

St Stephen Parish Council 13 March Planning List

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

Member: DK **Application No:** 5/2014/0028 **Issued:** 11/2 email

Address: 12 Mount Pleasant Lane Bricket Wood

Proposal: Vehicular crossover

Comments: *Invalid application*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0028org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2014/0116 **Issued:** 11/2 email

Address: 2a Jordans Way Bricket Wood

Proposal: Infill of front porch, single storey front extension and new canopy roof

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0116org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2014/0117 **Issued:** 11/2 email

Address: 2a Jordans Way Bricket Wood

Proposal: Increase in roof height to create first floor living accommodation within the roof space; two front and two rear dormer windows; one rear facing roof light; one first floor side window in gable and alterations to existing openings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0117org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0188 **Issued:** 11/2 email

Address: Woodbury Manor Barn Lye Lane Bricket Wood

Proposal: Certificate of Lawfulness (existing) – Use of barn as single dwelling

Comments: *We feel that a Certificate of Lawfulness should be refused on the basis that the lawful occupancy of this building has been challenged not only by the submission of a planning application, but on the basis that the Parish Council has, on more than one occasion, written to the Enforcement Officer to challenge the lawful occupancy. Both challenges have taken place well within the four year period. We trust that the fact that the applicant had submitted a planning application (even though undetermined withdrawn/invalid) is sufficient to refuse the Certificate of Lawfulness.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0188org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2014/0271 **Issued:** 17/2

Address: 183 Watford Road Chiswell Green

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

Comments: *No objections but have concern that due to the height of the extension there may be an adverse effect on the light to the conservatory of the adjacent property at 181 Watford Road.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0271org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: MF **Application No:** 5/2014/0290 **Issued:** 17/2 email

Address: 222 Radlett Road Colney Street

Proposal: Certificate of Lawfulness (proposed) – First floor extension over existing ground floor, loft extension/conversion, new emergency exit to front, single storey rear conservatory and storm porch to the side over the main entrance doorway

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0290org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: JB **Application No:** 5/2014/0292 **Issued:** 17/2 email

Address: 325 Watford Road Chiswell Green

Proposal: Hip to gable extension with rear dormer window

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0292org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0295 **Issued:** 28/2 email

Address: 11 Larch Avenue Bricket Wood

Proposal: Two storey rear extension following the removal of the existing back conservatory

Comments: *Comments to follow*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0295org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2014/0316 **Issued:** 14/2 email

Address: Land off Old Orchard Park Street

Proposal: Outline application (All Matters Reserved) – Erection of 10 detached dwellings

Comments: *Strong objections to this application – please see the attached letter of objection*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0316org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2014/0342 **Issued:** 28/2 email

Address: 1 Fairway Close Park Street

Proposal: Double garage following demolition of single garage – part retrospective (resubmission following refusal of 5/2013/3013)

Comments: *Objections to this application on the grounds that the previous reasons for refusal of 5/2013/3013 have not been addressed. We ask that this application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0342org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2014/0353 **Issued:** 18/2 email

Address: 71 Stanley Avenue Chiswell Green

Proposal: Hipped to gable roof extension with one rear dormer window, three front dormer windows and one front roof light, single storey front porch extension, single storey rear extension and alteration to openings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0353org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2014/0381 **Issued:** email 28/2

Address: 10 Reynards Way Bricket Wood

Proposal: Two storey side extension following removal of existing single storey side extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0381org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2014/0382 **Issued:** email 28/2

Address: 127 – 135 Radlett Road Frogmore

Proposal: Alterations and enlargement of 12 flats (resubmission following refusal of 5/2013/1723)

Comments: *Objections to this application as it is inappropriate development within the Green Belt. We ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0382org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: EW **Application No:** 5/2014/0414 **Issued:** email 28/2

Address: 201 Park Street Lane Park Street

Proposal: Two front bay windows, single storey side extension with front canopy, removal of chimneys, front and rear pitched roof dormer windows and alterations to openings

Comments: *Objections to this application as the property has already been vastly over developed. We ask that this application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0414org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: MF **Application No:** 5/2014/0477 **Issued:** 28/2 email

Address: West House Cuckmans Farm Ragged Hall Lane Chiswell Green

Proposal: Extension of residential curtilage (retrospective) with equivalent reduction of residential curtilage

Comments: *Objections to this application as the applicant has failed to address the previous reasons for refusal. We feel that in his dismissal, the Appeal Inspectors comments regarding agricultural land should be taken in the spirit in which they were intended. For the reasons given we ask that this application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0477org.ache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DB **Application No:** 5/2014/0491 **Issued:** 6/3 email

Address: The Fox & Hounds Station Road Bricket Wood
Proposal: Part single, part two storey rear and side extensions, alterations to openings and replacement garage following demolition of existing single storey rear extension and outbuildings
Comments: *Objections to this application as the previous reasons for refusal have not been addressed. As it stands, this application is an over development in the Green Belt and for those reasons we ask that the application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0491org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: BP **Application No:** 5/2014/0511 **Issued:** 5/3 email

Address: 65 Orchard Drive Park Street
Proposal: Side extension and new roof to existing front porch, single storey side extension, partial garage conversion with pitched roof over existing. First floor side and rear extension and alterations to openings
Comments: *No objections although due to the location on the bend in the road we ask that contractors vehicles are parked off road to allow free and safe flow of traffic*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0511org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Member: DK **Application No:** 5/2014/0542 **Issued:** 5/3 email

Address: 6 Garnett Drive Bricket Wood
Proposal: porch
Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/GFPlanningSingleResult.page?ref_no=5/2014/0542org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

APPEAL NOTIFICATIONS

Application: None
Address:
Reply by:

APPEAL DECISIONS

Application: APP/B1930/A/13/2209594
Address: Land off Cherry Hill Chiswell Green
Decision: Dismissed

APPLICATIONS FOR TREE WORK

Application: TP/87/14/TP01426 Cut back lateral branches growing into garden of 30 Laburnum Grove by up to 3m from Beeches T1 & T2
Address: 7/28 Barry Close/Laburnum Grove Chiswell Green
Reason: Shade and seasonal debris affecting property and use of garden

Application: TP/108/14/CA Fell Norway Spruce on bank in front garden.
Fell Ash next to garage
Address: Toll Cottage Burydell Lane Park Street
Reason:

DECISIONS

BRICKET WOOD

Address: 9 Mount Pleasant Lane 5/2013/2649
Decision: DC4 Refusal

Address: 55 Oakwood Road 5/2013/2839
Decision: DC4 Refusal

Address: BRE Bucknalls Lane Garston 5/2013/3367
Decision: DC3 Conditional Permission

Address: 16 Woodside Road 5/2013/3481
Decision: DC3 Conditional Permission

Address: 82 Oakwood Road 5/2014/0001
Decision: Prior Notification – Prior approval required and given

Address: 12 Mount Pleasant Lane 5/2014/0028
Decision: Invalid Application

PARK STREET

Address: 21 Hazel Road 5/2013/2726
Decision: DC4 Refusal

Address: 1 Fairway Close 5/2013/3013
Decision: DC4 Refusal

Address: Land near to railway line off Tippendell Lane 5/2013/3215
Decision: Withdrawn

Address: 43 Park Street Lane 5/2013/3265
Decision: Invalid Application

Address: 1b The Rise 5/2013/3291
Decision: DC3 Conditional Permission

Address: 12 Ringway Road 5/2013/3361
Decision: Certificate of Lawfulness Approved

Address: 51 Burston Drive 5/2013/3520
Decision: Certificate of Lawfulness Approved

Address: 6 Mount Drive 5/2014/0050
Decision: Certificate of Lawfulness Approved

CHISWELL GREEN

Address: West House Cuckmans Farm Ragged Hall Lane 5/2013/1846
Decision: Withdrawn

Address: 2 Stanley Avenue 5/2013/2694
Decision: DC4 Refusal

Address: 272 Watford Road 5/2013/3347
Decision: Certificate of Lawfulness Approved

Address: 96 Watford Road 5/2013/3408
Decision: Withdrawn

Address: Searches Farm Searches Lane Bedmond 5/2013/3486
Decision: Withdrawn

Address: Kessingland North Orbital Road 5/2013/3504
Decision: Certificate of Lawfulness Refused

Address: 359 Watford Road 5/2013/3525
Decision: DC3 Conditional Permission