

St Stephen Parish Council Planning List 13 February 2014

The comments reproduced were resolved by the Planning Committee at their meeting on
13 February 2014

Member: MF **Application No:** 5/2013/3215 **Issued:** 20/1 email

Address: Land near to railway line off Tippendell Lane Park Street

Proposal: New gated access to agricultural land and new vehicle crossover with hard standing

Comments: *No objections in principle but reservations about the installation of hard standing on the Green Belt. At this location, there may also be highway safety issues.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3215&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2013/3265 **Issued:** 21/1 email

Address: 43 Park Street Lane Park Street

Proposal: Demolition of existing bungalow and construction of two, four bedroom detached dwellings with associated landscaping, parking and access (resubmission following invalid application 5/2013/3090)

Comments: *Invalid application*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3265&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2013/3291 **Issued:** 21/1 email

Address: 1B The Rise Park Street

Proposal: Single storey side and rear extension following demolition of existing garage and new steps with railings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3291&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2013/3343 **Issued:** 22/1 email

Address: 19 Bucknalls Drive Bricket Wood

Proposal: Side dormer window and side roof light (resubmission following refusal of 5/2013/1653)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3343&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2013/3390 **Issued:** 21/1 email

Address: 1 Hawfield Gardens Park Street

Proposal: Demolition of existing bungalow and garage and erection of two, semi detached dwellings with associated parking and access

Comments: *Objections to this application for the following reasons: this is a small triangular site at the entrance to Hawfield Gardens. The demolition of one dwelling to erect 2 semi detached houses is an over development. There are concerns regarding traffic congestion within Hawfield Gardens. For the reasons given we ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3390&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2013/3413 **Issued:** 20/1 email

Address: 9 Newlyn Close Bricket Wood

Proposal: Demolition of existing garage and lean to and erection of a single storey side extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3413&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2013/3442 **Issued:** 27/1 email

Address: 9 Stanley Avenue Chiswell Green

Proposal: Single storey front, side, rear extensions and removal of chimney

Comments: *Concerns about this application as a 6 metre extensions seems somewhat excessive*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3442&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2013/3445 **Issued:** 16/1 email

Address: 12 North Close Chiswell Green

Proposal: Two storey side extension with insertion of two front roof lights and single storey rear extension following the removal of existing rear buildings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3445&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2013/3450 **Issued:** 20/1 email

Address: Copsewood Bricket Wood and A405 Junction North Orbital Road Chiswell Green

Proposal: Submission of Reserved Matters (Appearance) following outline planning permission 5/2012/2055 for hotel with 150 bedrooms, conference and function centre, associated car parking and realignment of roundabout

Comments: *Our views on any aspect of this approved hotel development is that it is an unsustainable and inappropriate development on this Green Belt site. It remains wholly damaging to the established Noke Thistle hotel located directly opposite and will only serve the needs of the motorway traveller. It will do nothing to encourage tourism to St Albans City Centre as it is far too remote a site.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3450&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2013/3457 **Issued:** 16/1 email

Address: Land adjacent to 40 Oakwood Road Bricket Wood

Proposal: Single storey rear extension and construction of one, two bedroom dwelling with associated landscaping and parking (resubmission following refusal of 5/2013/1518)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3457&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2013/3481 **Issued:** 16/1 email

Address: 16 Woodside Road Bricket Wood

Proposal: Demolition of existing and erection of two semi detached dwellings, new vehicle crossover, parking and landscaping

Comments: *Objections to this application as it would result in an over development of the site, would be out of scale with adjacent dwellings and would mean a loss of privacy to neighbouring properties. For the reasons given we ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3481&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2013/3486 **Issued:** 16/1 email

Address: Searches Farm Searches Lane Bedmond
Proposal: Demolition of existing buildings and structures and erection of two single storey dwellings with associated landscaping and parking
Comments: *No objections to the application, so long as the footprint of the new buildings does not exceed that of the buildings to be demolished.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3486&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2013/3496 **Issued:** 16/1 email

Address: 141 Watling Street Park Street
Proposal: Single storey front, side and rear extension, roof alterations including raising of roof, two front dormer windows and front and rear roof lights to create additional accommodation. Relocation of main entrance, alteration to front bay windows and alteration
Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3496&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2013/3504 **Issued:** 20/1 email

Address: Kessingland North Orbital Road Chiswell Green
Proposal: Certificate of Lawfulness (proposed) – detached garage and store
Comments: *Objections to the application as we consider the proposed garage and store room an over development of this narrow site. By virtue of size and bulk this application should require full planning permission. We ask that the Certificate of Lawfulness is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3504&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2013/3520 **Issued:** 27/1 email

Address: 51 Burston Drive Park Street
Proposal: Certificate of Lawfulness (proposed) – Loft conversion with rear dormer window, roof alterations from hipped to gable and two front roof lights
Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3520&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2013/3525 **Issued:** 20/1 email

Address: 359 Watford Road Chiswell Green

Proposal: Single storey front extension incorporating new porch, partial garage conversion, side wall with canopy roof, alterations to garage roof, insertion of roof lights and side windows

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2013/3525&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: n/a **Application No:** 5/2014/0007 **Issued:** n/a

Address: Greenwood Park Tippendell Lane Chiswell Green

Proposal: Retention of temporary portable building (renewal of planning permission 5/2010/1962)

Comments: *None as St Stephen Parish Council are the applicants.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0007&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2014/0044 **Issued:** 29/1 email

Address: 9A South Riding Bricket Wood

Proposal: Two storey side extension with mono pitched roof to front elevation incorporating existing porch following demolition of integral garage

Comments: *Comments to follow*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0044&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0048 **Issued:** 21/1 email

Address: 15 Jenkins Avenue Bricket Wood

Proposal: Single storey front extension with pitched roof, two dormer windows to front slope and one side roof light (resubmission following refusal of 5/2013/2883)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0048&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2014/0050 **Issued:** 27/1 email

Address: 6 Mount Drive Park Street

Proposal: Certificate of Lawfulness (proposed) – Construction of rear extension to provide a new kitchen, cloakroom and lobby

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0050&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0055 **Issued:** 27/1 email

Address: 162 -164 Radlett Road Colney Street

Proposal: Deemed application on appeal against an Enforcement Notice for the retention of an outbuilding

Comments: *Members do not consider it to be in the public interest to pursue enforcement on this development and for that reason there are no objections to the deemed application.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0055&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0057 **Issued:** 22/1 email

Address: 2 Hamilton Close Bricket Wood

Proposal: Conversion of existing detached garage into a one bedroom dwelling with associated landscaping, access and parking

Comments: *Strong objections to this application; over development of a restricted plot which will be detrimental to the area; loss of amenity space. For the reasons given we ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0057&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2014/0096 **Issued:** 29/1 email

Address: 9 Forefield Chiswell Green

Proposal: Amendment of planning permission 5/2013/0209 for single storey rear extension following demolition of existing rear conservatory and alterations to existing roof

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0096&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2014/0121 **Issued:** 27/1 email

Address: 25 Maplefield Park Street

Proposal: Single storey front extension and porch canopy to side (resubmission following approval of 5/2013/2756 dated 4/12/2013)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0121&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2014/0186 **Issued:** 5/2 email

Address: 6 Moss Side Bricket Wood

Proposal: Single storey rear extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0186&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: MF **Application No:** 5/2014/0190 **Issued:** 3/2 email

Address: 154A Park Street Lane Park Street

Proposal: Single storey rear extension with three side facing roof lights and garage conversion to habitable accommodation

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0190org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0212 **Issued:** 5/2 email

Address: 40 & 40A Oakwood Road Bricket Wood

Proposal: Single storey rear extension to 40A and construction of one, two bedroom dwelling with associated landscaping and parking (resubmission following refusal of 5/2013/1518)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0212org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2014/0271 **Issued:** 7/2 email

Address: 183 Watford Road Chiswell Green

Proposal: Part two storey, part first floor rear extension, garage conversion and alteration to openings

Comments: *No objections*

APPEAL NOTIFICATIONS

Application: APP/B1930/C/14/2211495 Mr P J Carter
Address: 162 – 164 Radlett Road Colney Street
Reply by: 20 February 2014

Application: APP/B1930/D/14/2211707 Miss Eva Leung
Address: 1 Newlyn Close Bricket Wood
Reply by: N/A Householder Appeal

APPEAL DECISIONS

Application: APP/B1930/C/13/2201577
Address: Cuckmans Farm Ragged Hall Lane Chiswell Green
Decision: Dismissed

APPLICATIONS FOR TREE WORK

Application: TP/47/14/CA Tree bordering 77 Oakwood Road within Woodland
W1 – Oak next to front garden reduce overhang to 1.5m from fence line.
Two Oaks bordering rear garden reduce overhang to 2.5m from fence
line. Fell Cypress not included in TPO.
Address: NW boundary Hamlet Close Bricket Wood
Reason: Shade to garden and house and shedding of deadwood.

DECISIONS

BRICKET WOOD

Address: Land r/o 15 Old Watford Road 5/2013/2765
Decision: DC4 Refusal

Address: 47 Mount Pleasant Lane 5/2013/3308
Decision: DC3 Conditional Permission

Address: Land r/o 76 – 80 Oakwood Road 5/2013/3426
Decision: Invalid Application
Address: Land adjacent to 40 Oakwood Road
Decision: Invalid application

PARK STREET

Address: 12 Ringway Road 5/2013/3299
Decision: NCS Prior Approval not required

CHISWELL GREEN

Address: 35 Tippendell Lane 5/2013/2987
Decision: DC3 Conditional Permission

Address: The Noke Thistle Hotel Watford Road 5/2013/2942
Decision: AC4 Advert Refusal

Address: 8 Driftwood Avenue 5/2013/3102
Decision: DC3 Conditional Permission

Address: 256 Watford Road 5/2013/2989
Decision: DC3 Conditional Permission