

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 : 19/00695/LB
Date Received : 27.11.19
Location : Favorite Chicken & Ribs 88 High Street Stevenage Herts
Proposal : Relocation of pillar to bring it in line with the property
Date of Decision : 15.09.21
Decision : **Listed Building Consent is GRANTED**

2. Application No : 20/00049/FP
Date Received : 22.01.20
Location : Favorite Chicken & Ribs 88 High Street Stevenage Herts
Proposal : Relocation of pillar to bring it in line with the property
Date of Decision : 15.09.21
Decision : **Planning Permission is GRANTED**

3. Application No : 21/00376/FP
Date Received : 09.04.21
Location : 166A High Street Stevenage Herts SG1 3LL
Proposal : Change of use from class E(G) Business use to Class C3(A) Dwellinghouses
Date of Decision : 13.09.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development would fail to meet national and the Council's minimum floor space standards for a two bed flat. It would be unable to provide a private garden or amenity space for future occupiers and it would be unable to provide suitable storage space for refuse and bicycles. The site is therefore considered to be too small to be able to satisfactorily accommodate the proposed development and the proposal represents an overdevelopment of the site, contrary to Policies SP7, SP8 and GD1 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Stevenage Design Guide (2009), the National Planning Policy Framework (2021) and the Planning Policy Guidance (2014).

The proposal would involve the unacceptable loss of office floor space (use class E(g)(i)). In the absence of evidence to demonstrate the site has been unsuccessfully marketed for a minimum of 6 months, the proposal is contrary to Policy EC7 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the National Planning Policy Framework (2021) and the Planning Policy Guidance (2014).

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 (2021) and Planning Practice Guidance (2014).

Due to the close proximity of the adjacent public house / restaurant with a beer garden immediately under the windows of the proposed residential rooms, commercial noise risks including noise of patrons within the beer garden, kitchen mechanical ventilation noise, cooling plant noise, food and drink deliveries and any music noise activities could adversely impact on the living environment of future occupiers. In the absence of a noise assessment to demonstrate otherwise, the proposal would be contrary to policies GD1 and FP8 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2021) and Planning Practice Guidance (2014).

4. Application No : 21/00727/TPCA
Date Received : 28.06.21
Location : 14 Church Lane Stevenage Herts SG1 3QR
Proposal : Reduction by 25% of 1no. Sycamore tree
Date of Decision : 27.08.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

5. Application No : 21/00729/FPH
Date Received : 29.06.21
Location : Priory Meadow Rectory Lane Stevenage Herts
Proposal : Two storey rear and side extensions and raising roof of existing dwelling
Date of Decision : 21.09.21
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The dwellinghouse as enlarged, by virtue of its siting, design and massing, will have an overbearing impact on the street scene thereby failing to preserve or enhance the St Nicholas and Rectory Lane Conservation Area. If approved the enlarged dwellinghouse would substantively harm the significance of the St Nicholas and Rectory Lane Conservation Area. The proposal is therefore contrary to Policies SP8, SP13, 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 (2021) and PPG (2014).

The existing dwellinghouse, due to its strong, distinct, architectural design makes a positive contribution to the St. Nicholas and Rectory Lane Conservation Area and overall enlargement would result in the loss of a locally important building and a non-designated heritage asset, to the detriment of the historic character of the Conservation Area. The proposal is therefore contrary to Policies SP8, SP13, 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 (2021) and PPG (2014).

6. Application No : 21/00734/FPH
Date Received : 01.07.21
Location : 63 Whitney Drive Stevenage Herts SG1 4BH
Proposal : Proposed part single, part two storey side and rear extensions
Date of Decision : 23.09.21
Decision : **Planning Permission is GRANTED**
7. Application No : 21/00762/FPH
Date Received : 09.07.21
Location : 111 Walkern Road Stevenage Herts SG1 3RB
Proposal : Variation of a condition to planning permission reference number 17/00529/FPH to alter proposed roof design to part single storey extension, to have a pitched roof and the raising of the ridge height to part two storey
Date of Decision : 01.09.21
Decision : **Planning Permission is GRANTED**
8. Application No : 21/00768/FPH
Date Received : 10.07.21
Location : 3 Twinwoods Stevenage Herts SG1 1RJ
Proposal : Erection of 1no. one bedroom annexe in rear garden
Date of Decision : 15.09.21
Decision : **Planning Permission is GRANTED**
9. Application No : 21/00769/FPH
Date Received : 11.07.21
Location : 85 Whitney Drive Stevenage Herts SG1 4BL
Proposal : Erection of side dormer window, alterations to windows, doors and external finishes.
Date of Decision : 06.09.21
Decision : **Planning Permission is GRANTED**

10. Application No : 21/00780/FPH
Date Received : 13.07.21
Location : 9 Newlyn Close Stevenage Herts SG1 2JD
Proposal : Loft conversion to a habitable space, including part removal of the existing rear pitched roof to create new rear dormer and 3 no. conservation roof windows to the front and the conversion of garage into a home office
Date of Decision : 06.09.21
Decision : **Planning Permission is GRANTED**
11. Application No : 21/00788/FP
Date Received : 15.07.21
Location : Former Kodak Site (Part Of) Bessemer Drive Stevenage Herts
Proposal : Temporary Change of Use to Bus Parking for 12 months, including temporary floodlighting, temporary building 3600 x 2400 and installation of temporary vehicle barriers
Date of Decision : 27.08.21
Decision : **Planning Permission is GRANTED**
12. Application No : 21/00793/FPH
Date Received : 15.07.21
Location : 28 The Dell Stevenage Herts SG1 1PH
Proposal : Single storey side / rear extension with roof lights
Date of Decision : 10.09.21
Decision : **Planning Permission is GRANTED**
13. Application No : 21/00795/COND
Date Received : 16.07.21
Location : Garages And Forecourt Area To The Rear Of 13 - 19 The Chace Stevenage Herts SG2 8QS
Proposal : Discharge of condition 12 (Climate Adaptation Measures) attached to planning permission number 20/00672/FP
Date of Decision : 06.09.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

14. Application No : 21/00799/PATELE
Date Received : 17.07.21
Location : Land Adjacent To 1-3 Hydean Way On Valley Way Stevenage Herts SG2 9XH
Proposal : Erection of 1no. 18metre telecommunications pole with wraparound cabinet at base, 3no. equipment cabinets and associated ancillary works
Date of Decision : 27.08.21
Decision : **Prior Approval is REQUIRED and GIVEN**
15. Application No : 21/00805/COND
Date Received : 19.07.21
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts
Proposal : Discharge of condition 7 (Noise impact assessment) attached to planning permission reference number 19/00123/FPM
Date of Decision : 23.09.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 21/00806/COND
Date Received : 19.07.21
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts
Proposal : Discharge of condition 4 (boundary treatments) attached to planning permission reference number 19/00123/FPM
Date of Decision : 23.09.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

17. Application No : 21/00811/CLPD
Date Received : 20.07.21
Location : 64 Wychdell Stevenage Herts SG2 8JD
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 07.09.21
Decision : **Certificate of Lawfulness is APPROVED**
18. Application No : 21/00813/FP
Date Received : 21.07.21
Location : Sainsbury's Plc Hitchin Road Stevenage Herts
Proposal : Change of use of 8 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy
Date of Decision : 15.09.21
Decision : **Planning Permission is GRANTED**
19. Application No : 21/00814/AD
Date Received : 21.07.21
Location : Sainsbury's Plc Hitchin Road Stevenage Herts
Proposal : Installation of 1no. illuminated fascia sign, 3no. non-illuminated digitally printed vinyl laminate, 6no. non-illuminated banners / hoardings
Date of Decision : 15.09.21
Decision : **Advertisement Consent is GRANTED**

20. Application No : 21/00820/CPA
Date Received : 22.07.21
Location : Bank House Primett Road Stevenage Herts
Proposal : Conversion of existing office building into 21no. one bedroom flats and 3no. two bedroom residential flats
Date of Decision : 13.09.21
Decision : **Prior Approval is REQUIRED and GIVEN**
21. Application No : 21/00822/PATELE
Date Received : 23.07.21
Location : Canterbury Way Street Works Stevenage Herts SG1 4LL
Proposal : Proposed 5G telecoms installation: H3G Phase 8 18m high street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets
Date of Decision : 27.08.21
Decision : **Prior Approval is REQUIRED and GIVEN**
22. Application No : 21/00827/FPH
Date Received : 25.07.21
Location : 52 St. Albans Drive Stevenage Herts SG1 4RU
Proposal : Single storey rear extension and flue serving wood burning stove
Date of Decision : 09.09.21
Decision : **Planning Permission is GRANTED**
23. Application No : 21/00830/FPH
Date Received : 27.07.21
Location : 9 Shephall Lane Stevenage Herts SG2 8DH
Proposal : Proposed single storey front extension, part single storey and part two storey rear extension
Date of Decision : 10.09.21
Decision : **Planning Permission is GRANTED**

24. Application No : 21/00837/CLPD
Date Received : 29.07.21
Location : 24 Kings Walden Rise Stevenage Herts SG2 0JX
Proposal : Certificate of lawfulness for proposed single storey rear extension
Date of Decision : 30.08.21
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 21/00848/COND
Date Received : 02.08.21
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts
Proposal : Discharge of condition 12 (Landscape and Ecological Management Plan) attached to planning permission number 19/00123/FPM
Date of Decision : 23.09.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
26. Application No : 21/00851/FPH
Date Received : 03.08.21
Location : 185 Chertsey Rise Stevenage Herts SG2 9JG
Proposal : Single storey side extension with mono pitch roof and velux roof light
Date of Decision : 10.09.21
Decision : **Planning Permission is GRANTED**

27. Application No : 21/00852/HPA
Date Received : 03.08.21
Location : 167 Raleigh Crescent Stevenage Herts SG2 0EA
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.50 metres, for which the maximum height will be 3.30 metres and the height of the eaves will be 2.50 metres
Date of Decision : 06.09.21
Decision : **Prior Approval is NOT REQUIRED**
28. Application No : 21/00854/NMA
Date Received : 03.08.21
Location : Sycamore House Leyden Road Stevenage Herts
Proposal : Non material amendment to planning permission reference 19/00720/FP for revised plans to avoid conflict with existing underground services and utilities
Date of Decision : 30.08.21
Decision : **Non Material Amendment AGREED**
29. Application No : 21/00870/CLPD
Date Received : 06.08.21
Location : 15 Minerva Close Stevenage Herts SG2 7RA
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 22.09.21
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 21/00873/CLPD
Date Received : 07.08.21
Location : 28 Manchester Close Stevenage Herts SG1 4TQ
Proposal : Certificate of Lawfulness for proposed garage conversion
Date of Decision : 13.09.21
Decision : **Certificate of Lawfulness is APPROVED**

31. Application No : 21/00875/COND
Date Received : 08.08.21
Location : Sycamore House Leyden Road Stevenage Herts
Proposal : Discharge of conditions 5 (Landscaping) attached to planning permission reference number 19/00720/FP
Date of Decision : 30.08.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
32. Application No : 21/00877/TPCA
Date Received : 10.08.21
Location : Thomas Alleyns School High Street Stevenage Herts
Proposal : Crown reduction by up to 4m to previous points. Prune to clear building by approximately 2m and lift to 2.5m 1 no: Field Maple No: 3, Reduce back to edge of tennis courts to viable growth where possible; this will amount to up to 3 metres of growth. Lift crown to 2 m above the top of the building. Remove epicormic growth at base 1No: Sycamore tree No: 52
Date of Decision : 21.09.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
33. Application No : 21/00881/FPH
Date Received : 10.08.21
Location : 20 Aldock Road Stevenage Herts SG1 3SJ
Proposal : Single storey rear extension
Date of Decision : 10.09.21
Decision : **Planning Permission is GRANTED**

34. Application No : 21/00883/NMA
Date Received : 10.08.21
Location : 9 Sefton Road Stevenage Herts SG1 5RH
Proposal : Non material amendment to raise existing roof to converted garage and a new door and window to rear elevation attached to planning permission 20/00757/FPH
Date of Decision : 06.09.21
Decision : **Non Material Amendment AGREED**
35. Application No : 21/00887/TPCA
Date Received : 11.08.21
Location : 5 Dunwich Farm Stevenage Herts SG1 2JX
Proposal : Reduce by 30% and shape 1No: Pussy Willow (T1), Trim to shape 1No: Laurel Hedge (H1), Remove low limb over Laurel Hedge 1No: Willow tree (T3) and Fell 1 No: Elder tree (T4)
Date of Decision : 21.09.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
36. Application No : 21/00888/FPH
Date Received : 11.08.21
Location : 28 Burwell Road Stevenage Herts SG2 9RH
Proposal : Single storey front extension
Date of Decision : 10.09.21
Decision : **Planning Permission is GRANTED**

37. Application No : 21/00889/FPH
Date Received : 11.08.21
Location : 30 Kingfisher Rise Stevenage Herts SG2 9PF
Proposal : Single storey front and side extension, single storey rear extension including alterations to existing front extension
Date of Decision : 10.09.21
Decision : **Planning Permission is GRANTED**
38. Application No : 21/00890/TPCA
Date Received : 11.08.21
Location : 7 Essex Road Stevenage Herts SG1 3EZ
Proposal : Crown reduce by 2 m to viable growth points 1No: Cherry Plum Tree (1) and Crown reduce by 2 m to viable growth points 1No: Cherry Plum Tree (2)
Date of Decision : 22.09.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
39. Application No : 21/00894/CLPD
Date Received : 13.08.21
Location : 17 Berkeley Close Stevenage Herts SG2 8SG
Proposal : Certificate of lawfulness for proposed garage conversion
Date of Decision : 22.09.21
Decision : **Certificate of Lawfulness is APPROVED**
40. Application No : 21/00897/CLPD
Date Received : 13.08.21
Location : 118 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Certificate of lawfulness for proposed Loft conversion with rear and side dormer and roof lights to the front
Date of Decision : 10.09.21
Decision : **Certificate of Lawfulness is APPROVED**

41. Application No : 21/00903/COND
Date Received : 17.08.21
Location : Glaxo Sycamore House Leyden Road Stevenage Herts
Proposal : Discharge of condition 8 (Automatic Barrier) and condition 6 (cycle shelter) attached to planning permission reference number 19/00720/FP
Date of Decision : 23.09.21
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
42. Application No : 21/00921/FPH
Date Received : 20.08.21
Location : 63 Grenville Way Stevenage Herts SG2 8XZ
Proposal : Single storey front extension
Date of Decision : 23.09.21
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.