

Meeting: **Planning and Development
Committee**

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Alex Robinson 01438 242257

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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 : 25/00119/COND
 Date Received : 11.02.25
 Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
 Proposal : Discharge of Condition 33 (LLFA Condition - Drainage Strategy
 for flood resilient measures) attached to planning permission
 reference number 22/00965/FPM
 Date of Decision : 04.08.25
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 25/00135/FP
 Date Received : 17.02.25
 Location : The Gatehouse Rectory Lane Stevenage Herts
 Proposal : Change of use of building approved under 22/00804/FPH from
 an annexe to a separate single storey dwelling
 Date of Decision : 29.07.25
 Decision : **Planning Permission is GRANTED**

3. Application No : 25/00180/FPH
Date Received : 10.03.25
Location : 29 Whitney Drive Stevenage Herts SG1 4BQ
Proposal : First floor front and side extension and single storey front extension to create porch/cupboard
Date of Decision : 20.08.25
Decision : **Planning Permission is GRANTED**
4. Application No : 25/00224/FPH
Date Received : 26.03.25
Location : 2 Morley Cottages Chells Lane Stevenage Herts
Proposal : Retention of outbuilding
Date of Decision : 15.08.25
Decision : **Planning Permission is GRANTED**
5. Application No : 25/00246/COND
Date Received : 31.03.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of condition 29 (LLFA) attached to planning permission reference number 22/00965/FPM
Date of Decision : 04.08.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 25/00251/COND
Date Received : 01.04.25
Location : 33 Julians Road Stevenage Herts SG1 3ES
Proposal : Discharge of Conditions 14 (samples of materials); 15 (landscaping strategy); 16 (bird and bat boxes); 17 (boundary treatments); 18 (water hydrants); 21 (cycle storage); 22 (waste and recycling); and 23 (external lighting) attached to planning permission reference number 23/00889/FP
Date of Decision : 16.07.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 25/00309/FP
Date Received : 26.04.25
Location : 16 Badgers Close Stevenage Herts SG1 1UH
Proposal : Change of use from public amenity land to private residential land
Date of Decision : 23.07.25
Decision : **Planning Permission is GRANTED**
8. Application No : 25/00359/FP
Date Received : 01.05.25
Location : Stevenage Service Station Lonsdale Road Stevenage Herts
Proposal : Installation of 6 No. EV Chargers and associated works
Date of Decision : 10.07.25
Decision : **Planning Permission is GRANTED**
9. Application No : 25/00367/FPH
Date Received : 03.05.25
Location : 437 Vardon Road Stevenage Herts SG1 5BB
Proposal : Single storey front and rear extension
Date of Decision : 23.07.25
Decision : **Planning Permission is GRANTED**

10. Application No : 25/00391/COND
Date Received : 16.05.25
Location : Brent Court Silam Road Stevenage Herts
Proposal : Discharge of Condition 14 (Tree Protection Measures) attached to planning permission reference number 22/00963/FPM
Date of Decision : 17.07.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

11. Application No : 25/00401/OP
Date Received : 23.05.25
Location : Land Beside 40 Shephall View Stevenage Herts SG1 1RL
Proposal : Outline permission for 3 bedroom bungalow on land beside 40 Shephall View Stevenage with all matters reserved
Date of Decision : 17.07.25
Decision : **Outline Planning Permission is REFUSED**

For the following reason(s);

Owing to the size of the plot, there is insufficient space to accommodate a single storey building with sufficient internal floorspace to meet the Nationally Described Space Standards for a three bedroom dwelling. Further, to accommodate a building of sufficient size would result in an unacceptably substandard private amenity space. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Design Guide SPD (2025), and the aims and objectives of the National Planning Policy Framework (2024).

Owing to the size of the plot, the submitted plan fails to demonstrate that a private amenity space of at least 50sqm and at least 10m deep can be provided at the rear of the dwelling. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Design Guide SPD (2025), and the aims and objectives of the National Planning Policy Framework (2024).

12. Application No : 25/00405/FPH
Date Received : 27.05.25
Location : 22 Grenville Way Stevenage Herts SG2 8XZ
Proposal : Extension and replacement raised roof to existing detached garage with habitable accommodation above.
Date of Decision : 28.07.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed garage extension by reason of its height and bulk would appear visually incongruous, overly prominent, and unduly imposing when viewed from Grenville Way and would harm the character and appearance of the area. The proposal is contrary to policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and Local Plan Partial Review (2024), the Council's Design Guide SPD (2025), National Planning Policy Framework (2024) and the Planning Practice Guidance.

The proposed development, if approved, would result in inadequate car parking provision to serve the property in line with the Council's adopted parking standards. This is likely to result in additional on-street parking in inappropriate locations close to junctions, to the detriment of the free flow of traffic and highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and Local Plan Partial Review (2024), the Council's Parking Provision SPD (2025), the National Planning Policy Framework (2024) and the Planning Practice Guidance.

13. Application No : 25/00409/FPH
Date Received : 27.05.25
Location : 9 Marymead Court Stevenage Herts SG2 8AE
Proposal : Single story rear extension and front porch extension
Date of Decision : 25.07.25
Decision : **Planning Permission is GRANTED**

14. Application No : 25/00412/AD
Date Received : 28.05.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Retention of non-illuminated fascia sign.
Date of Decision : 09.07.25
Decision: **Advertisement Consent is GRANTED**

15. Application No : 25/00418/FPH
Date Received : 30.05.25
Location : 37 Kings Walden Rise Stevenage Herts SG2 0JX
Proposal : Erection of two storey side extension
Date of Decision : 25.07.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed extension by reason of its height, bulk and siting up to the boundary would not be subservient to the original dwelling and would appear bulky, visually incongruous and harmful to the character and appearance of Kings Walden Rise. The proposal is contrary to policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and Local Plan Partial Review (2024), the Council's Design Guide SPD (2025), National Planning Policy Framework (2024) and the Planning Practice Guidance.

The proposed development, if approved, would result in inadequate car parking provision to serve the property in line with the Council's adopted parking standards. This is likely to result in additional on-street parking in inappropriate locations close to junctions, to the detriment of the free flow of traffic and highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and Local Plan Partial Review (2024), the Council's Parking Provision SPD (2025), the National Planning Policy Framework (2024) and the Planning Practice Guidance.

16. Application No : 25/00420/FPH
Date Received : 02.06.25
Location : 116 Broad Oak Way Stevenage Herts SG2 8RB
Proposal : Single storey front and rear extension
Date of Decision : 28.07.25
Decision : **Planning Permission is GRANTED**
17. Application No : 25/00422/CPAS
Date Received : 02.06.25
Location : Unit 1 Roebuck Retail Park London Road Stevenage
Proposal : Installation of 158.85kWp Rooftop Solar PV Installation, made up of 353 no. 450W Solar Panels
Date of Decision : 11.07.25
Decision : **Prior Approval is NOT REQUIRED**
18. Application No : 25/00423/AD
Date Received : 02.06.25
Location : Unit 3A Roaring Meg Retail Park London Road Stevenage
Proposal : Retrospective installation of 1no. internally illuminated fascia sign, 1no. internally illuminated goal post sign, and window vinyls
Date of Decision : 24.07.25
Decision : **Advertisement Consent is GRANTED**
19. Application No : 25/00426/FPH
Date Received : 04.06.25
Location : 6 The Pastures Stevenage Herts SG2 7DZ
Proposal : Proposed first floor side and rear extension
Date of Decision : 01.08.25
Decision : **Planning Permission is GRANTED**

20. Application No : 25/00427/CLPD
Date Received : 04.06.25
Location : 2D Hillcrest Stevenage Herts SG1 1PL
Proposal : Lawful Development Certificate (Proposed) for the erection of proposed car port
Date of Decision : 10.07.25
Decision : **Certificate of Lawfulness is APPROVED**
21. Application No : 25/00431/FP
Date Received : 04.06.25
Location : 46 Basils Road Stevenage Herts SG1 3PX
Proposal : Erection of single storey rear extension and change of use of ground floor from office (use class E) to create 3no. x 1 bed flats at ground and first floor with associated parking and storage.
Date of Decision : 18.07.25
Decision : **Planning Permission is GRANTED**
22. Application No : 25/00432/TPTPO
Date Received : 05.06.25
Location : 7 Olde Swann Court Stevenage Herts SG1 3WB
Proposal : Reduction of the crown by 20% of 1no Sycamore Tree (T17) protected by Tree Preservation Order 61
Date of Decision : 23.07.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

23. Application No : 25/00433/TPTPO
Date Received : 05.06.25
Location : Land To Rear Of 2 Essex Close Stevenage Herts SG1 3FA
Proposal : Crown lift Copper Beech tree (T15) to 5.2M protected by Tree Preservation Order 80
Date of Decision : 29.07.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
24. Application No : 25/00435/TPTPO
Date Received : 05.06.25
Location : Land Adjacent To 31 Essex Road Stevenage Hertfordshire SG1 3EX
Proposal : Reduce 1no. Horse Chestnut tree (T17) by up to 2m and Crown Lift 1no. Horse Chestnut tree (T18) to 2.4m above footpath, protected by Tree Preservation Order 80.
Date of Decision : 04.08.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
25. Application No : 25/00436/TPTPO
Date Received : 05.06.25
Location : Land Near 7 Campion Court Stevenage Herts SG1 3EY
Proposal : Epicormic removal from 1no. Common Lime tree (T11) and reduction by up to 2m of 1no. Lawson Cypress tree (T13) protected by Tree Preservation Order 80
Date of Decision : 04.08.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

26. Application No : 25/00437/AD
Date Received : 06.06.25
Location : Specsavers Opticians 90 Queensway Town Centre Stevenage
Proposal : 1no. internally illuminated fascia sign and 1no. hanging sign
Date of Decision : 29.07.25
Decision : **Advertisement Consent is GRANTED**
27. Application No : 25/00441/AD
Date Received : 09.06.25
Location : 66 - 68 Queensway Town Centre Stevenage Herts
Proposal : Installation of 1no. bespoke illuminated ATM surround panel, 1no. 620mm internally illuminated fascia panel, replacement signage on existing hanging sign and 1no. 55inch attractor panel behind shopfront window within the unit.
Date of Decision : 31.07.25
Decision : **Advertisement Consent is GRANTED**
28. Application No : 25/00447/TPCA
Date Received : 11.06.25
Location : The Oaks 106 Burydale Stevenage Herts
Proposal : Fell Cherry Plum (T009), Prune Wild Cherry (T018)
Date of Decision : 23.07.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
29. Application No : 25/00449/FPH
Date Received : 12.06.25
Location : 363 Wisden Road Stevenage Herts SG1 5JN
Proposal : Raising roof to garage to facilitate partial conversion
Date of Decision : 08.08.25
Decision : **Planning Permission is GRANTED**

30. Application No : 25/00450/FP
Date Received : 12.06.25
Location : The Priory Nursery, St John's Ambulance Hall Stanmore Road Stevenage Herts
Proposal : Installation of a proposed modular outbuilding, bin and cycle stores and shade canopies.
Date of Decision : 01.08.25
Decision : **Planning Permission is GRANTED**
31. Application No : 25/00453/FP
Date Received : 16.06.25
Location : 33 Newton Road Stevenage Herts SG2 0BX
Proposal : Change of use from a dwellinghouse (Class C3) to residential children's home (Class C2).
Date of Decision : 05.08.25
Decision : **Planning Permission is GRANTED**
32. Application No : 25/00454/TPCA
Date Received : 17.06.25
Location : 1 The Willows Stevenage Herts SG2 8AN
Proposal : Reduce crown of 1 no. Goat Willow by 1.5m (T1); Reduce crown of Conifer by 2m (T2, T3, T4)
Date of Decision : 28.07.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
33. Application No : 25/00458/AD
Date Received : 17.06.25
Location : 103 Queensway Town Centre Stevenage Herts
Proposal : Replacement 1no. internally illuminated ATM Collar
Date of Decision : 24.07.25
Decision : **Advertisement Consent is GRANTED**

34. Application No : 25/00459/TPTPO
Date Received : 18.06.25
Location : 4 Foster Close Stevenage Herts SG1 4SA
Proposal : Removal of 2no. Oak trees (T2) and (T4) protected by Tree Preservation Order 10
Date of Decision : 21.08.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
35. Application No : 25/00460/TPTPO
Date Received : 18.06.25
Location : 2 Foster Close Stevenage Herts SG1 4SA
Proposal : Removal of 1no. Hornbeam tree forming part of Group (G2) protected by Tree Protection Order 10
Date of Decision : 21.08.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
36. Application No : 25/00462/FPH
Date Received : 19.06.25
Location : 41 Randals Hill Stevenage Herts SG2 9YN
Proposal : Replacement of a conservatory at the rear of the property
Date of Decision : 28.07.25
Decision : **Planning Permission is GRANTED**
37. Application No : 25/00468/FP
Date Received : 21.06.25
Location : 95 Raleigh Crescent Stevenage Herts SG2 0ED
Proposal : Erection of 1no. two-bedroom dwelling
Date of Decision : 28.08.25
Decision : **Planning Permission is GRANTED**

38. Application No : 25/00474/FPH
Date Received : 25.06.25
Location : 1 Vardon Road Stevenage Herts SG1 5PT
Proposal : Retention of timber pergola to rear elevation and raised decking
Date of Decision : 07.08.25
Decision : **Planning Permission is GRANTED**
39. Application No : 25/00478/CLPD
Date Received : 26.06.25
Location : 137 Mildmay Road Stevenage Herts SG1 5RS
Proposal : Lawful Development Certificate for a single storey rear extension and 1 no. roof light.
Date of Decision : 07.08.25
Decision : **Certificate of Lawfulness is APPROVED**
40. Application No : 25/00479/FPH
Date Received : 26.06.25
Location : 10 Boswell Gardens Stevenage Herts SG1 4SB
Proposal : Variation of Conditions 1 (Approved Plans) and 3 (Matching Materials) attached to planning permission reference number 25/00192/FPH, to provide a flat roof instead of a pitched gable roof.
Date of Decision : 20.08.25
Decision : **Planning Permission is GRANTED**
41. Application No : 25/00484/NMA
Date Received : 26.06.25
Location : SG1 Development Site Town Centre Stevenage
Proposal : Non material amendment to reserved matters approval 19/00743/FPM for a minor alteration to Condition 56 (Highway improvements Part A) to align the trigger point of the condition with the design programme
Date of Decision : 14.07.25
Decision : **Non Material Amendment AGREED**

42. Application No : 25/00496/FP
Date Received : 26.06.25
Location : 2 Popple Way Stevenage Herts SG1 3TG
Proposal : Replace single-glazed wooden shopfront with new double-glazed aluminium shopfront.
Date of Decision : 30.07.25
Decision : **Planning Permission is GRANTED**
43. Application No : 25/00497/AD
Date Received : 27.06.25
Location : 103 Queensway Town Centre Stevenage Herts
Proposal : Replacement signage comprising 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 2no. internally illuminated projecting signs, and internally illuminated ATM surround.
Date of Decision : 20.08.25
Decision : **Advertisement Consent is GRANTED**
44. Application No : 25/00505/TPTPO
Date Received : 02.07.25
Location : 5 Woodfield Road Stevenage Herts SG1 4BP
Proposal : Full crown reduction and trim branches back to trunk on side facing number 9 Woodfield Road, Common Lime (T13) protected by Tree Preservation Order 82
Date of Decision : 15.08.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

45. Application No : 25/00506/NMA
Date Received : 02.07.25
Location : 29 - 31 Orchard Road Stevenage Herts SG1 3HE
Proposal : Non material amendment to planning permission 24/00565/FP for a variation of condition 1 (Approved Plans)
Date of Decision : 08.08.25
Decision : **Non Material Amendment AGREED**
46. Application No : 25/00512/CLPD
Date Received : 04.07.25
Location : 9 Compton Place Stevenage Herts SG1 4FN
Proposal : Lawful development certificate (proposed) for rear dormer window and 3 no. roof lights.
Date of Decision : 15.08.25
Decision : **Certificate of Lawfulness is APPROVED**
47. Application No : 25/00519/FPH
Date Received : 04.07.25
Location : 149 Wigram Way Stevenage Herts SG2 9UJ
Proposal : Two storey rear extension and single storey front porch extension
Date of Decision : 26.08.25
Decision : **Planning Permission is GRANTED**
48. Application No : 25/00522/TPCA
Date Received : 07.07.25
Location : The Marquis Of Granby North Road Stevenage Herts
Proposal : Reduce crown by 5m in height, and 4m in diameter on 2no. Ash trees.
Date of Decision : 01.08.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

49. Application No : 25/00524/BNGCO
Date Received : 07.07.25
Location : Lister Hospital Coreys Mill Lane Stevenage Herts
Proposal : Compliance with Biodiversity Net Gain details required by planning permission 25/00299/FP
Date of Decision : 04.08.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
50. Application No : 25/00525/CLPD
Date Received : 08.07.25
Location : 20 Eliot Road Stevenage Herts SG2 0LJ
Proposal : Lawful Development Certificate (Proposed) for the erection of a single-storey rear extension.
Date of Decision : 28.08.25
Decision : **Certificate of Lawfulness is APPROVED**
51. Application No : 25/00526/NMA
Date Received : 08.07.25
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Non Material Amendment to planning approval 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 : 01.08.25
Decision : **Non Material Amendment AGREED**
52. Application No : 25/00533/CPA
Date Received : 11.07.25
Location : 77 - 83 Queensway Town Centre Stevenage Herts
Proposal : Prior approval for the change of use of the first and second floors from retail to residential dwellings (Use Class C3)
Date of Decision : 11.08.25
Decision : **Prior Approval is REQUIRED and GIVEN**

53. Application No : 25/00535/CC
Date Received : 11.07.25
Location : 9 Hitchin Road Stevenage Herts SG1 3BJ
Proposal : Change of use from C3 residential to C2 care home and erection of single storey garden room
Date of Decision : 04.08.25
Decision : **This Council Raises NO OBJECTION to the Development Proposed**
54. Application No : 25/00546/CPA
Date Received : 17.07.25
Location : 77 - 83 Queensway Town Centre Stevenage Herts
Proposal : A one storey extension to the existing building for 9no. 1 bedroom and 4no. 2 bedroom flats
Date of Decision : 12.08.25
Decision : **Prior Approval is REQUIRED and GIVEN**
55. Application No : 25/00548/NMA
Date Received : 17.07.25
Location : Brent Court Silam Road Stevenage Herts
Proposal : Non material amendment to reserved matters approval 22/00963/FPM for the relocation of substation from the undercroft car park, internal alterations, and alterations to the undercroft car park layouts
Date of Decision : 01.08.25
Decision : **Non Material Amendment AGREED**

56. Application No : 25/00554/NMA
Date Received : 22.07.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Non-material amendment to planning permission 22/00965/FPM for relocation of substation and plot substitutions (Change from Devoke House type to Roundhill House type) (Plots 50-57).
Date of Decision : 13.08.25
Decision : **Non Material Amendment AGREED**
57. Application No : 25/00558/NMA
Date Received : 23.07.25
Location : 31A Queensway Town Centre Stevenage Herts
Proposal : Non material amendment to planning permission 24/00736/FP to fit a 150mm diameter UPVC drainage pipe to the rear external facade
Date of Decision : 19.08.25
Decision : **Non Material Amendment AGREED**
58. Application No : 25/00588/CLPD
Date Received : 04.08.25
Location : 22 Chertsey Rise Stevenage Herts SG2 9JN
Proposal : Lawful Development Certificate (Proposed) for single storey rear extension
Date of Decision : 08.08.25
Decision : **Certificate of Lawfulness is APPROVED**
59. Application No : 25/00611/CLPD
Date Received : 11.08.25
Location : 66 Chepstow Close Stevenage Herts SG1 5TT
Proposal : Lawful Development Certificate (Proposed) conversion of garage to habitable space external alterations to dwellinghouse.
Date of Decision : 18.08.25
Decision : **Certificate of Lawfulness is APPROVED**

60. Application No : 25/00641/CLPD
 Date Received : 21.08.25
 Location : 151 Raleigh Crescent Stevenage Herts SG2 0EB
 Proposal : Lawful Development Certificate (Proposed) for a single storey rear extension.
 Date of Decision : 28.08.25
 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.