on the western elevation of the two storey link projection to the front of the original dwelling. The proposed window would be within 1.2m of the existing front elevation bedroom window which would result in an unacceptable relationship of overlooking and loss of privacy to both windows. If approved the proposal would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019) and the Council's adopted supplementary planning document Stevenage Design Guide (2009).

The proposal to create internal garden access's for each dwelling along the shared boundaries with Numbers 20 and 24 Stanley Road would introduce a facility not currently in place but which would bring with it disturbance from additional foot traffic leading to the front door within the 'alleyway', and possible bin and cycle movements from the rear garden as no provision of bin and cycle stores are available to the property frontage. The additional disturbance created would be immediately adjacent existing internal walls to habitable ground floor rooms at the neighbouring properties which is unacceptable and would have an adverse impact on the amenities of these properties. If approved the proposal would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019) and the Council's adopted supplementary planning document Stevenage Design Guide (2009).

The proposal fails to demonstrate an acceptable cycle storage and bin storage provision and access in accordance with saved Policies GD1 and IT5 of the Stevenage Borough Local Plan 2011-2031 (2019), the Parking Provision and Sustainable Transport Supplementary Planning Document (2020), and the Council's adopted supplementary planning document Stevenage Design Guide (2009).

3. Application No : 21/00268/COND
Date Received : 19.03.21
Location : Abbington Hotel 23 Hitchin Road And 28 Essex Road
Stevenage Herts
Proposal : Discharge of condition 11 (Security Gate Details) attached to
planning permission 20/00346/FP
Date of Decision : 20.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
4. Application No : 21/00364/FP
Date Received : 08.04.21
Location : South Car Park Roaring Meg Retail Park London Road
Stevenage
Proposal : Alterations to the South Car Park including a new link road,
creation of new cycle parking facilities, landscaping works,
provision of 6 no. electric vehicle charging spaces, provision of
additional parent and child and disabled parking, and provision
of 6 no. trolley bays.
Date of Decision : 09.07.21
Decision : **Planning Permission is GRANTED**
5. Application No : 21/00401/COND
Date Received : 14.04.21
Location : Land Adjacent To 24 Shackledell Stevenage Herts SG2 9AE
Proposal : Discharge of conditions 5 (parking facilities), 8 (climate change),
9 (EV charging), 13 (waste and recycling) and 14 (construction
management plan) attached to planning permission reference
number 20/00671/FP
Date of Decision : 30.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 21/00413/COND
Date Received : 16.04.21
Location : John Henry Newman School Hitchin Road Stevenage Herts
Proposal : Discharge of Conditions 12 (Arboricultural Method Statement and Plans) and Condition 16 (Final drainage plans) attached to planning permission number 20/00678/FPM
Date of Decision : 02.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 21/00438/COND
Date Received : 23.04.21
Location : Matalan Unit B-C Danestrete Stevenage
Proposal : Full discharge of conditions 8 (Tree protection measures) and 18 (Asbestos) and partial discharge of conditions 12 (Wheel wash facilities), 14 (Archaeology), 17 (Dust control measures) and 19 (Construction method statement) covering Phase 1 demolition and enabling works attached to planning permission number 14/00559/OPM
Date of Decision : 08.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 21/00446/COND
Date Received : 26.04.21
Location : Car Park Bounded By Lytton Way, Danesgate And London Road Stevenage Herts SG1 1LZ
Proposal : Discharge of conditions 13 (surface water drainage) ; 15 (nesting and roosting boxes) and 19 (cycle parking) attached to planning permission reference number 20/00486/FPM
Date of Decision : 01.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

9. Application No : 21/00448/TPTPO
Date Received : 26.04.21
Location : Greenside School Shephall Green Stevenage Herts
Proposal : Remove deadwood to 2no. Oak trees (T22) and lift to 3 metres above ground level 1no. Yew tree (T16) protected by Tree Preservation Order 8
Date of Decision : 21.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
10. Application No : 21/00449/COND
Date Received : 26.04.21
Location : Former Chells Play Area Eliot Road Stevenage Herts
Proposal : Discharge of conditions 3 (materials); 4 (hard and soft landscaping); 12 (detailed engineering drawings); 14 (electric vehicle charging points); 15 (cycle storage) and 17 (climate change and energy efficiency) attached to planning permission reference number 20/00053/FPM
Date of Decision : 14.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

11. Application No : 21/00456/FP
Date Received : 28.04.21
Location : 13 Stanley Road Stevenage Herts SG2 0EF
Proposal : Erection of a 1 bed end of terrace dwelling
Date of Decision : 02.07.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of the location and prominence of the site and its relationship with the row of semi- detached dwellings to the south, which form a flush building line, the proposed dwellinghouse, built to the back edge of the pavement, would project incongruously and discordantly further forward of this building line than the existing property. The proposed development would accordingly be visually intrusive and would have a detrimental impact on the character and appearance of this part of Stanley Road, an impact which would be exacerbated by the blank nature of the proposed flank wall of the dwelling. The proposed development is accordingly contrary to Policies SP8, HO5 and GD1 of the Stevenage Borough Local Plan (2011- 2031), the guidance in the Stevenage Design Guide Supplementary Planning Document (2009) and the National Planning Policy Framework (2019).

The proposed development would like result in the loss of a tree or trees on the site which make a positive contribution to the character and appearance of the property and the street scene. Their loss would therefore be harmful to both and the proposed development is accordingly contrary to Policy NH5 of the Stevenage Borough Local Plan (2011- 2031), the guidance in the Stevenage Design Guide Supplementary Planning Document (2009) and the National Planning Policy Framework (2019).

The proposed plans show there would be two parking spaces provided within the curtilage of the existing dwelling only, whereas the existing and proposed dwellings would require three parking spaces to comply with the Council's Parking Standards. These three spaces could not be provided within the site. The proposed development would therefore result in a shortfall of parking, which would result in on- street parking, to the danger and inconvenience of highway users and the detriment of highway and pedestrian safety. Moreover, both of the parking spaces would be within the curtilage of the existing dwelling: this would lead to an unsatisfactory parking arrangement for the properties and would exacerbate the likelihood of on- street parking arising from the proposal. The proposed development is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011- 2031, the Parking Provision Supplementary Planning Document (2020) and the National Planning Policy Framework (2019)

12. Application No : 21/00476/FPH
Date Received : 30.04.21
Location : 11 Barham Road Stevenage Herts SG2 9HX
Proposal : Two storey side extension and first floor rear extension
Date of Decision : 15.07.21
Decision : **Planning Permission is GRANTED**
13. Application No : 21/00479/TPCA
Date Received : 30.04.21
Location : 2B North Road Stevenage Herts SG1 4AT
Proposal : Prune 1no. Scots Pine tree and prune 1no. Monterey Pine tree
Date of Decision : 08.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
14. Application No : 21/00482/COND
Date Received : 01.05.21
Location : Matalan Unit B-C Danestrete Stevenage
Proposal : Discharge of conditions 10 (Drainage) and 21 (Noise attenuation) attached to planning permission reference 14/00559/OPM
Date of Decision : 08.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
15. Application No : 21/00494/FP
Date Received : 04.05.21
Location : Electricity Substation Vinters Avenue Stevenage Herts
Proposal : Extension to Electricity substation to house electrical plant
Date of Decision : 02.07.21
Decision : **Planning Permission is GRANTED**

16. Application No : 21/00508/CPA
Date Received : 05.05.21
Location : Whomerley Wood Substation Vinters Avenue Stevenage Herts
Proposal : Prior approval for extension to electricity substation to house electrical plant
Date of Decision : 05.07.21
Decision : **Prior Approval is REQUIRED and GIVEN**
17. Application No : 21/00510/FP
Date Received : 06.05.21
Location : 138 The Paddocks Stevenage Herts SG2 9UF
Proposal : Retrospective planning permission for a two storey side and rear extension, single storey rear extension and change of use of public highway land to residential land for 2no. car parking spaces
Date of Decision : 08.07.21
Decision : **Planning Permission is GRANTED**
18. Application No : 21/00537/FP
Date Received : 10.05.21
Location : Spark Building Land To The North Of Stevenage Bioscience Catalyst Gunnels Wood Road
Proposal : Retention of the Spark Building for a further temporary period of 8 months
Date of Decision : 06.07.21
Decision : **Planning Permission is GRANTED**
19. Application No : 21/00538/FP
Date Received : 11.05.21
Location : Tarla Restaurant 23 - 25 Middle Row Stevenage Herts
Proposal : Replacement of existing windows on shopfront with new timber windows including bifolds
Date of Decision : 06.07.21
Decision : **Planning Permission is GRANTED**

20. Application No : 21/00539/LB
Date Received : 11.05.21
Location : Tarla Restaurant 23 - 25 Middle Row Stevenage Herts
Proposal : Replacement of existing windows on shopfront with new timber windows including bifolds at front of building (Listed Building Consent).
Date of Decision : 06.07.21
Decision : **Listed Building Consent is GRANTED**
21. Application No : 21/00540/CLPD
Date Received : 11.05.21
Location : 60 Basils Road Stevenage Herts SG1 3PX
Proposal : Certificate of lawfulness for proposed for rear dormer window.
Date of Decision : 05.07.21
Decision : **Certificate of Lawfulness is APPROVED**
22. Application No : 21/00542/CLPD
Date Received : 12.05.21
Location : 103 Minehead Way Stevenage Herts SG1 2JH
Proposal : Certificate of lawfulness for proposed single storey rear extension and partial garage conversion
Date of Decision : 06.07.21
Decision : **Certificate of Lawfulness is REFUSED**
- For the following reason(s);
- The proposed single storey rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Therefore, the proposed development would fail to accord with Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore, requires planning permission.

23. Application No : 21/00549/COND
Date Received : 12.05.21
Location : Abbington Hotel 23 Hitchin Road And 28 Essex Road
Stevenage Herts
Proposal : Discharge of Condition 5 (CCTV Details) attached to planning
permission 20/00346/FP
Date of Decision : 07.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
24. Application No : 21/00552/FP
Date Received : 12.05.21
Location : Woolenwick Infant & Nursery School Bridge Road Stevenage
Herts
Proposal : Demolition of single storey nursery building and erection of two
storey nursery block
Date of Decision : 21.07.21
Decision : **Planning Permission is GRANTED**
25. Application No : 21/00565/FPH
Date Received : 14.05.21
Location : 8 Kimbolton Crescent Stevenage Herts SG2 8RJ
Proposal : Retrospective planning permission to erect a timber fence in the
front garden
Date of Decision : 19.07.21
Decision : **Planning Permission is GRANTED**
26. Application No : 21/00569/TPTPO
Date Received : 18.05.21
Location : 61 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Reduction of 1no. Oak tree (T7) to previous pruning points
protected by Tree Preservation Order 38
Date of Decision : 16.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE
SUBJECT OF A TREE PRESERVATION ORDER**

27. Application No : 21/00571/CLPD
Date Received : 19.05.21
Location : 36 Chells Way Stevenage Herts SG2 0LD
Proposal : Certificate of lawfulness for Proposed single storey rear extension.
Date of Decision : 02.07.21
Decision : **Certificate of Lawfulness is APPROVED**
28. Application No : 21/00575/CLPD
Date Received : 19.05.21
Location : 137 Bronte Paths Stevenage Herts SG2 0PL
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 06.07.21
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 21/00576/COND
Date Received : 19.05.21
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts
Proposal : Part discharge of condition 19 (Drainage Management) attached to planning permission number 19/00167/FPM to cover phase 1 of construction
Date of Decision : 15.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
30. Application No : 21/00594/CLPD
Date Received : 25.05.21
Location : 6 Byron Close Stevenage Herts SG2 0JE
Proposal : Certificate of lawfulness for a garage and store conversion
Date of Decision : 19.07.21
Decision : **Certificate of Lawfulness is APPROVED**

31. Application No : 21/00596/TPTPO
Date Received : 25.05.21
Location : 63 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : Reduction in canopy and removal of overhanging branches to 1no. Ash tree (T8) and reduction in canopy to 2no. Ash trees (T9 and T10) protected by Tree Preservation Order 38
Date of Decision : 06.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
32. Application No : 21/00597/FPH
Date Received : 25.05.21
Location : 422 Canterbury Way Stevenage Herts SG1 4EA
Proposal : Single storey rear extension
Date of Decision : 16.07.21
Decision : **Planning Permission is GRANTED**
33. Application No : 21/00598/FPH
Date Received : 26.05.21
Location : 27A Essex Road Stevenage Herts SG1 3EX
Proposal : Part single-storey, part two-storey rear extension and single storey side extension
Date of Decision : 08.07.21
Decision : **Planning Permission is GRANTED**
34. Application No : 21/00601/CPAS
Date Received : 26.05.21
Location : The Wine Society Gunnels Wood Road Stevenage Herts
Proposal : Installation of 882 photovoltaic panels on roof of existing warehouse building totalling 366.03kWp
Date of Decision : 19.07.21
Decision : **Prior Approval is NOT REQUIRED**

35. Application No : 21/00604/FPH
Date Received : 26.05.21
Location : 10 Magellan Close Stevenage Herts SG2 0NF
Proposal : Single storey side extension
Date of Decision : 13.07.21
Decision : **Planning Permission is GRANTED**
36. Application No : 21/00606/FPH
Date Received : 27.05.21
Location : 165 Oaks Cross Stevenage Herts SG2 8NA
Proposal : Single storey front extension and part single, part two storey rear extension
Date of Decision : 19.07.21
Decision : **Planning Permission is GRANTED**
37. Application No : 21/00609/HPA
Date Received : 27.05.21
Location : 151 Derby Way Stevenage Herts SG1 5TN
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.30 metres, for which the maximum height will be 3.00 metres and the height of the eaves will be 3.00 metres
Date of Decision : 05.07.21
Decision : **Prior Approval is NOT REQUIRED**
38. Application No : 21/00611/FPH
Date Received : 28.05.21
Location : 83 Fishers Green Road Stevenage Herts SG1 2PP
Proposal : Single storey rear and side extension
Date of Decision : 16.07.21
Decision : **Planning Permission is GRANTED**

39. Application No : 21/00616/CLPD
Date Received : 29.05.21
Location : 15 Wensum Road Stevenage Herts SG1 3XX
Proposal : Certificate of lawfulness for proposed Single storey rear extension
Date of Decision : 22.07.21
Decision : **Certificate of Lawfulness is APPROVED**
40. Application No : 21/00618/CLPD
Date Received : 01.06.21
Location : 20 East Close Stevenage Herts SG1 1PP
Proposal : Certificate of lawfulness for proposed construction of a new outbuilding at the rear of the property
Date of Decision : 19.07.21
Decision : **Certificate of Lawfulness is APPROVED**
41. Application No : 21/00622/COND
Date Received : 01.06.21
Location : Unit B3 Cockerell Close Stevenage Herts
Proposal : Discharge of condition 4 (Cycle Storage) attached to planning permission number 20/00548/FPM
Date of Decision : 21.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
42. Application No : 21/00623/AD
Date Received : 02.06.21
Location : Lamex Stadium Broadhall Way Stevenage Herts
Proposal : 5000 mm wide x 1000 mm high LED fixtures board (made up of a row of 5 x 960 x 960 x 90 mm cabinets) located over the east gate turnstile mounted in a 90 mm deep modular cabinet.
Date of Decision : 26.07.21
Decision : **Advertisement Consent is GRANTED**

43. Application No : 21/00636/TPCA
Date Received : 04.06.21
Location : The Marquis Of Granby North Road Stevenage Herts
Proposal : Trim and crown 1 No: Ash tree
Date of Decision : 26.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

44. Application No : 21/00637/PATELE
Date Received : 04.06.21
Location : Junction Of Clovelly Way And Symonds Green Lane Stevenage Herts SG1 2HX
Proposal : Prior approval for 1no. 20 metre telecommunications pole and associated ancillary works
Date of Decision : 13.07.21
Decision : **Prior Approval is REQUIRED and GIVEN**

45. Application No : 21/00638/PATELE
Date Received : 04.06.21
Location : Junction Of Corton Close And Fishers Green Road Stevenage Herts SG1 2LB
Proposal : Prior approval for 1no. 18 metre Phase 8 Monopole with a wrapround cabinet and associated ancillary works
Date of Decision : 19.07.21
Decision : **Prior Approval is REQUIRED and REFUSED**

The proposed development, by virtue of its siting and height would be an incongruous feature in the street scene and would have an unacceptable impact on views through, and across the common which forms part of a designated Green Link as well as the wider street scene, to the detriment of the visual amenities of the area. The benefits of the development do not outweigh the harm. The application is therefore contrary to Policies GD1, SP8 and NH4 of the Stevenage Local Plan (2019), the NPPF (2019) and Planning Practice Guidance (2014).

The applicant has failed to provide any evidence that the development would not harm any potential archaeological remains on the site, contrary to Policy NH9 of the Stevenage Local Plan (2019), the NPPF (2019) and Planning Practice Guidance (2014).

46. Application No : 21/00640/FPH
Date Received : 06.06.21
Location : 128 Fairview Road Stevenage Herts SG1 2NS
Proposal : Single storey rear extension
Date of Decision : 08.07.21
Decision : **Planning Permission is GRANTED**
47. Application No : 21/00641/FPH
Date Received : 07.06.21
Location : 68 Boxfield Green Stevenage Herts SG2 7DS
Proposal : First floor front extension, front porch and window canopies
Date of Decision : 08.07.21
Decision : **Planning Permission is GRANTED**
48. Application No : 21/00642/CLPD
Date Received : 07.06.21
Location : 121 Chalkdown Stevenage Herts SG2 7BN
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 26.07.21
Decision : **Certificate of Lawfulness is APPROVED**
49. Application No : 21/00644/PADEMO
Date Received : 07.06.21
Location : Garages No 28-72 At Dunn Close Stevenage Herts SG1 1SB
Proposal : Prior approval for demolition of garage compound
Date of Decision : 05.07.21
Decision : **Prior Approval is REQUIRED and REFUSED**

The application has provided insufficient information to allow the Local Planning Authority to assess the method of demolition to ensure the works would not cause unnecessary nuisance and disturbance to nearby residents and in terms of removal of materials and demolition methods. The proposal therefore fails to accord with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

50. Application No : 21/00646/FP
Date Received : 07.06.21
Location : Land Adjacent To 32 Chester Road Stevenage Herts SG1 4LE
Proposal : Change of use of public amenity land to private residential land and enclosure with 2m high fencing
Date of Decision : 27.07.21
Decision : **Planning Permission is GRANTED**
51. Application No : 21/00651/FPH
Date Received : 08.06.21
Location : 52 Anderson Road Stevenage Herts SG2 0LW
Proposal : Garage conversion to create habitable accommodation and increase in roof height.
Date of Decision : 27.07.21
Decision : **Planning Permission is GRANTED**
52. Application No : 21/00653/FP
Date Received : 08.06.21
Location : The Crooked Billet Symonds Green Lane Stevenage Herts
Proposal : Removal of existing timber structure and replaced with new timber structure with 50% open walls, removal of existing smoking shelter located to the front of the building
Date of Decision : 29.07.21
Decision : **Planning Permission is GRANTED**
53. Application No : 21/00654/CLED
Date Received : 09.06.21
Location : 20 Fox Road Stevenage Herts SG1 1JD
Proposal : Certificate of lawfulness for an existing first floor window and door entrance canopy
Date of Decision : 05.08.21
Decision : **Certificate of Lawfulness is APPROVED**

54. Application No : 21/00659/FPH
Date Received : 10.06.21
Location : 572 Ripon Road Stevenage Herts SG1 4NL
Proposal : Single storey front extension
Date of Decision : 12.07.21
Decision : **Planning Permission is GRANTED**
55. Application No : 21/00663/TPTPO
Date Received : 10.06.21
Location : 31 Woodland Way Stevenage Herts SG2 8BU
Proposal : Crown clean 1no. Scots Pine (T1) Protected by TPO17
Date of Decision : 29.07.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
56. Application No : 21/00672/HPA
Date Received : 14.06.21
Location : 9 Paddocks Close Stevenage Herts SG2 9UD
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height will be 3.00 metres and the height of the eaves will be 2.40 metres
Date of Decision : 19.07.21
Decision : **Prior Approval is NOT REQUIRED**
57. Application No : 21/00675/AD
Date Received : 14.06.21
Location : TSB Bank 35-37 Market Place Stevenage Herts
Proposal : 1no. internally illuminated fascia sign, 1no. internally illuminated projecting sign, 1no. non illuminated ATM surround and 1no. non illuminated double sided A frame
Date of Decision : 03.08.21
Decision : **Advertisement Consent is GRANTED**

58. Application No : 21/00678/HPA
Date Received : 14.06.21
Location : 30 Minerva Close Stevenage Herts SG2 7RA
Proposal : Single storey side and rear extension which will extend beyond the rear wall of the original house by 4.20metres, for which the maximum height will be 4.00metres and the height of the eaves will be 3.97metres
Date of Decision : 19.07.21
Decision : **Prior Approval is NOT REQUIRED**
59. Application No : 21/00681/AD
Date Received : 15.06.21
Location : McDonalds Monkswood Retail Park Elder Way Stevenage
Proposal : 1no. internally illuminated totem sign
Date of Decision : 03.08.21
Decision : **Advertisement Consent is REFUSED**

By virtue of its height and projection above the adjacent hedge on the boundary of the site with Monkswood Way, and its prominence in the street scene, the proposed totem sign would have a jarring and harmful impact upon the visual amenity of the area and would not be compatible with the street view. The proposed sign is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2019- 2031, the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2021) and the Planning Policy Guidance (2014).
60. Application No : 21/00683/COND
Date Received : 16.06.21
Location : Glaxo Sycamore House Leyden Road Stevenage Herts
Proposal : Discharge of conditions 3 (replacement tree) attached to planning permission reference number 20/00658/FP
Date of Decision : 16.07.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

61. Application No : 21/00684/FP
Date Received : 16.06.21
Location : 1 - 57 Tippett Court Stevenage Herts SG1 1XR
Proposal : Propose to remove the existing exterior timber cladding and rainwater goods and replace with Hardie Plank fibre cement cladding and replacement rainwater goods to flat blocks 1 2 3 and 4
Date of Decision : 21.07.21
Decision : **Planning Permission is GRANTED**
62. Application No : 21/00686/FP
Date Received : 17.06.21
Location : 1 - 12 Fieldgate House Exchange Road Stevenage Herts
Proposal : Removal of existing painted steel balustrades with mesh infill panels and replacement with new box-section balustrades with perforated infill panels to private balconies
Date of Decision : 03.08.21
Decision : **Planning Permission is GRANTED**
63. Application No : 21/00687/FP
Date Received : 17.06.21
Location : 12 - 23 Hillside House Stevenage Herts SG1 1PY
Proposal : Removal of existing painted steel balustrades with mesh infill panels and replacement with new box-section balustrades with perforated infill panels to private balconies
Date of Decision : 03.08.21
Decision : **Planning Permission is GRANTED**
64. Application No : 21/00689/NMA
Date Received : 17.06.21
Location : Sycamore House Leyden Road Stevenage Herts
Proposal : Non material amendment to full planning approval 19/00720/FP to relocate 3no. flues located on the roof
Date of Decision : 01.07.21
Decision : **Non Material Amendment AGREED**

65. Application No : 21/00690/NMA
Date Received : 17.06.21
Location : 395 Ripon Road Stevenage Herts SG1 4LU
Proposal : Non material amendment to 20/00270/FP to remove the front extension and replace with new front entrance doors and removal of roof lights from rear pitched roof
Date of Decision : 06.07.21
Decision : **Non Material Amendment AGREED**
66. Application No : 21/00692/NMA
Date Received : 18.06.21
Location : 13 Headingley Close Stevenage Herts SG1 3RU
Proposal : Non material amendment to planning permission 18/00744/FPH to extend the rear access towards the front of the house
Date of Decision : 06.07.21
Decision : **Non Material Amendment AGREED**
67. Application No : 21/00694/CLPD
Date Received : 18.06.21
Location : 179 Ascot Crescent Stevenage Herts SG1 5SY
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 03.08.21
Decision : **Certificate of Lawfulness is APPROVED**
68. Application No : 21/00700/FPH
Date Received : 22.06.21
Location : 30 Collenswood Road Stevenage Herts SG2 9ES
Proposal : Single Storey Rear Extension
Date of Decision : 29.07.21
Decision : **Planning Permission is GRANTED**

69. Application No : 21/00703/FP
Date Received : 22.06.21
Location : 60 Stoney Croft Stevenage Herts SG1 3TW
Proposal : Retrospective planning permission for change of use from public amenity land to residential land in order to create a single hardstand parking space and residential garden
Date of Decision : 29.07.21
Decision : **Planning Permission is GRANTED**

70. Application No : 21/00707/FPH
Date Received : 23.06.21
Location : 24 Hayley Common Stevenage Herts SG2 9JZ
Proposal : Two storey side extension
Date of Decision : 04.08.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, bulk, massing and height matching the existing dwelling, the extension would fail to relate to the dwelling in a visually suitable manner. It would not be subordinated to the dwelling and would harm the character and appearance of the dwelling as a result of its size and scale, an impact which would be exacerbated by the 'stepped in' rear element of the extension, providing a visually awkward and unfinished appearance to the extension and the dwelling. The proposed development is therefore contrary to Policies SP8 and GD1 of the Stevenage Local Plan 2011- 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009) and the National Planning Policy Framework (2021).

By virtue of the stepped nature of the flank elevation of the proposal, the extension would be at variance to the established character of the dwellings in the vicinity of the site which have flush flank elevations and would be an incongruous element of the street scene as a consequence. The proposed development would accordingly detract from the overall character and appearance of the street scene and is contrary to Policies SP8 and GD1 of the Stevenage Local Plan 2011- 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009) and the National Planning Policy Framework (2021).

By virtue of the lack of sufficient on- site parking for the property and a fourth bedroom at the dwelling arising from the proposal, the development would result in additional pressure for on-street parking in an already heavily parked road, to the detriment of highway safety. Moreover, it is not evident that a

car could easily access and egress the proposed parking space, potentially resulting in increased on- street parking, further exacerbating the parking shortage in the area. The proposed development is therefore contrary to Policy IT5 of the Stevenage Local Plan 2011- 2031 (2019), the Parking Provision Supplementary Planning Document (2020) and the National Planning Policy Framework (2021).

By virtue of its proximity to an existing mature ash tree on the site, the proposed hardstanding near the tree, and in the absence of an Arboricultural Impact Assessment regarding the potential impact of the proposal upon this tree, it is not known to what degree the proposed extension would adversely impact upon the tree. As well as future pressures to trim the tree considering its proximity to the proposed extension, the effect of the extension and the capping would quite possibly have a harmful impact upon the tree. In the absence of an Arboricultural Impact Assessment, it has not been able to fully assess this. The proposed development is therefore contrary to Policy NH5 of the Stevenage Local Plan 2011- 2031 (2019) and the National Planning Policy Framework (2021).

71. Application No : 21/00710/FPH
Date Received : 24.06.21
Location : 12 Torquay Crescent Stevenage Herts SG1 2RT
Proposal : Part two storey and part single storey front extension
Date of Decision : 04.08.21
Decision : **Planning Permission is GRANTED**
72. Application No : 21/00714/FPH
Date Received : 24.06.21
Location : 140 Fairview Road Stevenage Herts SG1 2NS
Proposal : Erection of 1no timber frame outbuilding to enclose a swimming pool in rear garden
Date of Decision : 21.07.21
Decision : **Planning Permission is GRANTED**

73. Application No : 21/00718/FPH
Date Received : 25.06.21
Location : 25 Wisden Road Stevenage Herts SG1 5NJ
Proposal : Single storey rear and front extension
Date of Decision : 22.07.21
Decision : **Planning Permission is GRANTED**
74. Application No : 21/00721/CLPD
Date Received : 26.06.21
Location : 1 Hayley Common Stevenage Herts SG2 9LA
Proposal : Certificate of lawfulness (Proposed) for the erection of a rear dormer window and installation of 3 no. roof lights.
Date of Decision : 03.08.21
Decision : **Certificate of Lawfulness is APPROVED**
75. Application No : 21/00731/FP
Date Received : 30.06.21
Location : 81A - 91A Mobbsbury Way Stevenage Herts SG2 0HY
Proposal : Replacement of existing flat roof finish with insulated bitumous felt including raising upstands to accommodate insulation and replacing/extending trim and fascia
Date of Decision : 03.08.21
Decision : **Planning Permission is GRANTED**
76. Application No : 21/00739/FPH
Date Received : 01.07.21
Location : 26 Rockingham Way Stevenage Herts SG1 1SQ
Proposal : Single storey rear extension
Date of Decision : 04.08.21
Decision : **Planning Permission is GRANTED**

77. Application No : 21/00752/FPH
Date Received : 07.07.21
Location : 38 Mildmay Road Stevenage Herts SG1 5TW
Proposal : Proposed single storey front extension
Date of Decision : 04.08.21
Decision : **Planning Permission is GRANTED**
78. Application No : 21/00755/FP
Date Received : 07.07.21
Location : 28 - 50 Briardale Stevenage Herts SG1 1TP
Proposal : Variation of condition 1 (Approved Plans) attached to planning permission 21/00359/FP
Date of Decision : 04.08.21
Decision : **Planning Permission is GRANTED**
79. Application No : 21/00758/FPH
Date Received : 08.07.21
Location : 4 Glanville Crescent Stevenage Herts SG1 4FW
Proposal : Single storey rear extension
Date of Decision : 04.08.21
Decision : **Planning Permission is GRANTED**
80. Application No : 21/00807/NMA
Date Received : 19.07.21
Location : Sycamore House Leyden Road Stevenage Herts
Proposal : Non material amendment to planning permission reference 19/00720/FP for the installation of a service gantry.
Date of Decision : 28.07.21
Decision : **Non Material Amendment AGREED**

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.