

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 : 24/00686/FP
Date Received : 25.09.24
Location : Land Between 146 & 225 Hopton Road Stevenage Herts SG1 2LF
Proposal : Erection of 1no. detached three bedroom dwelling
Date of Decision : 31.01.25
Decision : **Planning Permission is GRANTED**

2. Application No : 24/00752/TPTPO
Date Received : 23.10.24
Location : Land Between 40 Conifer Walk And 7 Conifer Close Stevenage Herts SG2 7QR
Proposal : Re-coppice 3no. Hazel, cut back overhanging branches to boundary fence line 1no. Blackthorn, deadwood and ivy removal to 1no. Hawthorn, and fell to ground level 2no. Scots Pines, all within Area A1 of Tree Preservation Order 37
Date of Decision : 30.12.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

3. Application No : 24/00764/FP
Date Received : 29.10.24
Location : 109 High Street Stevenage Herts SG1 3HS
Proposal : Two storey infill extension to courtyard and change of use of the existing commercial (A2) premises into C3 residential
Date of Decision : 24.01.25
Decision : **Planning Permission is GRANTED**
4. Application No : 24/00775/FP
Date Received : 01.11.24
Location : Unit 1 Oaklands Retail Park London Road Stevenage Herts
Proposal : Change of use of premises from Retail (Class E(a)) to a 24-hour Gym (Class E(d)) and installation of mezzanine floor
Date of Decision : 07.01.25
Decision : **Planning Permission is GRANTED**
5. Application No : 24/00778/FPH
Date Received : 04.11.24
Location : 182 Chertsey Rise Stevenage Herts SG2 9JQ
Proposal : Proposed raising of garage roof
Date of Decision : 23.12.24
Decision : **Planning Permission is GRANTED**
6. Application No : 24/00782/LB
Date Received : 06.11.24
Location : Coreys Cottage, Coreys Mill Tates Way Stevenage Herts
Proposal : Repairs and reinstatement of render to existing property
Date of Decision : 23.12.24
Decision : **Listed Building Consent is GRANTED**

7. Application No : 24/00789/FPH
Date Received : 08.11.24
Location : 58 Wildwood Lane Stevenage Herts SG1 1TB
Proposal : Retention of rear fence and pond
Date of Decision : 31.12.24
Decision : **Planning Permission is GRANTED**

8. Application No : 24/00792/FPH
Date Received : 09.11.24
Location : 13 Redwing Close Stevenage Herts SG2 9FE
Proposal : First floor rear extension
Date of Decision : 06.01.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal would, by virtue of its overall size, scale, depth, and its proximity to the public footpath, result in a form of development which would appear bulky and incongruous and be unduly prominent when viewed in the street scene, and therefore be out of keeping with the character and appearance of the surrounding area, to the detriment of the visual amenities of the locality. The development would, therefore, be contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2023), National Planning Policy Framework (2024) and the Planning Practice Guidance.

The proposed rear extension, by virtue of its height and depth, projecting approximately 4m beyond the main rear elevation of No. 32 Sparrow Drive, would result in an unacceptable outlook for the occupiers of this neighbouring property, having a harmful overbearing impact on the rear habitable room windows and immediate garden 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 SPD (2023), National Planning Policy Framework (2024) and the Planning Practice Guidance.

The first-floor windows in the western side elevation serving the proposed bedroom 2 and study 2 will introduce a level of overlooking to the neighbouring rear garden that does not currently exist, to the detriment of the neighbouring amenities. The proposal is therefore contrary to policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2023), National Planning Policy Framework (2024) and the Planning Practice Guidance.

9. Application No : 24/00799/FPH
Date Received : 12.11.24
Location : 6 Haycroft Road Stevenage Herts SG1 3JJ
Proposal : Erection of part single, part two storey rear extension
Date of Decision : 31.12.24
Decision : **Planning Permission is GRANTED**
10. Application No : 24/00808/TPTPO
Date Received : 18.11.24
Location : Land Adjacent To 31 Essex Road Stevenage Herts SG1 3EX
Proposal : Crown lift to 5m over road on 1No. Horse Chestnut tree (T17) and crown lift to 5m over road and prune back from building for 1m clearance on 1No. Horse Chestnut tree (T18) protected by Tree Preservation Order 80.
Date of Decision : 22.01.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
11. Application No : 24/00809/TPTPO
Date Received : 18.11.24
Location : 17 Champion Court Stevenage Herts SG1 3EY
Proposal : TPO 80 (T10) Common Lime 1 no. Re-pollard to previous points,
TPO 80 (T11) Common Lime 1no. Re-pollard to previous points,
TPO 80 (T12) Ash 1no. Re-pollard to previous points
Date of Decision : 10.01.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

12. Application No : 24/00810/TPTPO
Date Received : 18.11.24
Location : 26 Shephall Green Stevenage Herts SG2 9XS
Proposal : Reduction of crown on 1no. Spruce Picea Abies (T1) protected by Tree Preservation Order 125
Date of Decision : 08.01.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
13. Application No : 24/00814/FP
Date Received : 19.11.24
Location : 95 Raleigh Crescent Stevenage Herts SG2 0ED
Proposal : Change of use from public amenity land to residential curtilage
Date of Decision : 10.01.25
Decision : **Planning Permission is GRANTED**
14. Application No : 24/00815/FPH
Date Received : 19.11.24
Location : 15 North Road Stevenage Herts SG1 4BD
Proposal : Single storey rear and side extensions
Date of Decision : 07.01.25
Decision : **Planning Permission is GRANTED**
15. Application No : 24/00817/FPH
Date Received : 21.11.24
Location : 151 Hydean Way Stevenage Herts SG2 9YA
Proposal : Erection of single storey rear extension.
Date of Decision : 10.01.25
Decision : **Planning Permission is GRANTED**

16. Application No : 24/00823/FPH
Date Received : 23.11.24
Location : 33 Osterley Close Stevenage Herts SG2 8SN
Proposal : Erection of single storey front extension
Date of Decision : 16.01.25
Decision : **Planning Permission is GRANTED**
17. Application No : 24/00837/COND
Date Received : 27.11.24
Location : Symonds Lodge Symonds Green Lane Stevenage Herts
Proposal : Discharge of condition 11 (Construction Method Statement) attached to planning permission reference number 23/00945/FP
Date of Decision : 09.01.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
18. Application No : 24/00840/FP
Date Received : 28.11.24
Location : The Standing Order 33 High Street Stevenage Herts
Proposal : Installation of two condensers to rear elevation within rear service yard to replace existing
Date of Decision : 13.01.25
Decision : **Planning Permission is GRANTED**
19. Application No : 24/00841/LB
Date Received : 28.11.24
Location : The Standing Order 33 High Street Stevenage Herts
Proposal : Incorporate existing glass wash area into the current bar. Create new glass wash area. Install new walk-in fridge and bottle store within the kitchen. Installation of two condensers to rear elevation within rear service yard to replace existing.
Date of Decision : 13.01.25
Decision : **Listed Building Consent is GRANTED**

20. Application No : 24/00842/FPH
Date Received : 29.11.24
Location : 42 Fishers Green Stevenage Herts SG1 2JA
Proposal : Erection of single storey front and side extensions. Loft conversion involving raising the height of the roof and 2no. dormer windows.
Date of Decision : 22.01.25
Decision : **Planning Permission is GRANTED**
21. Application No : 24/00851/TPTPO
Date Received : 05.12.24
Location : 1A Hertford Road Stevenage Herts SG2 8DR
Proposal : T1 English Oak - Crown reduce by around 3m, remove dead wood from the right side or, fell tree and replant with a suitable replacement protected by Tree Preservation Order 99
Date of Decision : 16.01.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
22. Application No : 24/00852/CLPD
Date Received : 05.12.24
Location : 19 Beane Walk Stevenage Herts SG2 7DP
Proposal : Lawful Development Certificate (Proposed) Loft conversion with rear dormer and front rooflights
Date of Decision : 17.01.25
Decision : **Certificate of Lawfulness is APPROVED**
23. Application No : 24/00853/CLPD
Date Received : 08.12.24
Location : 32 Shephall Lane Stevenage Herts SG2 8DH
Proposal : Lawful Development Certificate (Proposed) single storey side extension
Date of Decision : 17.01.25
Decision : **Certificate of Lawfulness is APPROVED**

24. Application No : 24/00854/AD
Date Received : 08.12.24
Location : The Coopers Inn Magpie Crescent Stevenage Herts
Proposal : Refurbish 2no. existing Corex Signs, display of 1no. Totem Sign and 1no. Fascia Sign (externally illuminated) and signwrite Sizzling Logos (externally illuminated)
Date of Decision : 31.01.25
Decision : **Advertisement Consent is GRANTED**

25. Application No : 24/00858/COND
Date Received : 09.12.24
Location : Garage Block 31-49 Spring Drive Stevenage Herts
Proposal : Discharge of Condition 5 (Construction Management Statement) attached to planning permission reference number 22/00487/OP
Date of Decision : 24.01.25
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.

The case officer's letter is attached providing further information.

26. Application No : 24/00859/COND
Date Received : 10.12.24
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Discharge of conditions 4 (materials); 16 (cycle parking); 24 (external lighting) attached to planning permission 21/00847/FP
Date of Decision : 29.01.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

27. Application No : 24/00867/FPH
Date Received : 11.12.24
Location : 34 Hazelmere Road Stevenage Herts SG2 8RX
Proposal : Single storey rear extension
Date of Decision : 16.01.25
Decision : **Planning Permission is GRANTED**
28. Application No : 24/00868/COND
Date Received : 11.12.24
Location : 107 - 109 High Street Stevenage Herts SG1 3HS
Proposal : Discharge of condition(s); 4 (materials); 5 (construction method statement); 7 (archaeology work) and 10 (climate adaption measures) attached to planning permission reference 22/00637/FP
Date of Decision : 17.01.25
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.
- The case officer's letter is attached providing further information.
29. Application No : 24/00871/CC
Date Received : 13.12.24
Location : Stevenage Fire And Ambulance Station St. Georges Way Stevenage Herts
Proposal : Planning application for single storey infill extension to provide improved sleeping accommodation, creation of garden area and associated works at Fire Station, St Georges Way, Stevenage, Hertfordshire
Date of Decision : 16.01.25
Decision : **This Council Raises NO OBJECTION to the Development Proposed**

30. Application No : 24/00873/FPH
Date Received : 13.12.24
Location : 9 Chouler Gardens Stevenage Herts SG1 4TB
Proposal : Single storey front and rear extension after demolition of existing conservatory
Date of Decision : 24.01.25
Decision : **Planning Permission is GRANTED**
31. Application No : 24/00875/HPA
Date Received : 16.12.24
Location : 170 Canterbury Way Stevenage Herts SG1 4DL
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.3m for which the maximum height will be 3m and height of the eaves will be 3m
Date of Decision : 17.01.25
Decision : **Prior Approval is NOT REQUIRED**
32. Application No : 24/00879/NMA
Date Received : 16.12.24
Location : Building 100 MBDA UK Six Hills Way Stevenage
Proposal : Non material amendment to planning application 22/00975/FP to revise location for new roller shutter door and associated external hardsurfacing, and revised location for two number external louvres
Date of Decision : 07.01.25
Decision : **Non Material Amendment AGREED**

33. Application No : 24/00885/CLPD
Date Received : 18.12.24
Location : 107 Raleigh Crescent Stevenage Herts SG2 0EB
Proposal : Lawful Development Certificate (proposed) for a part single, part two storey rear extension.
Date of Decision : 22.01.25
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres. The proposed development therefore falls beyond the limitations of paragraph A.1(i) of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not be lawful.
34. Application No : 24/00888/NMA
Date Received : 19.12.24
Location : Garages G001 - G026 Hydean Way Stevenage Herts
Proposal : Non material amendment to reserved matters approval 23/00908/FP to a change of roof design to the rear of plot 4
Date of Decision : 09.01.25
Decision : **Non Material Amendment AGREED**
35. Application No : 24/00896/NMA
Date Received : 20.12.24
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Non material amendment to planning permission 24/00525/FPM to amend conditions 1 (Approved Plans); 5 (Access); 7 (Parking); 10 (External Materials); 11 (Landscaping); 15 (Climate Change Measures) and 19 (External Lighting).
Date of Decision : 17.01.25
Decision : **Non Material Amendment AGREED**

36. Application No : 24/00901/TPCA
Date Received : 24.12.24
Location : 3 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : Ash Tree (T1) - pruning, reduction by 25% and removal of dead wood
Date of Decision : 31.01.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
37. Application No : 25/00007/CLPD
Date Received : 07.01.25
Location : 13 Twinwoods Stevenage Herts SG1 1RJ
Proposal : Lawful Development Certificate (Proposed) for rear extension
Date of Decision : 16.01.25
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. Local Plan Partial Review (2024).
5. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
6. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
7. Central Government advice contained in the National Planning Policy Framework December 2024 and Planning Policy Guidance.

