

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 : 20/00550/COND
Date Received : 30.09.20
Location : 145 Scarborough Avenue Stevenage Herts SG1 2HQ
Proposal : Discharge of conditions 4 (Bin Stores), 5 (Landscaping), 9 (Site Waste Management), 11 (Noise), 17 (Construction Management Plan) and 18 (Electric Vehicle Charging Points) attached to planning permission reference 19/00136/FPM
Date of Decision : 02.02.22
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 : 21/00740/COND
Date Received : 01.07.21
Location : Michael Faraday House Six Hills Way Stevenage Herts
Proposal : Discharge of condition 8 (surface water drainage scheme) attached to planning permission number 20/00403/FP
Date of Decision : 10.02.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
3. Application No : 21/00996/AD
Date Received : 08.09.21
Location : Roundabout At Junction Of Lytton Way And Trinity Road And Roundabout At Junction Of Fairlands Way And Grace Way Stevenage Herts
Proposal : Erection of 2no. non-illuminated sponsorship signs on Lytton Way/Trinity Road roundabout and 3no. non-illuminated sponsorship signs on Fairlands Way/Grace Way roundabout.
Date of Decision : 16.02.22
Decision : **Advertisement Consent is GRANTED**
4. Application No : 21/01117/FPH
Date Received : 14.10.21
Location : 52 Stanmore Road Stevenage Herts SG1 3QF
Proposal : Part single storey part two storey rear extension
Date of Decision : 18.02.22
Decision : **Planning Permission is GRANTED**

5. Application No : 21/01147/FP
Date Received : 18.10.21
Location : 4 Park Place Town Centre Stevenage Herts
Proposal : Change of use from existing shop (Class E a) to hot food takeaway (Sui Generis)
Date of Decision : 18.02.22
Decision : **Planning Permission is GRANTED**
6. Application No : 21/01146/FPH
Date Received : 22.10.21
Location : 126 Broad Oak Way Stevenage Herts SG2 8RB
Proposal : Part single-storey, part two-storey rear extension and insertion of side facing windows
Date of Decision : 28.02.22
Decision : **Planning Permission is GRANTED**
7. Application No : 21/01148/COND
Date Received : 22.10.21
Location : Marshgate Car Park St. Georges Way Stevenage Herts
Proposal : Discharge of conditions 15 (Drainage Works) attached to planning permission application number 21/00627/FPM
Date of Decision : 10.02.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 21/01187/FP
Date Received : 03.11.21
Location : Meggitt Horizon Technology Park Six Hills Way Stevenage
Proposal : Erection of 2x flues to exterior of building
Date of Decision : 07.02.22
Decision : **Planning Permission is GRANTED**

9. Application No : 21/01189/FPH
Date Received : 04.11.21
Location : 2 Southwold Close Stevenage Herts SG1 2XL
Proposal : Demolition of existing conservatory to facilitate the erection of a single storey rear extension
Date of Decision : 11.02.22
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed extension, by reason of its depth and positioning at the side boundary would result in the loss of a significant level of natural light to the amenity space of the neighbouring property at no. 3 Southwold Close, and also have an adverse impact upon the outlook from the property. It is considered that this would have an adverse impact upon the residential amenity of the occupants of the neighbouring residents and the enjoyment of their property, contrary to policies SP8 and GD1 of the Stevenage Borough Local Plan (2021-2031) and paragraphs 130 and 134 of the NPPF.

The proposed extension, by reason of its depth and positioning at the side boundary in conjunction with the presence of no. 5 Dunwich Farm and its presence immediately adjacent to the boundary would have an enclosing impact upon the amenity space of no. 3 Southwold Close, to the detriment of the enjoyment of this property. The proposal is therefore contrary to policies SP8 and GD1 of the Stevenage Borough Local Plan (2021-2031) and paragraphs 130 and 134 of the NPPF.

has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

10. Application No : 21/01192/COND
Date Received : 04.11.21
Location : Land Bordered By Ashdown Road, Malvern Close And Hertford Road Stevenage SG2 8BG
Proposal : Discharge of condition 7 (External Lighting) attached to planning permission number 18/00401/FP
Date of Decision : 01.02.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

11. Application No : 21/01200/FPH
Date Received : 05.11.21
Location : 5 St. Andrews Drive Stevenage Herts SG1 4UY
Proposal : Single storey rear extension
Date of Decision : 07.02.22
Decision : **Planning Permission is GRANTED**
12. Application No : 21/01208/FPH
Date Received : 06.11.21
Location : 86 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Single storey rear extension
Date of Decision : 03.02.22
Decision : **Planning Permission is GRANTED**
13. Application No : 21/01212/COND
Date Received : 09.11.21
Location : Matalan Unit B-C Danestrete Stevenage
Proposal : Part discharge of conditions 8 (Bird and Bat Boxes) and 24 (Surface Water Drainage) attached to planning permission 20/00643/RMM to allow commencement of Phase 1 of construction
Date of Decision : 15.02.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
14. Application No : 21/01228/FPH
Date Received : 12.11.21
Location : 105 Walkern Road Stevenage Herts SG1 3RB
Proposal : Two storey rear extension and front porch
Date of Decision : 18.02.22
Decision : **Planning Permission is GRANTED**

15. Application No : 21/01230/FPH
Date Received : 13.11.21
Location : 12 Milestone Close Stevenage Herts SG2 9RR
Proposal : Retrospective planning permission for the retention of a single storey rear extension
Date of Decision : 22.02.22
Decision : **Planning Permission is GRANTED**
16. Application No : 21/01237/FP
Date Received : 16.11.21
Location : Unit 14 Gunnels Wood Park Gunnels Wood Road Stevenage
Proposal : Installation of 16no external air conditioning units
Date of Decision : 01.03.22
Decision : **Planning Permission is GRANTED**
17. Application No : 21/01295/FPH
Date Received : 07.12.21
Location : 186 Bedwell Crescent Stevenage Herts SG1 1NE
Proposal : Single storey front extension, part single-storey, part two-storey side and rear extensions.
Date of Decision : 01.02.22
Decision : **Planning Permission is GRANTED**
18. Application No : 21/01314/FPH
Date Received : 12.12.21
Location : 4 Dryden Crescent Stevenage Herts SG2 0JB
Proposal : Single storey rear extension
Date of Decision : 02.02.22
Decision : **Planning Permission is GRANTED**

19. Application No : 21/01315/FP
Date Received : 13.12.21
Location : 300 - 308 Grace Way Stevenage Herts SG1 5AN
Proposal : Removal of existing 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 : 31.01.22
Decision : **Planning Permission is GRANTED**
20. Application No : 21/01318/FPH
Date Received : 14.12.21
Location : 34 Blenheim Way Stevenage Herts SG2 8TE
Proposal : Single Storey Rear and Side Extensions
Date of Decision : 28.01.22
Decision : **Planning Permission is GRANTED**
21. Application No : 21/01321/FP
Date Received : 14.12.21
Location : 452-460 Grace Way Stevenage Herts SG1 5AT
Proposal : Removal of cladding to parts of first floor external walls, replacing doors and windows, installing a curtain walling system and replacement of roof tiles
Date of Decision : 08.02.22
Decision : **Planning Permission is GRANTED**

22. Application No : 21/01322/FP
Date Received : 14.12.21
Location : 510 - 520 Grace Way Stevenage Herts SG1 5AX
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 : 31.01.22
Decision : **Planning Permission is GRANTED**
23. Application No : 21/01323/FP
Date Received : 14.12.21
Location : 564-574 Grace Way Stevenage Herts SG1 5AY
Proposal : Removal of cladding to parts of first floor external walls, replacing doors and windows, installing a curtain walling system and replacement of roof tiles
Date of Decision : 31.01.22
Decision : **Planning Permission is GRANTED**
24. Application No : 21/01325/AD
Date Received : 14.12.21
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Replacement internally illuminated totem signage and brickwork plinth
Date of Decision : 28.01.22
Decision : **Advertisement Consent is GRANTED**

25. Application No : 21/01328/FPH
Date Received : 15.12.21
Location : 98 Minehead Way Stevenage Herts SG1 2JH
Proposal : Single storey front and rear extension
Date of Decision : 04.02.22
Decision : **Planning Permission is GRANTED**
26. Application No : 21/01333/FP
Date Received : 15.12.21
Location : Brickdale House Swingate Stevenage Herts
Proposal : Retention of refuse store on SE corner of building
Date of Decision : 07.02.22
Decision : **Planning Permission is GRANTED**
27. Application No : 21/01334/FPH
Date Received : 15.12.21
Location : 58 Sheepcroft Hill Stevenage Herts SG2 9PS
Proposal : Part single storey, part two storey side and rear extension
Date of Decision : 21.02.22
Decision : **Planning Permission is GRANTED**
28. Application No : 21/01338/AD
Date Received : 17.12.21
Location : Unit 5 Roaring Meg Retail Park London Road Stevenage
Proposal : Erection of 7no. externally illuminated fascia signs, 1 no. internally illuminated fascia sign, 2no. internally illuminated box signs, 1no. internally illuminated totem sign, 1no. media screen and 24no. trolley bay graphics.
Date of Decision : 14.02.22
Decision : **Advertisement Consent is GRANTED**

29. Application No : 21/01339/FP
Date Received : 17.12.21
Location : Unit 5 Roaring Meg Retail Park London Road Stevenage
Proposal : Alterations to the south car park, landscaping works and external works to building facade including external lighting scheme and associated works
Date of Decision : 28.02.22
Decision : **Planning Permission is GRANTED**
30. Application No : 21/01340/FP
Date Received : 17.12.21
Location : McDonalds Monkswood Retail Park Elder Way Stevenage
Proposal : Installation of a new shop front and access door, single-storey side extension and associated works
Date of Decision : 31.01.22
Decision : **Planning Permission is GRANTED**
31. Application No : 21/01341/FP
Date Received : 17.12.21
Location : 107-119 Bedwell Crescent Stevenage Herts SG1 1NA
Proposal : Replacement of existing steel balustrades to external communal stairs, intermediate landing and access deck with box-section balustrades with perforated infill panels. Replacement fencing and concrete stairs to be upgraded
Date of Decision : 09.02.22
Decision : **Planning Permission is GRANTED**
32. Application No : 21/01342/FP
Date Received : 17.12.21
Location : 36 Dovedale Stevenage Herts SG2 9EP
Proposal : Change of use of land from public amenity to residential
Date of Decision : 10.02.22
Decision : **Planning Permission is GRANTED**

33. Application No : 21/01343/FP
Date Received : 17.12.21
Location : Junction With Lytton Way And Bridge Road Stevenage Herts
Proposal : Replacement of 1no. 15m monopole with 1no. 20m monopole supporting 6no. antennas and associated ancillary works
Date of Decision : 31.01.22
Decision : **Planning Permission is GRANTED**
34. Application No : 21/01344/FP
Date Received : 18.12.21
Location : Stevenage Excellence Centre Norton Road Stevenage Herts
Proposal : Change of use from Use Class B2 (Industrial) to create a non residential training facility (Class F1) to include installation of a new fire exit door, screened external plant and internal alterations.
Date of Decision : 08.02.22
Decision : **Planning Permission is GRANTED**
35. Application No : 21/01346/FP
Date Received : 20.12.21
Location : 356 Archer Road Stevenage Herts SG1 5QH
Proposal : Change of use from public amenity land to private residential garden use
Date of Decision : 31.01.22
Decision : **Planning Permission is GRANTED**
36. Application No : 21/01355/FPH
Date Received : 22.12.21
Location : 10 Pound Avenue Stevenage Herts SG1 3JA
Proposal : Part single-storey, part two-storey side and rear extensions
Date of Decision : 03.03.22
Decision : **Planning Permission is GRANTED**

37. Application No : 21/01358/FPH
Date Received : 23.12.21
Location : 31 Woodland Way Stevenage Herts SG2 8BU
Proposal : Two storey rear extension, part two storey, part single storey side extension and single storey front extension
Date of Decision : 03.02.22
Decision : **Planning Permission is GRANTED**
38. Application No : 21/01359/FP
Date Received : 23.12.21
Location : 201 Chertsey Rise Stevenage Herts SG2 9JF
Proposal : Single storey front and rear extensions to facilitate a change of use from a single family dwelling (Use Class C3) to a four bedroom House of Multiple Occupation (Use Class C4)
Date of Decision : 02.03.22
Decision : **Planning Permission is GRANTED**
39. Application No : 21/01360/FP
Date Received : 23.12.21
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Various hard landscape enhancements to include areas of new hard surfacing treatment, the provision of street furniture, the creation of water features, reprofiling of existing landscaped area to include seating areas, the creation of boardwalk with platforms and associated works
Date of Decision : 17.02.22
Decision : **Planning Permission is GRANTED**

40. Application No : 21/01363/FPH
Date Received : 23.12.21
Location : 204 Valley Way Stevenage Herts SG2 9BU
Proposal : Retention of outbuilding
Date of Decision : 31.01.22
Decision : **Planning Permission is GRANTED**
41. Application No : 21/01364/FP
Date Received : 24.12.21
Location : Shell Filling Station Lonsdale Road Stevenage Herts
Proposal : Installation of 5 EV bays and associated infrastructure
Date of Decision : 23.02.22
Decision : **Planning Permission is GRANTED**
42. Application No : 21/01369/FPH
Date Received : 30.12.21
Location : 5 Nursery Cottage Symonds Green Lane Stevenage Herts
Proposal : Single storey rear extension following removal of existing conservatory
Date of Decision : 31.01.22
Decision : **Planning Permission is GRANTED**
43. Application No : 21/01370/COND
Date Received : 31.12.21
Location : Chells Way Service Station Chells Way Stevenage Herts
Proposal : Discharge of condition 5 (contamination) attached to planning permission reference number 21/00704/RM
Date of Decision : 03.03.22
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

44. Application No : 22/00010/CLPD
Date Received : 08.01.22
Location : 34 Salisbury Road Stevenage Herts SG1 4PE
Proposal : Certificate of Lawfulness for Proposed single storey rear infill extension.
Date of Decision : 03.02.22
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.
45. Application No : 22/00011/FP
Date Received : 10.01.22
Location : 63 Plash Drive Stevenage Herts SG1 1LL
Proposal : Change of use of public amenity land, to private residential land, clear existing shrubbery to extend existing hardstanding for the purpose of additional vehicle parking.
Date of Decision : 28.02.22
Decision : **Planning Permission is GRANTED**
46. Application No : 22/00014/CLPD
Date Received : 10.01.22
Location : 10 Lancaster Close Stevenage Herts SG1 4RX
Proposal : Certificate of lawfulness Proposed Rear Extension
Date of Decision : 07.02.22
Decision : **Certificate of Lawfulness is APPROVED**

47. Application No : 22/00015/FPH
Date Received : 10.01.22
Location : 7 Broadwater Crescent Stevenage Herts SG2 8EQ
Proposal : Single storey front extension
Date of Decision : 18.02.22
Decision : **Planning Permission is GRANTED**
48. Application No : 22/00018/CLEU
Date Received : 12.01.22
Location : 60 Austen Paths Stevenage Herts SG2 0NR
Proposal : Certificate of lawfulness for existing use of 6 bedroom HMO
Date of Decision : 21.02.22
Decision : **Certificate of Lawfulness is APPROVED**
49. Application No : 22/00024/AD
Date Received : 13.01.22
Location : Land To Rear Of 8 Stirling Close Stevenage Herts
Proposal : Erection of non-illuminated 1 no. single stack advertisement sign
Date of Decision : 23.02.22
Decision : **Advertisement Consent is GRANTED**
50. Application No : 22/00025/HPA
Date Received : 13.01.22
Location : 31 Leaves Spring Stevenage Herts SG2 9AT
Proposal : Single storey extension which will extend beyond the rear wall of the original house by 5.30m, for which the maximum height will be 3.00m and the height of the eaves will be 3.00m
Date of Decision : 22.02.22
Decision : **Prior Approval is NOT REQUIRED**

51. Application No : 22/00034/HPA
Date Received : 17.01.22
Location : 181 Torquay Crescent Stevenage Herts SG1 2RN
Proposal : Single storey extension which will extend beyond the rear wall of the original house by 3.90m, for which the maximum height will be 3.27m and the height of the eaves will be 2.15m
Date of Decision : 10.02.22
Decision : **Prior Approval is NOT REQUIRED**
52. Application No : 22/00040/FP
Date Received : 18.01.22
Location : 84 High Street Stevenage Herts SG1 3DW
Proposal : Installation of air conditioning units within the ground floor premises, to include an outdoor unit within the external side access archway/carriageway
Date of Decision : 24.02.22
Decision : **Planning Permission is GRANTED**
53. Application No : 22/00041/LB
Date Received : 18.01.22
Location : 84 High Street Stevenage Herts SG1 3DW
Proposal : Installation of air conditioning units within the ground floor premises, to include an outdoor unit within the external side access archway/carriageway
Date of Decision : 24.02.22
Decision : **Listed Building Consent is GRANTED**
54. Application No : 22/00043/FPH
Date Received : 18.01.22
Location : 10 Glenwood Close Stevenage Herts SG2 9QT
Proposal : Single storey side extension and front canopy
Date of Decision : 01.03.22
Decision : **Planning Permission is GRANTED**

55. Application No : 22/00049/FPH
Date Received : 19.01.22
Location : 12 Wellington Road Stevenage Herts SG2 9HR
Proposal : Conversion of garage to habitable accommodation and erection of pitched roof over garage
Date of Decision : 21.02.22
Decision : **Planning Permission is GRANTED**
56. Application No : 22/00056/NMA
Date Received : 20.01.22
Location : 40 Sefton Road Stevenage Herts SG1 5RJ
Proposal : Non material amendment to approved planning permission reference 21/00947/FPH to change double glazed front doors to traditional front door and window.
Date of Decision : 10.02.22
Decision : **Non Material Amendment AGREED**
57. Application No : 22/00071/FPH
Date Received : 27.01.22
Location : 543 Ripon Road Stevenage Herts SG1 4NS
Proposal : Single storey front extension
Date of Decision : 01.03.22
Decision : **Planning Permission is GRANTED**
58. Application No : 22/00072/FPH
Date Received : 27.01.22
Location : 63 Whitney Drive Stevenage Herts SG1 4BH
Proposal : Proposed first floor side extension.
Date of Decision : 28.02.22
Decision : **Planning Permission is GRANTED**

59. Application No : 22/00079/CLPD
Date Received : 01.02.22
Location : 13 Cromwell Road Stevenage Herts SG2 9HT
Proposal : Certificate of lawfulness for proposed garage conversion and single storey rear extension
Date of Decision : 08.02.22
Decision : **Certificate of Lawfulness is APPROVED**
60. Application No : 22/00100/CLPD
Date Received : 07.02.22
Location : 35 Franklins Road Stevenage Herts SG1 3BN
Proposal : Certificate of Lawfulness for proposed outbuilding in rear garden.
Date of Decision : 28.02.22
Decision : **Certificate of Lawfulness is APPROVED**
61. Application No : 22/00105/CLPD
Date Received : 08.02.22
Location : 264 Chertsey Rise Stevenage Herts SG2 9JF
Proposal : Certificate of lawfulness for a single storey rear extension and removal of chimney
Date of Decision : 28.02.22
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.