

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 : 24/00469/FPH
Date Received : 08.07.24
Location : 7 Milestone Close Stevenage Herts SG2 9RR
Proposal : Erection of single storey front extension
Date of Decision : 16.10.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed single storey front extension, by virtue of its design, scale, massing and location in relation to the surrounding street scene would be over dominant, incongruous and detrimental to the architectural form of the original dwelling and to the character, appearance and visual amenities of the surrounding scene. The proposal is therefore contrary to the Council's Design Guide SPD (2023), Policies GD1 and SP8 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2023) and associated National Planning Policy Guidance.

2. Application No : 24/00476/COND
Date Received : 09.07.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 6 (Drainage timeframe strategy) attached to planning permission reference number 22/00781/RMM Country Park
Date of Decision : 05.11.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 24/00482/FPH
Date Received : 11.07.24
Location : 219 Broadwater Crescent Stevenage Herts SG2 8ES
Proposal : Single storey front and rear extension
Date of Decision : 15.11.24
Decision : **Planning Permission is GRANTED**
4. Application No : 24/00521/FP
Date Received : 22.07.24
Location : Monkswood Retail Park Elder Way Stevenage Herts
Proposal : Erection of 3 no. lighting columns for Electric Vehicle (EV) hub.
Date of Decision : 16.10.24
Decision : **Planning Permission is GRANTED**
5. Application No : 24/00565/FP
Date Received : 09.08.24
Location : 29 - 31 Orchard Road Stevenage Herts SG1 3HE
Proposal : Variation of Condition 1 (approved plans) attached to planning permission 21/00819/FP to amend the approved plans
Date of Decision : 18.11.24
Decision : **Planning Permission is GRANTED**
6. Application No : 24/00566/FP
Date Received : 09.08.24
Location : 50 High Street Stevenage Herts SG1 3EF
Proposal : Change of use of first and second floor accommodation from offices to residential to create 2no. flats and external alterations to building
Date of Decision : 07.11.24
Decision : **Planning Permission is GRANTED**

7. Application No : 24/00576/FP
Date Received : 12.08.24
Location : 19 Stoney Croft Stevenage Herts SG1 3TW
Proposal : Change of use from public amenity land to private residential garden and creation of hardstanding to park two cars
Date of Decision : 14.11.24
Decision : **Planning Permission is GRANTED**
8. Application No : 24/00591/FP
Date Received : 20.08.24
Location : Ken Brown Motors Shephall Way Stevenage Herts
Proposal : Erection of a temporary workshop, ancillary to existing operations
Date of Decision : 22.10.24
Decision : **Planning Permission is GRANTED**
9. Application No : 24/00600/FP
Date Received : 22.08.24
Location : 209 Vardon Road Stevenage Herts SG1 5PY
Proposal : Conversion of existing four bed HMO to 2no. one bedroom flats with a single-storey rear extension and associated works.
Date of Decision : 16.10.24
Decision : **Planning Permission is GRANTED**
10. Application No : 24/00603/FPH
Date Received : 23.08.24
Location : 82 Faraday Road Stevenage Herts SG2 0BB
Proposal : Retrospective planning permission for retention of existing outbuilding.
Date of Decision : 15.10.24
Decision : **Planning Permission is GRANTED**

11. Application No : 24/00604/FPH
Date Received : 24.08.24
Location : 34 Cromwell Road Stevenage Herts SG2 9HU
Proposal : Erection of pitched roof to existing two storey side extension.
New window to front elevation.
Date of Decision : 21.10.24
Decision : **Planning Permission is GRANTED**
12. Application No : 24/00605/FPH
Date Received : 27.08.24
Location : 17 Foster Close Stevenage Herts SG1 4SA
Proposal : Erection of two storey side extension, single storey front porch,
single storey rear extension and garage conversion.
Date of Decision : 22.10.24
Decision : **Planning Permission is GRANTED**
13. Application No : 24/00608/FP
Date Received : 28.08.24
Location : Stevenage Circuits Ltd Caxton Way Stevenage Herts
Proposal : Change of use from light industrial (Use Class E(g)(iii)) to vehicle
repair business (use class B2) and with associated external
alterations
Date of Decision : 21.10.24
Decision : **Planning Permission is GRANTED**
14. Application No : 24/00609/FPH
Date Received : 28.08.24
Location : 10 Hillside Stevenage Herts SG1 1PX
Proposal : Alterations to front porch to enclose area under existing roof with
brick construction and new front door
Date of Decision : 05.11.24
Decision : **Planning Permission is GRANTED**

15. Application No : 24/00610/FP
Date Received : 29.08.24
Location : 72 Barnwell Stevenage Herts SG2 9SN
Proposal : Change of use to supported living care home (use class C2).
Date of Decision : 24.10.24
Decision : **Planning Permission is GRANTED**
16. Application No : 24/00614/CLPD
Date Received : 30.08.24
Location : 15 Glenwood Close Stevenage Herts SG2 9QT
Proposal : Lawful Development Certificate (Proposed) for dormer window in rear roof slope and three front roof lights.
Date of Decision : 22.10.24
Decision : **Certificate of Lawfulness is APPROVED**
17. Application No : 24/00628/FP
Date Received : 03.09.24
Location : 110 - 128 Durham Road Stevenage Herts SG1 4HY
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 25.10.24
Decision : **Planning Permission is GRANTED**
18. Application No : 24/00629/FP
Date Received : 03.09.24
Location : 141 - 159 Durham Road Stevenage Herts SG1 4JW
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 25.10.24
Decision : **Planning Permission is GRANTED**

19. Application No : 24/00630/FP
Date Received : 03.09.24
Location : 180-196 Durham Road Stevenage Herts SG1 4JA
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 25.10.24
Decision : **Planning Permission is GRANTED**
20. Application No : 24/00631/FP
Date Received : 03.09.24
Location : 206 - 222 Durham Road Stevenage Herts SG1 4JB
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 25.10.24
Decision : **Planning Permission is GRANTED**
21. Application No : 24/00633/FP
Date Received : 03.09.24
Location : 296 - 314 Canterbury Way Stevenage Herts SG1 4DT
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 25.10.24
Decision : **Planning Permission is GRANTED**
22. Application No : 24/00634/FP
Date Received : 03.09.24
Location : 374-394 Canterbury Way Stevenage Herts SG1 4DY
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 25.10.24
Decision : **Planning Permission is GRANTED**

23. Application No : 24/00636/AD
Date Received : 04.09.24
Location : Cineworld Multiplex Cinema 4 Stevenage Leisure Park Kings Way Stevenage
Proposal : 1 no. non-illuminated fascia sign
Date of Decision : 25.10.24
Decision : **Advertisement Consent is GRANTED**
24. Application No : 24/00637/TPTPO
Date Received : 04.09.24
Location : Ross Court Stevenage Herts SG2 0HW
Proposal : Crown lift to 4no. Scots Pine (T72, T73, T50 and T53) and 1no. Norway Maple (T77), and fell 2no. dead Scots Pine (T73 and T51) protected by Tree Preservation Order 19.
Date of Decision : 25.10.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
25. Application No : 24/00640/FP
Date Received : 04.09.24
Location : John Henry Newman School Hitchin Road Stevenage Herts
Proposal : Replacement of an Artificial Turf Pitch (ATP) into a 3G Artificial Turf Pitch (3G ATP) with associated features
Date of Decision : 18.10.24
Decision : **Planning Permission is GRANTED**

26. Application No : 24/00643/FPH
Date Received : 05.09.24
Location : 23 Dryden Crescent Stevenage Herts SG2 0JQ
Proposal : Part single-storey, part two-storey side extension following demolition of garage
Date of Decision : 30.10.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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.

The proposed two-storey side extension, by virtue of its proximity to the rear elevations of No.25, No.27 and No.29 Dryden Crescent fails to meet the required minimum back to back separation distance as laid out in Appendix C of the Council's adopted Design Guide (2023) and would therefore result in an imposing structure that would have an unacceptable impact on the outlook for the occupiers of these neighbouring properties, having a harmful and overbearing impact on their rear habitable room windows. The proposal is therefore contrary to the Council's Design Guide SPD (2023), Policies GD1 and SP8 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2023) and associated National Planning Policy Guidance.

27. Application No : 24/00645/FPH
Date Received : 06.09.24
Location : 3 Rusling Way Stevenage Herts SG1 5BX
Proposal : Conversion of part of existing garage to habitable accommodation
Date of Decision : 30.10.24
Decision : **Planning Permission is REFUSED**

For the following reason(s);

Planning Permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted pro-actively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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.

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 Document January 2020 for a 4 bedroom property. The proposal would therefore be likely to result in on-street parking to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Car Parking Standards SPD (2020), the National Planning Policy Framework (2021) and associated National Planning Policy Guidance.

28. Application No : 24/00646/TPTPO
Date Received : 06.09.24
Location : 6 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Re pollard Lime Tree (T7) protected by Tree Preservation Order 85
Date of Decision : 17.10.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

29. Application No : 24/00648/FPH
Date Received : 09.09.24
Location : 111 The Pastures Stevenage Herts SG2 7DF
Proposal : Proposed single storey rear extension, garage conversion, outbuilding, amended vehicle crossover and flue serving wood burning stove
Date of Decision : 01.11.24
Decision : **Planning Permission is GRANTED**
30. Application No : 24/00659/COND
Date Received : 11.09.24
Location : 10A And 10B Burwell Road Stevenage Herts SG2 9RF
Proposal : Discharge of condition 16 (Climate Adaptation Measures) attached to planning permission 22/00437/FPM
Date of Decision : 29.10.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
31. Application No : 24/00662/NMA
Date Received : 12.09.24
Location : SG1 Development Site Town Centre Stevenage
Proposal : Non material amendment to reserved matters approval 19/00743/FPM to amend Condition 2 (Approved Plans for Phases 1A and 1K) and replace them with revised drawings for Phase 1A.
Date of Decision : 17.10.24
Decision : **Non Material Amendment AGREED**
32. Application No : 24/00665/FPH
Date Received : 12.09.24
Location : 1 Walden End Stevenage Herts SG1 1UA
Proposal : Single storey side extension and replacement roof tiles.
Date of Decision : 06.11.24
Decision : **Planning Permission is GRANTED**

33. Application No : 24/00675/FP
Date Received : 17.09.24
Location : 374 - 386 York Road Stevenage Herts SG1 4EL
Proposal : Addition of perimeter edge guarding to flat roofs
Date of Decision : 14.11.24
Decision : **Planning Permission is GRANTED**
34. Application No : 24/00676/AD
Date Received : 18.09.24
Location : 86 Queensway Town Centre Stevenage Herts
Proposal : 1no. Internally illuminated Fascia Sign
Date of Decision : 11.11.24
Decision : **Advertisement Consent is GRANTED**
35. Application No : 24/00677/FPH
Date Received : 18.09.24
Location : 11 Briardale Stevenage Herts SG1 1TP
Proposal : Single storey rear extension and front porch
Date of Decision : 12.11.24
Decision : **Planning Permission is GRANTED**
36. Application No : 24/00678/COND
Date Received : 18.09.24
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Partial discharge of conditions 8 (construction management plan) and 10 (site waste management plan) attached to planning permission reference number 23/00293/FPM for part of the detailed area.
Date of Decision : 18.10.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

37. Application No : 24/00679/FPH
Date Received : 19.09.24
Location : 73 Barham Road Stevenage Herts SG2 9HY
Proposal : Proposed roof alteration to existing ground floor extension and original building.
Date of Decision : 12.11.24
Decision : **Planning Permission is GRANTED**
38. Application No : 24/00684/FPH
Date Received : 23.09.24
Location : 94 Collenswood Road Stevenage Herts SG2 9HD
Proposal : Single storey extension of front porch.
Date of Decision : 15.11.24
Decision : **Planning Permission is GRANTED**
39. Application No : 24/00687/NMA
Date Received : 26.09.24
Location : 65 Walkern Road Stevenage Herts SG1 3RB
Proposal : Non material amendment to planning permission 23/00545/FPH for amendments to windows and doors.
Date of Decision : 16.10.24
Decision : **Non Material Amendment AGREED**
40. Application No : 24/00692/FPH
Date Received : 27.09.24
Location : 151 Hydean Way Stevenage Herts SG2 9YA
Proposal : Single storey front extension
Date of Decision : 20.11.24
Decision : **Planning Permission is GRANTED**

41. Application No : 24/00693/HPA
Date Received : 27.09.24
Location : 151 Hydean Way Stevenage Herts SG2 9YA
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.00 metres, for which the maximum height will be 2.80 meters and the height of the eaves will be 2.64 meters
Date of Decision : 07.11.24
Decision : **Prior Approval is REQUIRED and REFUSED**

The proposed single storey rear extension by reason of its overall size, height and length of projection in relation to the adjoining properties at No.149 and No.153 Hydean Way would constitute an un-neighbourly and over-dominant form of development, resulting in an unacceptable loss of amenity. Consequently, the proposal fails to accord with Section 4 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and therefore, Prior Approval is Required and Refused.
42. Application No : 24/00695/COND
Date Received : 01.10.24
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Discharge of Condition 10 (Materials) attached to planning permission reference number 22/00468/FPM
Date of Decision : 19.11.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
43. Application No : 24/00702/TPCA
Date Received : 02.10.24
Location : Priory Cottage Rectory Lane Stevenage Herts
Proposal : Reduce Yew Tree by approximately 1m all round to continue as a topiary ball
Date of Decision : 08.11.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

44. Application No : 24/00709/NMA
Date Received : 04.10.24
Location : 374 Archer Road Stevenage Herts SG1 5QH
Proposal : Non material amendment to 22/00192/FPH to remove chimney, amend windows and roof lights, and amend materials
Date of Decision : 29.10.24
Decision : **Non Material Amendment AGREED**
45. Application No : 24/00710/NMA
Date Received : 04.10.24
Location : The Forum Centre The Forum Town Centre Stevenage
Proposal : Non material amendment to planning permission 22/00923/FPM for minor adjustments made during design development
Date of Decision : 23.10.24
Decision : **Non Material Amendment AGREED**
46. Application No : 24/00711/FP
Date Received : 07.10.24
Location : 18 Bude Crescent Stevenage Herts SG1 2RE
Proposal : Proposed change of use from a 4 bed dwelling (C3a) to a 4 bed childrens' care home (C2 residential institution)
Date of Decision : 12.11.24
Decision : **Planning Permission is GRANTED**
47. Application No : 24/00720/CLPD
Date Received : 09.10.24
Location : 3 Newbury Close Stevenage Hertfordshire SG1 4TE
Proposal : Lawful Development Certificate (Proposed) for a single rear extension following removal of the conservatory
Date of Decision : 14.11.24
Decision : **Certificate of Lawfulness is APPROVED**

48. Application No : 24/00721/NMA
Date Received : 10.10.24
Location : Unit 11A And 11B Roaring Meg Retail Park London Road Stevenage
Proposal : Non material amendment to planning permission 21/00053/FP to reconfigure the mezzanine floorspace
Date of Decision : 31.10.24
Decision : **Non Material Amendment AGREED**
49. Application No : 24/00727/NMA
Date Received : 11.10.24
Location : Car Park Monkwood Retail Park Elder Way Stevenage
Proposal : Non material amendment to planning permission 23/00800/FP to amend condition 1 (approved plans) to reflect changes to the layout.
Date of Decision : 29.10.24
Decision : **Non Material Amendment AGREED**
50. Application No : 24/00729/CPA
Date Received : 15.10.24
Location : 31A Queensway Town Centre Stevenage Herts
Proposal : Change of use of first and second floors from office Use Class (E(c)) to Residential Class (C3) comprising 8no. x 1 bed flats
Date of Decision : 11.11.24
Decision : **Prior Approval is REQUIRED and GIVEN**
51. Application No : 24/00739/NMA
Date Received : 16.10.24
Location : 17 Church Lane Stevenage Herts SG1 3QS
Proposal : Non material amendment to planning permission 23/00923/FPH for the provision of a parapet wall to the rear flank elevation
Date of Decision : 24.10.24
Decision : **Non Material Amendment AGREED**

52. Application No : 24/00745/COND
Date Received : 17.10.24
Location : Autolus Marshgate Stevenage Herts
Proposal : Discharge of condition 3 (Construction Management Plan) attached to planning permission reference number 24/00550/FP
Date of Decision : 15.11.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
53. Application No : 24/00757/COND
Date Received : 25.10.24
Location : 15 Buckthorn Avenue Stevenage Herts SG1 1TT
Proposal : Discharge of condition 3 (Construction Management Plan) attached to planning permission reference 23/00809/FP
Date of Decision : 15.11.24
Decision : **The discharge of Condition(s)/Obligation(s) 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 September 2023 and Planning Policy Guidance.