

St Stephen Parish Council 11 February 2016 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 11 February 2016

Member: MD **Application No:** 5/2015/3205 **Issued:** 11/1 email

Address: 336 Watford Road Chiswell Green

Proposal: Single storey front and side extension, extension to roof with side and front dormer windows to create first floor, rear balcony and alterations to openings

Comments: *Objections to this application due to the overlooking and privacy issues associated with the construction of the rear balcony. For the reasons given we ask that this application is **REFUSED**. This application has been withdrawn.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3205

Member: MF **Application No:** 5/2015/3230 **Issued:** 12/1 email

Address: 19 Alder Close Park Street

Proposal: Sub division of existing three bedroom house into two self-contained one bedroom flats (retrospective)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3230

Member: EW **Application No:** 5/2015/3496 **Issued:** 11/1 email

Address: 114 Tippendell Lane Park Street

Proposal: Certificate of Lawfulness (proposed) Hip to gable loft conversion

Comments: *This application has been refused.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3496

Member: DB **Application No:** 5/2015/3592 **Issued:** 12/1 email

Address: 12 St Lawrence Way Bricket Wood

Proposal: Demolition of existing conservatory and erection of single storey side and rear extension, conversion of existing garage and alterations to garage roof

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3592

Member: JB **Application No:** 5/2015/3642 **Issued:** 27/1 email

Address: 216 Watford Road Chiswell Green

Proposal: Change of use of ground floor from mixed dwelling and dental surgery to sole use of a dental surgery and the reconfiguration of the first floor to provide a self- contained flat with alterations to openings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3624

Member: DB **Application No:** 5/2015/3652 **Issued:** 18/1 email

Address: 19 Hamilton Close Bricket Wood

Proposal: Single storey rear and side extension following demolition of conservatory with installation of roof lights. Front porch extension and loft conversion with roof lights – amended plans

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3652

Member: DB **Application No:** 5/2015/3658 **Issued:** 15/1 email

Address: 11 Woodside Road Bricket Wood

Proposal: Front infill and first floor extension, conversion of garage incorporating pitch roof, single storey rear extension with screened veranda

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3658

Member: DK **Application No:** 5/2015/3659 **Issued:** 15/1 email

Address: 45 Mount Pleasant Lane Bricket Wood

Proposal: Demolition of existing porch and single storey side extension. Two storey side extension, single storey side extension, alterations to the roof and insertion of new windows and doors. New canopy over front entrance (resubmission following refusal of 5/2015/2745

Comments: *Objections to this application which still represents a significant over development of the plot which is not in keeping with the street scene. For the reasons given we ask that the application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3659

Member: EW **Application No:** 5/2015/3686 **Issued:** 15/1 email

Address: 19 Pilgrim Close Park Street

Proposal: Two storey side and rear extensions, new door and canopy to front and side elevations, addition of first floor side window to existing dwelling

Comments: *Objections to this application as it is an over development that will be detrimental to the street scene. The development will change the character of the close. For the reasons given we ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3686

Member: DB **Application No:** 5/2015/3708 **Issued:** 1/2 email

Address: 29 Spielplatz Lye Lane Bricket Wood

Proposal: Certificate of Lawfulness (proposed) – demolition of existing extension and rebuild to larger dimensions

Comments: *Planning permission only exists for **mobile** structures on this site. We have no objections as long as the development does not prevent the original structure from being moved.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2015/3708

Member: MD **Application No:** 5/2016/0008 **Issued:** 1/2 email

Address: 189 Watford Road Chiswell Green

Proposal: Single storey front extension including conversion of garage into habitable room and alteration to openings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0008

Member: JB **Application No:** 5/2016/0017 **Issued:** 18/1 email

Address: 45 Cuckmans Drive Chiswell Green

Proposal: Single storey rear extension with roof lantern

Comments: *Objections to this application. This is a substantial extension of 6m x 8m and we have concerns that the 6m brick wall abutting the neighbouring semi-detached property will cause considerable shadow and be detrimental to the amenity of the residents in that property. For the reasons given we ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0017

Member: DK **Application No:** 5/2016/0051 **Issued:** 25/1 email

Address: St Lukes Church The Crescent Bricket Wood
Proposal: Demolition of flat roofed entrance porch and replacement with pitched roof porch/canopy
Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_n_o=5/2016/0051

Member: DB **Application No:** 5/2016/0055 **Issued:** 27/1 email

Address: 13 Woodside Road Bricket Wood
Proposal: Flat roofed rear dormer incorporating existing rear dormers, new slate roof to conservatory and new in/out driveway including new vehicular crossover

Comments: *No objections to the new dormers and slate roof but objections to the front wall which will be out of keeping with the street scene. For the reasons given we ask that this application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_n_o=5/2016/0055

Member: EW **Application No:** 5/2016/0060 **Issued:** 1/2 email

Address: 8 Wych Elms Park Street
Proposal: Single storey front, side and rear extensions and partial demolition of existing garage
Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_n_o=5/2016/0060

Member: MD **Application No:** 5/2016/0071 **Issued:** 27/1 email

Address: 17 Chiswell Green Lane Chiswell Green
Proposal: Single storey side and rear extension
Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_n_o=5/2016/0071

Member: EW **Application No:** 5/2016/0085 **Issued:** 27/1 email

Address: 24 Mount Drive Park Street

Proposal: Replacement gable ended roof with raised ridge, side window facing No. 26 Mount Drive, front facing dormer windows and roof lights. Pitched roof above existing rear extension, alterations to side opening and removal of chimney. Replacement and enlargement of existing hardstanding

Comments: *Our comments remain unchanged. We are concerned that the neighbouring property at no: 26 will be overlooked and that there will be privacy issues.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0085

Member: DB **Application No:** 5/2016/0109 **Issued:** 2/2 email

Address: 12 Claremont Bricket Wood

Proposal: Front porch extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0109

Member: MF **Application No:** 5/2016/0112 **Issued:** 1/2 email

Address: 7 Woodlands Park Street

Proposal: Single storey rear extension with roof lights and partial garage conversion to habitable accommodation

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0112

PRIOR NOTIFICATIONS

Address: 25 Newlyn Close Bricket Wood 5/2016/0003

Proposal: Single storey rear extension 6m depth x 2.86m height x 2.68 in height to eaves

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0003

Address: 46 Jenkins Avenue Bricket Wood 5/2016/0105

Proposal: Single storey rear extension 4m depth x 3.3m height x 2.35m in height to the eaves

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0105

Address: 17 Pilgrim Close Park Street 5/2016/0106
Proposal: Single storey rear extension 3.875m depth x 3.75m height x 2.7m in height to the eaves

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0106

Address: 10 Hamilton Close Bricket Wood 5/2016/0257
Proposal: Single storey rear extension 3.8m depth x 3.2m height x 3m in height to the eaves

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/0257

APPEAL NOTIFICATIONS

Application: APP/B1930/W/15/3138094 5/2015/1247
Address: 32 Mount Drive Park Street
Reply by: 18 February 2016

Application: APP/B1930/W/16/3142613 5/2015/1708
Address: 63 Oakwood Road Bricket Wood
Reply by: 3 March 2016

Comments: *Objections to the change of use remain as before with the addition of the following comments that relate to the Statement of Appeal. The travel distance from the property to Bricket Wood train station is not 400m as stated in the appeal documents, but 1400m (RAC mileage calculator.) One of the buses mentioned in the report had been axed and now has temporary funding only until March 2016. The photograph of Oakwood Road devoid of all but one car is very misleading. Since the dental surgery at 65 Oakwood Road came into being, the road has been full of parked cars. It narrows the road down to one lane through most of the day. An additional commercial premises at the same location, with inadequate parking will exacerbate this situation still further. It is quite unacceptable to disrupt and inconvenience the lives of local residents with a private medical facility which will draw people from outside the village. The Appeal Statement makes reference to the development of a further 129 homes on the redundant HSBC site at Hanstead Park and the need for medical facilities. It must be remembered that the Hanstead Park development was refused by St Albans District Council and the Appeal has not yet been decided, therefore such a statement at this stage is irrelevant. We agree that there is a need for an NHS medical centre to serve the needs of the village, but even if this application was for an NHS facility and not a private facility, sited where it is at 63 Oakwood Road, in the middle of a residential area and in a busy and congested road, is without any doubt, the wrong location. For the reasons given we ask that the Appeal Inspector upholds the decision made by St Albans District Council to refuse the application.*

Application: APP/B1930/W/15/3139602 5/2015/2356
Address: 21 South Close Chiswell Green
Reply by: 11 March 2016

Application: APP/B1930/W/15/3141582 5/2015/3124
Address: The Three Hammers PH 210 Watford Road Chiswell Green (Sainsbury)
Reply by: 9 March 2016

APPEAL DECISIONS

Application: None
Decision:

APPLICATIONS FOR TREE WORK

Address: BRE Buckalls Lane Garston
Application: TP/2016/0020 TPO1353 1 Beech and 1 Ash – prune back lateral branches to around mid-point of neighbouring shed up to 10 – 12m above ground level, crown clean to include removing dead wood 300mm in length and 20mm in diameter and any obviously compromised branches. Trees stand in woodland W1.
Comments: *SADC Approval*

TREE WORK DECISIONS

Address: 29 Hornbeams Bricket Wood
Application: TP/2015/0614
Decision: Tree works Approval

Address: BRE Bucknalls Lane Garston
Application: TP/2016/0020
Decision: Tree works Approval

DECISIONS

BRICKET WOOD

Address: The Kestrels 2 – 4 Bucknalls Drive 5/2015/2873
Decision: DC3 Conditional Permission

Address: 67 Old Watford Road 5/2015/3036
Decision: DC3 Conditional Permission

Address: BRE Bucknalls Lane Garston 5/2015/3247
Decision: DC3 Conditional Permission

Address: Victor Smith Court Hunters Ride 5/2015/3364
Decision: Invalid Application

Address: 98 Oakwood Road 5/2015/3386
Decision: DC4 Refusal

Address: 54 Oakwood Road 5/2015/3474
Decision: DC3 Conditional Permission

Address: 22 Reynards Way 5/2015/3518
Decision: Invalid application

PARK STREET

Address: Bowls Club Harperbury Hospital Harper Lane 5/2015/1240
Decision: DC3 Conditional Permission

Address: 17 Orchard Drive 5/2015/2240
Decision: Certificate of Lawfulness Approved

Address: 183 Park Street Lane 5/2015/3207
Decision: Certificate of Lawfulness Approved

Address: 68 How Wood 5/2015/3311
Decision: Certificate of Lawfulness Approved

Address: 93 Orchard Drive 5/2015/3497
Decision: Withdrawn

Address: 93 Orchard Drive 5/2015/3499
Decision: Withdrawn

Address: 114 Tippendell Lane 5/2015/3496
Decision: Certificate of Lawfulness - Refused

Address: 8 Pilgrim Close 5/2015/3616
Decision: NCS Prior Approval not required

CHISWELL GREEN

Address: The Mansion House Bone Hill Chiswell Green Lane 5/2015/1781
Decision: DC4 Refusal

Address: The Three Hammers PH 210 Watford Road 5/2015/3125
Decision: AC3 Advert - Conditional Permission

Address: 20 Carisbrooke Road 5/2015/3158
Decision: DC3 Conditional Permission

Address: 336 Watford Road 5/2015/3205
Decision: Withdrawn

Address: The Noke Mercure Hotel Watford Road 5/2015/3310
Decision: Partial Express Consent

Address: 28 Hammers Gate 5/2015/3551
Decision: Certificate of Lawfulness - Refused

Address: 177 Watford Road 5/2015/3589
Decision: NCS Prior approval required and refused