

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 : 21/00451/COND
Date Received : 27.04.21
Location : 83 Penn Road Stevenage Herts SG1 1HT
Proposal : Discharge of conditions 5 (climate change and energy efficiency) and 6 (boundary treatments) attached to planning permission reference number 18/00406/FP
Date of Decision : 11.01.22
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

2. Application No : 21/00506/COND
Date Received : 05.05.21
Location : 83 Penn Road Stevenage Herts SG1 1HT
Proposal : Discharge of condition 4 (Bin and cycle stores) attached to planning permission reference number 18/00406/FP
Date of Decision : 11.01.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 21/00843/CPA
Date Received : 30.07.21
Location : 50 High Street Stevenage Herts SG1 3EF
Proposal : Prior approval for change of use from offices (Use Class B1(a)) to 2no. residential flats (Use Class C3).
Date of Decision : 21.01.22
Decision : **Prior Approval is REQUIRED and GIVEN**
4. Application No : 21/00924/AD
Date Received : 20.08.21
Location : Roundabout At Broadhall Way And Valley Way Stevenage Herts
Proposal : Erection of 4no. non-illuminated sponsorship signs on roundabout
Date of Decision : 30.12.21
Decision : **Advertisement Consent is REFUSED**

The proposed sponsorship signs exceed the maximum height requirements of 700mm with the proposal being 1.2m in height. Furthermore, the sponsorship sign exceeds the minimum width clearance from the kerb of 0.5m. Therefore, the proposed sign is considered to be acceptable in terms of highway safety.
5. Application No : 21/00927/FPH
Date Received : 22.08.21
Location : 50 Buckthorn Avenue Stevenage Herts SG1 1TU
Proposal : Two storey side extension and garage conversion to form annexe.
Date of Decision : 26.01.22
Decision : **Planning Permission is GRANTED**

6. Application No : 21/00962/AD
Date Received : 01.09.21
Location : Roundabout At Junction Of Clovelly Way And Rutherford Close Stevenage
Proposal : Erection of 4no. non-illuminated sponsorship signs placed on Clovelly Way/Rutherford Close roundabout
Date of Decision : 30.12.21
Decision : **Advertisement Consent is REFUSED**

The Inscribed Circle Diameter (ICD) of the roundabout for the proposed signage is less than the 28 meter requirement. Therefore, the proposed sponsorship signage would be unacceptable in highway safety terms.
7. Application No : 21/00976/FP
Date Received : 06.09.21
Location : 10 Middle Row Stevenage Herts SG1 3AW
Proposal : Installation of ventilation canopy and extraction system
Date of Decision : 21.01.22
Decision : **Planning Permission is GRANTED**
8. Application No : 21/00977/AD
Date Received : 06.09.21
Location : 10 Middle Row Stevenage Herts SG1 3AW
Proposal : 1no. externally illuminated timber fascia sign
Date of Decision : 21.01.22
Decision : **Advertisement Consent is GRANTED**

9. Application No : 21/00986/AD
Date Received : 07.09.21
Location : Fairlands Way And Gresley Way Roundabout Stevenage Herts
Proposal : Erection of 4no. non-illuminated sponsorship signs on Fairlands Way and Gresley Way roundabout, 4no. non-illuminated sponsorship signs on Martins Way and Birdwing Walk roundabout, 3no. non-illuminated sponsorship signs on Martins way and Gresley Way roundabout and 3no. non-illuminated sponsorship signs on Gresley Way and Glanville Crescent roundabout
Date of Decision : 30.12.21
Decision : **GRANT AND REFUSAL OF CONSENT**
The Inscribed Circle Diameter (ICD) of the roundabout STE18 Fairlands Way and Gresley Way for the proposed signage is less than the 28 meter requirement. Therefore, the proposed sponsorship signage on this roundabout would be unacceptable in highway safety terms.
10. Application No : 21/01043/FPH
Date Received : 22.09.21
Location : 82 Mobbsbury Way Stevenage Herts SG2 0HX
Proposal : Demolition of existing side garage and construction of single storey rear and side extension.
Date of Decision : 19.01.22
Decision : **Planning Permission is GRANTED**
11. Application No : 21/01076/FPH
Date Received : 03.10.21
Location : 109 Minehead Way Stevenage Herts SG1 2JH
Proposal : Single storey rear extension, front lean to extension and partial garage conversion including raising of existing rear garage roof
Date of Decision : 05.01.22
Decision : **Planning Permission is GRANTED**

12. Application No : 21/01134/COND
Date Received : 20.10.21
Location : 63 Whitney Drive Stevenage Herts SG1 4BH
Proposal : Discharge of condition 3 (Tree Protection), 4 (Tree Protection) and 5 (Construction details) attached to planning permission reference number 21/00734/FPH
Date of Decision : 05.01.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
13. Application No : 21/01154/FPH
Date Received : 25.10.21
Location : 40 Knights Templars Green Stevenage Herts SG2 0JY
Proposal : Construction of a rear dormer window and raising the ridge height
Date of Decision : 21.01.22
Decision : **Planning Permission is REFUSED**
For the following reason(s);
14. Application No : 21/01163/FP
Date Received : 26.10.21
Location : Garages Adjacent No 127 Scarborough Ave Stevenage Herts
Proposal : Demolition of existing garages and replacement with two blocks of 6 no. garages on existing slab and foundations
Date of Decision : 23.12.21
Decision : **Planning Permission is GRANTED**

15. Application No : 21/01171/FP
Date Received : 30.10.21
Location : 53-67 Jessop Road Stevenage Herts SG1 5LQ
Proposal : Replacement of dark brown boarding to parts of first floor external walls with dark brown fibre cement boarding
Date of Decision : 29.12.21
Decision : **Planning Permission is GRANTED**
16. Application No : 21/01172/FP
Date Received : 30.10.21
Location : 107-121 Jessop Road Stevenage Herts SG1 5LH
Proposal : Replacement of dark brown boarding to parts of first floor external walls with dark brown fibre cement boarding
Date of Decision : 29.12.21
Decision : **Planning Permission is GRANTED**
17. Application No : 21/01173/FP
Date Received : 30.10.21
Location : 207-221 Jessop Road Stevenage Herts SG1 5LR
Proposal : Replacement of dark brown boarding to parts of first floor external walls with dark brown fibre cement boarding
Date of Decision : 29.12.21
Decision : **Planning Permission is GRANTED**

18. Application No : 21/01184/TPTPO
Date Received : 02.11.21
Location : 18 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Reduction of crown, up to 25%, back to suitable growth points and the removal of Ivy to Hornbeam Tree (G2) protected by Tree Preservation Order 10 (Amended Description)
Date of Decision : 26.01.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
19. Application No : 21/01190/FP
Date Received : 04.11.21
Location : 8 Park Place Town Centre Stevenage Herts
Proposal : Change of use from existing retail shop (Class Ea) to hot food takeaway (Sui Generis)
Date of Decision : 14.01.22
Decision : **Planning Permission is GRANTED**
20. Application No : 21/01197/COND
Date Received : 04.11.21
Location : Site Office Marshgate Car Park St. Georges Way Stevenage
Proposal : Discharge of condition 13 (External lighting) attached to planning permission 21/00627/FPM
Date of Decision : 13.01.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

21. Application No : 21/01198/FP
Date Received : 05.11.21
Location : 162 Grace Way Stevenage Herts SG1 5AG
Proposal : Removal of existing vertical timber cladding and concrete hung tile cladding to parts of first floor external walls and replacement with new fire rated fibre cement weatherboarding
Date of Decision : 29.12.21
Decision : **Planning Permission is GRANTED**
22. Application No : 21/01201/FP
Date Received : 05.11.21
Location : 3A Stevenage Leisure Park Kings Way Stevenage Herts
Proposal : Change of Use to Class E (d) (Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)
Date of Decision : 07.01.22
Decision : **Planning Permission is GRANTED**
23. Application No : 21/01205/FP
Date Received : 05.11.21
Location : 192 - 200 Grace Way Stevenage Herts SG1 5AG
Proposal : Removal of existing vertical timber cladding and concrete hung tile cladding to parts of first floor external walls and replacement with new fire rated fibre cement weatherboarding
Date of Decision : 17.01.22
Decision : **Planning Permission is GRANTED**

24. Application No : 21/01206/FP
Date Received : 06.11.21
Location : 83 Penn Road Stevenage Herts SG1 1HT
Proposal : Variation to condition 1 (approved plans) attached to planning permission reference number 18/00406/FP to add dormer windows
Date of Decision : 13.01.22
Decision : **Planning Permission is GRANTED**
25. Application No : 21/01207/CLPD
Date Received : 06.11.21
Location : 57 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 06.01.22
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

Under planning permission reference 2/0383/93, the permitted development rights were removed for all enlargements, improvement or other alterations as defined under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 1988 (as amended). As such, the single storey rear extension will require planning permission.
26. Application No : 21/01209/FPH
Date Received : 08.11.21
Location : 103 Broad Oak Way Stevenage Herts SG2 8RB
Proposal : Single storey rear extension and first floor side extension above existing Annex
Date of Decision : 26.01.22
Decision : **Planning Permission is GRANTED**

27. Application No : 21/01213/FPH
Date Received : 09.11.21
Location : 49 Webb Rise Stevenage Herts SG1 5QE
Proposal : Demolition of existing outbuilding and single storey rear extension.
Date of Decision : 18.01.22
Decision : **Planning Permission is GRANTED**
28. Application No : 21/01214/FPH
Date Received : 09.11.21
Location : 9 Woodfield Road Stevenage Herts SG1 4BP
Proposal : Erection of front garage extension and alterations to front boundary wall including new entrance gates
Date of Decision : 07.01.22
Decision : **Planning Permission is GRANTED**
29. Application No : 21/01215/FP
Date Received : 09.11.21
Location : 7 Medalls Path Stevenage Herts SG2 9DX
Proposal : Change of use from amenity land to hardstanding for parking of 2 vehicles
Date of Decision : 30.12.21
Decision : **Planning Permission is GRANTED**
30. Application No : 21/01218/TPTPO
Date Received : 10.11.21
Location : 117 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Reduce back limb by 40% to reduce over hanging over road
Reduce by 20% and remove deadwood to 1No: Oak tree (T24) protected by TPO 22
Date of Decision : 04.01.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

31. Application No : 21/01225/FPH
Date Received : 12.11.21
Location : 12 St. Davids Close Stevenage Herts SG1 4UZ
Proposal : Single storey rear extension.
Date of Decision : 20.01.22
Decision : **Planning Permission is GRANTED**
32. Application No : 21/01227/FPH
Date Received : 12.11.21
Location : 20 Fellowes Way Stevenage Herts SG2 8BW
Proposal : Single storey front extension
Date of Decision : 31.12.21
Decision : **Planning Permission is GRANTED**
33. Application No : 21/01244/FP
Date Received : 17.11.21
Location : 42 Sandown Road Stevenage Herts SG1 5SF
Proposal : Erection of 1 no. 4 bed detached house
Date of Decision : 14.01.22
Decision : **Planning Permission is GRANTED**
34. Application No : 21/01245/TPCA
Date Received : 17.11.21
Location : 6 Julians Road Stevenage Herts SG1 3ES
Proposal : Reduce by 2-3 metres in height and laterally to 1no: Ash tree (T1)
Date of Decision : 23.12.21
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

35. Application No : 21/01248/TPTPO
Date Received : 18.11.21
Location : 1 - 12 Tippett Court Stevenage Herts SG1 1XR
Proposal : Crown reduce by 25% to 1No: Ash Tree (T32) and 1No: Norway Maple (T33) protected by TPO31 to allow more light into the property flats
Date of Decision : 10.01.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
36. Application No : 21/01249/CLPD
Date Received : 18.11.21
Location : 14 Chells Way Stevenage Herts SG2 0LA
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 07.01.22
Decision : **Certificate of Lawfulness is APPROVED**
37. Application No : 21/01255/HPA
Date Received : 23.11.21
Location : 28 Turpins Rise Stevenage Herts SG2 8QR
Proposal : Single storey extension which will extend beyond the rear wall of the original house by 4.70m, for which the maximum height will be 3.94m and the height of the eaves will be 2.55m
Date of Decision : 06.01.22
Decision : **Prior Approval is NOT REQUIRED**
38. Application No : 21/01258/FPH
Date Received : 24.11.21
Location : 41 Boxfield Green Stevenage Herts SG2 7DR
Proposal : Single storey front extension and two storey side extension
Date of Decision : 13.01.22
Decision : **Planning Permission is GRANTED**

39. Application No : 21/01260/FPH
Date Received : 25.11.21
Location : 38 Grove Road Stevenage Herts SG1 3NU
Proposal : Single storey rear extension
Date of Decision : 19.01.22
Decision : **Planning Permission is GRANTED**
40. Application No : 21/01262/CLPD
Date Received : 25.11.21
Location : 4 Spencer Way Stevenage Hertfordshire SG2 8GD
Proposal : Certificate of lawfulness for single storey side extension
Date of Decision : 19.01.22
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

On the basis of the information submitted, following the demolition of the garage, the width of the proposed extension would be more than half the width of the original dwelling. Therefore the development would fail to accord with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore, requires planning permission.

On the basis of the information submitted, the proposed extension would be extending beyond the principal elevation of the existing garage fronting a highway. Therefore the development would fail to accord with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore, requires planning permission.

41. Application No : 21/01263/FPH
Date Received : 26.11.21
Location : 2 Beech Drive Stevenage Herts SG2 9TA
Proposal : Single Storey Front Extension
Date of Decision : 06.01.22
Decision : **Planning Permission is GRANTED**

42. Application No : 21/01268/FPH
Date Received : 26.11.21
Location : 56 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Part first-floor, part two-storey rear extension.
Date of Decision : 17.01.22
Decision : **Planning Permission is GRANTED**
43. Application No : 21/01278/COND
Date Received : 29.11.21
Location : Chells Way Service Station Chells Way Stevenage Herts
Proposal : Discharge of condition 9 - construction management plan of planning permission 20/00558/OP
Date of Decision : 10.01.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 21/01280/CLPD
Date Received : 30.11.21
Location : 13 Manchester Close Stevenage Herts SG1 4TQ
Proposal : Certificate of Lawfulness for proposed single storey rear extension
Date of Decision : 24.01.22
Decision : **Certificate of Lawfulness is APPROVED**
45. Application No : 21/01282/FPH
Date Received : 30.11.21
Location : 20 Headingley Close Stevenage Herts SG1 3RU
Proposal : Single storey front extension, garage conversion and erection of a single storey rear extension, following demolition of rear conservatory
Date of Decision : 18.01.22
Decision : **Planning Permission is GRANTED**

46. Application No : 21/01285/FPH
Date Received : 01.12.21
Location : 8 West Reach Stevenage Herts SG2 9AS
Proposal : Single storey rear extension
Date of Decision : 25.01.22
Decision : **Planning Permission is GRANTED**
47. Application No : 21/01289/CLPD
Date Received : 03.12.21
Location : 14 Barclay Crescent Stevenage Herts SG1 3NA
Proposal : Certificate of Lawfulness for proposed Construction of dormer to facilitate loft conversion
Date of Decision : 17.01.22
Decision : **Certificate of Lawfulness is APPROVED**
48. Application No : 21/01294/FPH
Date Received : 07.12.21
Location : 234 Mildmay Road Stevenage Herts SG1 5SR
Proposal : Two-storey front extension
Date of Decision : 11.01.22
Decision : **Planning Permission is GRANTED**
49. Application No : 21/01297/PADEMO
Date Received : 07.12.21
Location : Swingate House Danestrete Stevenage Herts
Proposal : Prior approval for demolition of Swingate House
Date of Decision : 30.12.21
Decision : **Prior Approval is NOT REQUIRED**

50. Application No : 21/01298/CLPD
Date Received : 07.12.21
Location : 16 Woodfield Road Stevenage Herts SG1 4BP
Proposal : Certificate of lawfulness (proposed) for the erection of an outbuilding
Date of Decision : 31.12.21
Decision : **Certificate of Lawfulness is APPROVED**
51. Application No : 21/01299/FPH
Date Received : 08.12.21
Location : 1 Brimstone Drive Stevenage Herts SG1 4FX
Proposal : Part two storey, part single storey side extension, single storey front and rear extensions, partial garage conversion and outbuilding
Date of Decision : 27.01.22
Decision : **Planning Permission is GRANTED**
52. Application No : 21/01303/FPH
Date Received : 08.12.21
Location : 31 Lawrence Avenue Stevenage Herts SG1 3JX
Proposal : Single storey rear extension
Date of Decision : 27.01.22
Decision : **Planning Permission is GRANTED**
53. Application No : 21/01304/TPCA
Date Received : 09.12.21
Location : 115 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Removal of 1No: Cedar tree (T1) This tree is to be removed to ground level
Date of Decision : 20.01.22
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

54. Application No : 21/01307/FPH
Date Received : 10.12.21
Location : 49 Shephall View Stevenage Herts SG1 1RW
Proposal : Single storey front extension and change of use from public amenity space to private residential land for a single storey side extension and hardstand to the front of the property for parking of one vehicle
Date of Decision : 24.01.22
Decision : **Planning Permission is GRANTED**
55. Application No : 21/01308/FP
Date Received : 10.12.21
Location : 260 - 268 Grace Way Stevenage Herts SG1 5AL
Proposal : Removal of existing vertical timber cladding and concrete hung tile cladding to parts of first floor external walls and replacement with new fire rated fibre cement weatherboarding.
Removal of existing uPVC communal entrance doors and windows and replacement with new aluminium entrance doors and curtain walling system.
Removal of existing roof tiles and replacement with new flat concrete tiles to match existing colour.
Date of Decision : 11.01.22
Decision : **Planning Permission is GRANTED**
56. Application No : 21/01312/FP
Date Received : 10.12.21
Location : 284 - 286 Grace Way Stevenage Herts SG1 5AN
Proposal : Removal of existing vertical timber cladding and concrete hung tile cladding to parts of first floor external walls and replacement with new fire rated fibre cement weatherboarding.
Removal of existing uPVC communal entrance doors and windows and replacement with new aluminium entrance doors and curtain walling system.
Removal of existing roof tiles and replacement with new flat concrete tiles to match existing colour.
Date of Decision : 11.01.22
Decision : **Planning Permission is GRANTED**

57. Application No : 21/01313/FPH
Date Received : 11.12.21
Location : 1 Keats Close Stevenage Herts SG2 0JD
Proposal : Part double and part single storey side extension
Date of Decision : 10.01.22
Decision : **Planning Permission is GRANTED**
58. Application No : 21/01319/NMA
Date Received : 14.12.21
Location : 98 Telford Avenue Stevenage Herts SG2 0AJ
Proposal : Non material amendment to planning permission reference number 21/00617/FPH to reduce length of extension and alter side fenestration
Date of Decision : 10.01.22
Decision : **Non Material Amendment AGREED**
59. Application No : 21/01320/FP
Date Received : 14.12.21
Location : 390- 398 Grace Way Stevenage Herts SG1 5AR
Proposal : Removal of existing vertical timber cladding and concrete hung tile cladding to parts of first floor external walls and replacement with new fire rated fibre cement weatherboarding

Removal of existing uPVC communal entrance doors and windows and replacement with new aluminium entrance doors and curtain walling system.

Removal of existing roof tiles and replacement with new flat concrete tiles to match existing colour.
Date of Decision : 11.01.22
Decision : **Planning Permission is GRANTED**

60. Application No : 21/01331/FPH
Date Received : 15.12.21
Location : 206 Broadwater Crescent Stevenage Herts SG2 8ER
Proposal : Single storey front extension
Date of Decision : 21.01.22
Decision : **Planning Permission is GRANTED**
61. Application No : 21/01332/FP
Date Received : 15.12.21
Location : Hampson Park Community Centre Pin Green Community Association Hampson Park Webb Rise
Proposal : Proposed external canopy
Date of Decision : 12.01.22
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.