

## St Stephen Parish Council 22<sup>nd</sup> June 2017 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 22nd June 2017

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**Member:** MF                      **Application No:** 5/2017/1220                      **Issued:** 30/5 email

**Address:** 4 Wood End Park Street

**Proposal:** Single storey front extension incorporating 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=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                      **Application No:** 5/2017/1377                      **Issued:** 2/6 email

**Address:** Whytecote North Orbital Road Chiswell Green

**Proposal:** Demolition of existing dwelling and construction of two, three bedroom semi-detached dwellings and two, three bedroom detached dwellings with associated landscaping, parking and access

**Comments:** *Withdrawn*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                      **Application No:** 5/2017/1386                      **Issued:** 31/5 email

**Address:** 98 Mount Pleasant Lane Bricket Wood

**Proposal:** New detached two bedroom dwelling and associated hardstanding following demolition of original detached outbuilding

**Comments:** *Strong objections to this application. This is an over development of a restricted plot and 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\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                      **Application No:** 5/2017/1425                      **Issued:** 12/6 email

**Address:** 37C Forge End Chiswell Green

**Proposal:** Loft conversion with two dormer windows and installation of roof lights

**Comments:** *No objections*

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**Member:** DB                      **Application No:** 5/2017/1426      **Issued:** 22/5 email

**Address:** 7 Woodside Road Bricket Wood

**Proposal:** Erection of two, three bedroom semi-detached dwellings following demolition of existing dwelling

**Comments:** *We have strong objections to this application which has been called in should the Officer be minded to grant. This is an over bearing and visually intrusive development that would alter the street scene on the northern side of the road where the properties are mostly detached. The development will lead to a cramped development with potential highway safety issues. It will lead to a loss of light to the adjacent bungalow at 9 Woodside Road. Whilst we note that the applicant has provided a report from **Stinton Jones** we wish to disagree with the content of the report. The report fails to take into account the different elevations and therefore the development will breach the BRE recommendations for light. **The resident of 9 Woodside Road has commissioned their own daylight and sunlight report from Right to Light Consulting which also disagrees with the findings of Stinton Jones. Right to Light Consulting carried out a visit to 9 Woodside Road to consider their report whereas the Stinton Jones report was carried out without a visit to 9 Woodside Road. We ask that you consider that Right to Light Consulting actually visited the property affected by loss of light. If this application is allowed to proceed, this development will have a detrimental effect on the family room at number 9 Woodside Road that will lead to oppressive living conditions. 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=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MD                      **Application No:** 5/2017/1430      **Issued:** 6/6 email

**Address:** 58 Stanley Avenue Chiswell Green

**Proposal:** First floor rear extension with roof lights and 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=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                      **Application No:** 5/2017/1445      **Issued:** 30/5 email

**Address:** 4 Driftwood Avenue Chiswell Green

**Proposal:** Single storey rear extension following demolition of existing rear extension, conservatory and garage

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DK                      **Application No:** 5/2017/1448      **Issued:** 31/5 email

**Address:** 2 Bucknalls Drive Bricket Wood

**Proposal:** Part first floor side and rear extension with Juliet balconies, pitched parapet wall to garage and new opening to side elevation

**Comments:** *Whilst this Council does not wish to object to the application, we feel that should it be allowed then there will be undue pressure to fell a mature tree that will be*

very close to the rear extension boundary. If approved, this tree should be offered full protection.

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** EW                      **Application No:** 5/2017/1474      **Issued:** 30/5 email

**Address:** 33A Mount Drive Park Street

**Proposal:** Loft conversion, garage conversion, extension to rear patio, alterations to openings and installation of roof lights

**Comments:** *The development is very close to number 31 Mount Drive. If approved we feel that to overcome privacy and overlooking issues, the windows should be of obscure glass.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MD                      **Application No:** 5/2017/1493      **Issued:** 12/6 email

**Address:** The Three Hammers PH 210 Watford Road Chiswell Green

**Proposal:** Listed Building Consent – Replacement chimney

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** EW                      **Application No:** 5/2017/1566      **Issued:** 14/6 email

**Address:** 1 Branch Road Park Street

**Proposal:** Conversion of existing two dwellings into three self-contained units including half hipped roof extension, single storey front extension and alterations to openings

**Comments:** *Objections to the application due to insufficient parking provision. For the reason 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=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MD                      **Application No:** 5/2017/1590      **Issued:** 14/6 email

**Address:** 2 Hawthorn Way Chiswell Green

**Proposal:** Glazed roof to front entrance (retrospective)

**Comments:** *No objections*

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**Member:** EW                      **Application No:** 5/2017/1613      **Issued:** 12/6 email

**Address:** 52 Burston Drive Park Street

**Proposal:** Part single, part two storey front extension, loft conversion with rear dormer window, alterations to openings and installation of roof lights

**Comments:** *No objections – although please note that there is a very large building within the grounds and close proximity to the main dwelling. This building is used to run a home business. When considering the development we ask that the entire built form on this site is taken into account.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

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## PRIOR NOTIFICATIONS

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**Address:** 24 Ringway Road Park Street 5/2017/1381  
**Proposal:** Single storey rear extension 5m depth x 3.2m height x 3m in height to the eaves

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## APPLICATION FOR CERTIFICATE OF LAWFULNESS

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**Address:** 32 Hazel Road Park Street 5/2017/1248  
**Proposal:** Replace the existing wooden fence with brick wall which is to be moved to the boundary of the property

**Address:** 24 Ringway Road Park Street 5/2017/1330  
**Proposal:** Single storey rear extension with flat roof

**Address:** 128 Watford Road Chiswell Green 5/2017/1585  
**Proposal:** Hip to gable loft conversion

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## APPEAL NOTIFICATIONS

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**Application:** APP/B1930/W/17/3173655  
**Address:** 1 Branch Road Park Street  
**Reply by:** 10<sup>th</sup> July 2017

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## APPEAL DECISIONS

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**Application:** None  
**Decision:**

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## APPLICATIONS FOR TREE WORK

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**Member:** DK                   **Application:** TP/2017/0240/ TPO1671   **Issued:** 30/5  
**Address:** 77 Oakwood Road Bricket Wood  
**Proposal:** T13 Oak – reduce over hanging limbs by 1.5 – 2m, clean out crown and remove major deadwood  
**Reason:** None.  
**Comment:** *This tree is part of what was a heavily wooded area on which houses were subsequently built. We disagree with the lopping, chopping and felling of any tree on this site as it was known what the consequences would be when developing the area.*

**Member:** DK                   **Application:** TP/2017/0245 TPO1671   **Issued:** 30/5  
**Address:** 4 Hamlet Close Bricket Wood

**Proposal:** T6 Ash – remove  
**Reason:** Tree is leaning and is causing pressure on the extension  
**Comment:** *This tree is part of what was a heavily wooded area on which houses were subsequently built. We disagree with the lopping, chopping and felling of any tree on this site as it was known what the consequences would be when developing the area.*

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### TREE WORK DECISIONS

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**Address:** None  
**Application:**  
**Decision:**

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### DECISIONS

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#### BRICKET WOOD

**Address:** 1B Hunters Ride                   5/2017/0632  
**Decision:** DC3 Conditional Permission

**Address:** 15 Field View Rise               5/2017/0642  
**Decision:** DC3 Conditional Permission

**Address:** Paddock Lodge Drop Lane   5/2017/0693  
**Decision:** DC3 Conditional Permission

**Address:** BRE Bucknalls Drive           5/2017/0757  
**Decision:** Discharge of Condition - Partial

**Address:** 1 Smug Oak Lane               5/2017/0764  
**Decision:** Certificate of Lawfulness Approved

**Address:** BRE Bucknalls Drive           5/2017/0840  
**Decision:** Discharge of Condition - Refused

**Address:** 93 Mount Pleasant Lane       5/2017/0859

**Decision:** DC3 Conditional Permission

**Address:** 2 Five Acres Avenue 5/2017/0884  
**Decision:** DC3 Conditional Permission

**Address:** 2 Five Acres Avenue 5/2017/0885  
**Decision:** Certificate of Lawfulness Approved

**Address:** 48 Jenkins Avenue 5/2017/0922  
**Decision:** DC3 Conditional Permission

**Address:** 19 Black Boy Wood 5/2017/0955  
**Decision:** Discharge of Condition - Refused

**Address:** 57 Old Watford Road 5/2017/0971  
**Decision:** DC3 Conditional Permission

**Address:** 26 School Lane 5/2017/1032  
**Decision:** DC3 Conditional Permission

**Address:** 51A Bucknalls Drive 5/2017/1097  
**Decision:** DC3 Conditional Permission

**Address:** 25 Ashridge Drive 5/2017/1112  
**Decision:** DC3 Conditional Permission

**Address:** Woodbury Manor Barn Lye Lane 5/2017/1142  
**Decision:** COU Prior Approval required and refused

**Address:** Rose Cottage School Lane 5/2017/1144  
**Decision:** DC4 Refusal

**Address:** 26 Black Boy Wood 5/2017/1148  
**Decision:** Withdrawn

**Address:** 4 Hamlet Close 5/2017/1514  
**Decision:** Invalid application

**PARK STREET**

**Address:** 4 Frogmore Home Park Frogmore 5/2017/0545  
**Decision:** DC3 Conditional Permission

**Address:** 2 Lovatts Cottages Park Street 5/2017/0784  
**Decision:** Certificate of Lawfulness Approved

**Address:** 64 Spooners Drive 5/2017/0814  
**Decision:** DC3 Conditional Permission

**Address:** Land at Harperbury Hospital Harper Lane 5/2015/0990  
**Decision:** DC3 Conditional Permission

**Address:** 20 Applecroft 5/2017/0911  
**Decision:** DC3 Conditional Permission

**Address:** 21 Woodlands 5/2017/0961  
**Decision:** DC3 Conditional Permission

**Address:** 24 Mayflower Road 5/2017/1023  
**Decision:** Certificate of Lawfulness Approved

**Address:** 24 Mayflower Road 5/2017/1027  
**Decision:** DC3 Conditional Permission

**Address:** 120 Park Street Lane 5/2017/1054  
**Decision:** DC3 Conditional Permission

#### **CHISWELL GREEN**

**Address:** 5 Stanmount Road 5/2017/0683  
**Decision:** DC3 Conditional Permission

**Address:** 389 Watford Road 5/2017/0759  
**Decision:** DC3 Conditional Permission

**Address:** 41 Driftwood Avenue 5/2017/0957  
**Decision:** DC4 Refusal

**Address:** 14 West Avenue 5/2017/1230  
**Decision:** DC3 Conditional Permission

**Address:** Whytecoat North Orbital Road 5/2017/1377  
**Decision:** Withdrawn