

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Technical Support 01438 242838

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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 : 21/01160/FPH  
Date Received : 26.10.21  
Location : 2 Haddon Close Stevenage Herts SG2 8SU  
Proposal : Retention of air source heat pump and enclosure  
Date of Decision : 31.05.22  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 21/01317/FP  
Date Received : 13.12.21  
Location : 356 - 366 Grace Way Stevenage Herts SG1 5AP  
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 : 01.06.22  
Decision : **Planning Permission is GRANTED**

3. Application No : 22/00080/FPH  
Date Received : 01.02.22  
Location : 25 Brimstone Drive Stevenage Herts SG1 4FX  
Proposal : Garage conversion to home office  
Date of Decision : 31.05.22  
Decision : **Planning Permission is GRANTED**
  
4. Application No : 22/00127/CLPD  
Date Received : 17.02.22  
Location : 306 York Road Stevenage Herts SG1 4HN  
Proposal : Certificate of Lawfulness for single storey rear extension  
Date of Decision : 24.05.22  
Decision : **Certificate of Lawfulness is APPROVED**
  
5. Application No : 22/00154/FP  
Date Received : 25.02.22  
Location : 185 Jessop Road Stevenage Herts SG1 5LR  
Proposal : Change of use from Use Class C3 (dwelling house) to Use Class C4 (house in multiple occupation)  
Date of Decision : 08.06.22  
Decision : **Planning Permission is GRANTED**
  
6. Application No : 22/00158/FPH  
Date Received : 26.02.22  
Location : 49 Lincoln Road Stevenage Herts SG1 4PJ  
Proposal : Two-storey side and rear extension to create 1 bedroom annex  
Date of Decision : 01.06.22  
Decision : **Planning Permission is GRANTED**

7. Application No : 22/00211/FPH  
Date Received : 12.03.22  
Location : 11 Six Bells Lane Stevenage Herts SG2 9SF  
Proposal : Proposed single storey rear extension and installation of 2 no. rear dormer windows and 3 no. roof lights  
Date of Decision : 24.05.22  
Decision : **Planning Permission is GRANTED**
8. Application No : 22/00216/FPH  
Date Received : 15.03.22  
Location : 7 Wetherby Close Stevenage Herts SG1 5RX  
Proposal : Single storey rear extension  
Date of Decision : 08.06.22  
Decision : **Planning Permission is GRANTED**
9. Application No : 22/00227/FP  
Date Received : 16.03.22  
Location : 171 York Road Stevenage Herts SG1 4EZ  
Proposal : Change of use from amenity land adjacent to property to provide hardstanding parking for 1 car.  
Date of Decision : 07.06.22  
Decision : **Planning Permission is GRANTED**
10. Application No : 22/00232/TPCA  
Date Received : 18.03.22  
Location : 301 Broadwater Crescent Stevenage Herts SG2 8EU  
Proposal : Removal of 1No: Fir tree  
Date of Decision : 20.05.22  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

11. Application No : 22/00243/FPH  
Date Received : 22.03.22  
Location : 7 Burymead Stevenage Herts SG1 4AX  
Proposal : Single storey side extension to create 1 bedroom annexe.  
Date of Decision : 17.05.22  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of the size and scale of the proposed extension and the visual prominence of the site, the proposed development would not be in keeping with the scale of the original property and so harm the open feel of this part of the street scene and would be at significant variance to the established open character of Burymead. Moreover, the largely blank rear elevation of the proposal would represent poor design, would be visually unappealing and would appear out of keeping with and harmful to the street scene. The proposed development would therefore erode the openness of this part of Burymead and would have a detrimental impact upon the character and appearance of the area. The development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2021) and the National Planning Practice Guidance (2014).

By virtue of its proximity to the flank elevation of No. 9 Burymead, the proposed dwelling would fail to meet the required minimum back to flank separation distance specified in Chapter 5 of the Council's Adopted Design Guide (2009) and would result in an unacceptable outlook for the occupiers of this property, with a harmful, overbearing and dominating impact upon the habitable room windows of this dwelling. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2021) and the National Planning Practice Guidance (2014).

12. Application No : 22/00252/FP  
Date Received : 23.03.22  
Location : 125 Chertsey Rise Stevenage Herts SG2 9JQ  
Proposal : Change of use of public amenity land to private residential land to provide hardstanding parking for 2 cars  
Date of Decision : 18.05.22  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The applicant has failed to provide sufficient information to suitably demonstrate that the site can be used for its intended purpose in accordance with the Council's standards set out in the Parking Provision and Sustainable Transport Supplementary Planning Document (2020). Therefore it has not been satisfactorily demonstrated that the site can be used for intended purpose without posing a risk to highway safety contrary to policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and the Council's Parking Provision and Sustainable Transport SPD (2020).
13. Application No : 22/00264/AD  
Date Received : 25.03.22  
Location : Marks And Spencer's , Unit 5 Roaring Meg Retail Park London Road Stevenage  
Proposal : Erection of 1no. internally illuminated box sign and 4no. internally illuminated totem signs  
Date of Decision : 20.05.22  
Decision : **Advertisement Consent is GRANTED**
14. Application No : 22/00270/FP  
Date Received : 28.03.22  
Location : 24-36 Meredith Road Stevenage Herts SG1 5QS  
Proposal : Replacement of roof covering, fire stopping between dwellings, replacing the external cladding and balustrades to the external access stairs  
Date of Decision : 17.05.22  
Decision : **Planning Permission is GRANTED**

15. Application No : 22/00271/FP  
Date Received : 28.03.22  
Location : 94-106 Meredith Road Stevenage Herts SG1 5QT  
Proposal : Replacement of roof covering, fire stopping between dwellings, replacement of external cladding, balustrades and handrails to the external access stairs  
Date of Decision : 17.05.22  
Decision : **Planning Permission is GRANTED**
16. Application No : 22/00272/FP  
Date Received : 28.03.22  
Location : 114-126 Meredith Road Stevenage Herts SG1 5QT  
Proposal : Replacement of roof covering, external cladding, handrail and balustrade to the external access stair  
Date of Decision : 18.05.22  
Decision : **Planning Permission is GRANTED**
17. Application No : 22/00278/FPH  
Date Received : 30.03.22  
Location : 155 Collenswood Road Stevenage Herts SG2 9HB  
Proposal : Single storey front extension  
Date of Decision : 19.05.22  
Decision : **Planning Permission is GRANTED**
18. Application No : 22/00284/FPH  
Date Received : 31.03.22  
Location : 1 Four Acres Stevenage Herts SG1 3PL  
Proposal : Single storey side extension  
Date of Decision : 25.05.22  
Decision : **Planning Permission is GRANTED**

19. Application No : 22/00288/FPH  
Date Received : 01.04.22  
Location : 16 Bowcock Walk Stevenage Herts SG1 1SZ  
Proposal : Single storey front and rear extensions and detached single storey garage  
Date of Decision : 25.05.22  
Decision : **Planning Permission is GRANTED**
20. Application No : 22/00299/CPAS  
Date Received : 04.04.22  
Location : Gates Of Stevenage Arlington Business Park Gunnels Wood Road Stevenage  
Proposal : Installation of a roof mounted 79.8kW solar PV system comprising of 210 x canadian solar panels reducing Co2 emissions approximately by 25.7 tonnes per annum  
Date of Decision : 18.05.22  
Decision : **Prior Approval is NOT REQUIRED**
21. Application No : 22/00303/FP  
Date Received : 06.04.22  
Location : Electricity Substation Stevenage Herts SG1 1QS  
Proposal : Variation of conditions 1 ( Approved plans) and 3 ( Materials ) attached to planning permission reference number 21/00494/FP  
Date of Decision : 30.05.22  
Decision : **Planning Permission is GRANTED**
22. Application No : 22/00306/COND  
Date Received : 06.04.22  
Location : Station Car Park North Lytton Way Stevenage Herts  
Proposal : Discharge of condition 3 (Construction Management Plan) attached to planning permission reference number 21/01264/FPM  
Date of Decision : 20.05.22  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

23. Application No : 22/00308/FP  
Date Received : 07.04.22  
Location : Car Park Monkswood Retail Park Elder Way Stevenage  
Proposal : Erection of electric vehicle charging hub and associated infrastructure  
Date of Decision : 20.05.22  
Decision : **Planning Permission is GRANTED**
24. Application No : 22/00318/CLPD  
Date Received : 08.04.22  
Location : 40 Jackdaw Close Stevenage Herts SG2 9DB  
Proposal : Certificate of Lawfulness (Proposed) for hip-to-gable extension, installation of rear dormer window and 1 no. front roof light.  
Date of Decision : 20.05.22  
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 22/00319/FPH  
Date Received : 08.04.22  
Location : 110 Chalkdown Stevenage Herts SG2 7BN  
Proposal : Single storey side, single storey rear and partial garage conversion.  
Date of Decision : 31.05.22  
Decision : **Planning Permission is GRANTED**
26. Application No : 22/00327/FPH  
Date Received : 11.04.22  
Location : 48 Dryden Crescent Stevenage Herts SG2 0JG  
Proposal : Proposed single storey side and rear extension  
Date of Decision : 30.05.22  
Decision : **Planning Permission is GRANTED**



27. Application No : 22/00339/COND  
Date Received : 12.04.22  
Location : Station Car Park North Lytton Way Stevenage Herts  
Proposal : Discharge of condition 18 (Landscaping) attached to planning permission reference 21/01264/FPM  
Date of Decision : 19.05.22  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
28. Application No : 22/00342/CLED  
Date Received : 13.04.22  
Location : 10 Rudd Close Stevenage Herts SG2 9SP  
Proposal : Certificate of lawfulness for an existing development of a single storey front and rear extension  
Date of Decision : 06.06.22  
Decision : **Certificate of Lawfulness is APPROVED**
29. Application No : 22/00345/FPH  
Date Received : 14.04.22  
Location : 87 Drakes Drive Stevenage Herts SG2 0EZ  
Proposal : Single Storey Front Extension  
Date of Decision : 20.05.22  
Decision : **Planning Permission is GRANTED**
30. Application No : 22/00346/FP  
Date Received : 14.04.22  
Location : 42-56 Wisden Road Stevenage Herts SG1 5JA  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 17.05.22  
Decision : **Planning Permission is GRANTED**

31. Application No : 22/00347/FP  
Date Received : 14.04.22  
Location : 388 - 402 Wisden Road Stevenage Herts SG1 5JH  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 30.05.22  
Decision : **Planning Permission is GRANTED**
32. Application No : 22/00348/FP  
Date Received : 14.04.22  
Location : 83 - 97 Wisden Road Stevenage Herts SG1 5NL  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 30.05.22  
Decision : **Planning Permission is GRANTED**
33. Application No : 22/00349/FP  
Date Received : 14.04.22  
Location : 344-358 Wisden Road Stevenage Herts SG1 5JH  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 19.05.22  
Decision : **Planning Permission is GRANTED**

34. Application No : 22/00350/FP  
Date Received : 14.04.22  
Location : 86 - 100 Wisden Road Stevenage Herts SG1 5JA  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 30.05.22  
Decision : **Planning Permission is GRANTED**
35. Application No : 22/00351/FP  
Date Received : 14.04.22  
Location : 288 - 302 Wisden Road Stevenage Herts SG1 5JE  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 20.05.22  
Decision : **Planning Permission is GRANTED**
36. Application No : 22/00352/FP  
Date Received : 14.04.22  
Location : 181- 195 Wisden Road Stevenage Herts SG1 5NP  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 17.05.22  
Decision : **Planning Permission is GRANTED**
37. Application No : 22/00353/FP  
Date Received : 14.04.22  
Location : 261 -275 Wisden Road Stevenage Herts SG1 5NR  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 20.05.22  
Decision : **Planning Permission is GRANTED**

38. Application No : 22/00354/FP  
Date Received : 14.04.22  
Location : 221-235 Wisden Road Stevenage Herts SG1 5NP  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 06.06.22  
Decision : **Planning Permission is GRANTED**
39. Application No : 22/00355/FP  
Date Received : 14.04.22  
Location : 9 - 23 Trumper Road Stevenage Herts SG1 5JZ  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 20.05.22  
Decision : **Planning Permission is GRANTED**
40. Application No : 22/00356/FP  
Date Received : 14.04.22  
Location : 41 - 55 Trumper Road Stevenage Herts SG1 5JZ  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 06.06.22  
Decision : **Planning Permission is GRANTED**

41. Application No : 22/00357/FP  
Date Received : 14.04.22  
Location : 39-53 Wisden Road Stevenage Herts SG1 5NJ  
Proposal : External refurbishment works comprising replacement roof tiles, rain water piping, external communal doors / windows and installation of external cladding.  
Date of Decision : 06.06.22  
Decision : **Planning Permission is GRANTED**
42. Application No : 22/00368/FPH  
Date Received : 20.04.22  
Location : 51 Angotts Mead Stevenage Herts SG1 2NJ  
Proposal : Single storey rear extension  
Date of Decision : 16.05.22  
Decision : **Planning Permission is GRANTED**
43. Application No : 22/00372/TPCA  
Date Received : 20.04.22  
Location : 13 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Fell to ground level 1No: Conifer Tree - T1  
Date of Decision : 25.05.22  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
44. Application No : 22/00375/HPA  
Date Received : 20.04.22  
Location : 5 Dovedale Stevenage Herts SG2 9EJ  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6m, for which the maximum height will be 2.8m and the height of the eaves will be 2.8m  
Date of Decision : 17.05.22  
Decision : **Prior Approval is REQUIRED and GIVEN**

45. Application No : 22/00380/COND  
Date Received : 21.04.22  
Location : Land West Of North Road Stevenage Herts SG1 4AH  
Proposal : Discharge of conditions 27 (unexpected contamination) 28 (unexpected contamination - remediation scheme) attached to planning permission reference number 21/00529/FPM  
Date of Decision : 23.05.22  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
46. Application No : 22/00402/COND  
Date Received : 27.04.22  
Location : MBDA UK Six Hills Way Stevenage Herts  
Proposal : Discharge of condition 8 (remediation scheme works) attached to planning permission reference number 19/00660/FP  
Date of Decision : 26.05.22  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
47. Application No : 22/00409/TPCA  
Date Received : 28.04.22  
Location : 13 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Fell 1no. - Maple Tree  
Date of Decision : 08.06.22  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
48. Application No : 22/00446/PADEMO  
Date Received : 12.05.22  
Location : Courtlands Riding Stables Todds Green Stevenage Herts  
Proposal : Prior approval for the demolition of existing riding stables, paddocks and outbuildings, including foundations and ground slabs  
Date of Decision : 01.06.22  
Decision : **Prior Approval is NOT REQUIRED**

49. Application No : 22/00451/COND  
Date Received : 13.05.22  
Location : Stevenage Railway Station Lytton Way Stevenage Herts  
Proposal : Discharge of condition 7 (Technical Approval of Highway Structures ) attached to planning application reference number 21/01264/FPM  
Date of Decision : 20.05.22  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
50. Application No : 22/00452/CLPD  
Date Received : 13.05.22  
Location : 30 Orchard Crescent Stevenage Herts SG1 3EN  
Proposal : Certificate of lawfulness for a single storey side extension, front porch, rear dormer window and 3 no. front roof lights  
Date of Decision : 30.05.22  
Decision : **Certificate of Lawfulness is APPROVED**
51. Application No : 22/00456/NMA  
Date Received : 16.05.22  
Location : 20 Aldock Road Stevenage Herts SG1 3SJ  
Proposal : Non material amendment to planning application reference number 21/00881/FPH to provide 2 no. roof lights on extension roof.  
Date of Decision : 08.06.22  
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.