

## St Stephen Parish Council 22 February 2018 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 22 February 2018

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**Member:** DB                                    **Application No:** 5/2017/3654            **Issued:** 22/1 email  
**Address:** 15 Old Watford Road Bricket Wood  
**Proposal:** Conversion of existing garage to snooker room, single storey front extension to create new garage and insertion of new roof lights  
**Comments:** *This is an inappropriate use of the building. The original planning permission made very clear that development would only be permitted for use as a garage and no other use. For the reasons given we ask that this application is **REFUSED**.*

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**Member:** DK                                    **Application No:** 5/2018/0010            **Issued:** 26/1 email  
**Address:** 3 School Lane Bricket Wood  
**Proposal:** Replacement rear conservatory  
**Comments:** *No objections*

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**Member:** DK                                    **Application No:** 5/2018/0019            **Issued:** 30/1 email  
**Address:** 111 Oakwood Road Bricket Wood  
**Proposal:** Single storey rear extension  
**Comments:** *No objections*

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**Member:** DB                                    **Application No:** 5/2018/0037            **Issued:** 5/2 email  
**Address:** 68 Oakwood Road Bricket Wood  
**Proposal:** Two semi-detached chalet bungalows with associated garages, parking, landscaping and additional hardstanding  
**Comments:** *Strong objections to this application. This is a narrow driveway unsuitable as an access road that will have unacceptable sight lines onto the highway and an inadequate turning circle for emergency and refuse vehicles. There is a loss of privacy to neighbouring properties. It is an over bearing development of a restricted back garden plot that will result in a lack of amenity space for the new dwellings and will be visible from both Oakwood Road and Jordans Way. For the reasons given we ask that this application is **REFUSED**.*

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**Member:** DB                                    **Application No:** 5/2018/0043            **Issued:** 6/2 email  
**Address:** Woodside Bungalow Lye Lane Bricket Wood  
**Proposal:** New detached garage and outbuilding following removal of existing  
**Comments:** *No objections*

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**Member:** EW                                    **Application No:** 5/2018/0053            **Issued:** 29/1 email  
**Address:** 164 Park Street Lane Park Street  
**Proposal:** Subdivision of plot and construction of two five bed detached dwellings with vehicle crossover and associated landscaping following demolition of existing dwelling  
**Comments:** *No objections*

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**Member:** DB                      **Application No:** 5/2018/0093      **Issued:** 5/2 email  
**Address:** 1 Mabbutt Close Bricket Wood  
**Proposal:** Single storey front extension to garage and partial garage conversion to habitable room  
**Comments:** *No objections*

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**Member:** JB                      **Application No:** 5/2018/0096      **Issued:** 25/1 email  
**Address:** 11 Farringford Close Chiswell Green  
**Proposal:** Part single, part two storey side and single storey rear extensions with roof lights, enclosed covered area and car port  
**Comments:** *No objections*

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**Member:** DB                      **Application No:** 5/2018/0098      **Issued:** 5/2 email  
**Address:** Mons Cottage Oaks Path Garston  
**Proposal:** First floor side extension, alterations and addition of openings  
**Comments:** *Strong objections to this application. This is a heavily extended cottage in a sensitive part of the Green Belt. Further extension would result in yet another over development of the site. The access track is a bridleway and the cottage is located within Bricket Wood Common. Intensification of car use along this track should be avoided. For the reasons given we ask that this application is **REFUSED**. If permission is granted, due to the location of Japanese Knotweed within the Common we request that due care is taken during construction.*

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**Member:** DK                      **Application No:** 5/2018/0106      **Issued:** 23/1 email  
**Address:** 61 Oakwood Road Bricket Wood  
**Proposal:** Raising of roof, roof extensions and side and rear dormer windows to provide first floor accommodation  
**Comments:** *No objections*

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**Member:** EW                      **Application No:** 5/2018/0160      **Issued:** 31/1 email  
**Address:** 4 Mayflower Road Bricket Wood  
**Proposal:** Two storey side extension, raising of ridge height and alterations to roof to incorporate loft conversion with two front and one rear dormer window and Juliet balcony to rear, four roof lights and alterations to openings following demolition of existing  
**Comments:** *Objections to this application. The Juliet balcony is intrusive to neighbouring property. For the reasons given we ask that this application is **REFUSED**.*

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**Member:** BP                      **Application No:** 5/2018/0171      **Issued:** 31/1 email  
**Address:** 32 Hazel Road Park Street  
**Proposal:** Replacement and repositioning of wooden fence to brick wall with metal railings  
**Comments:** *No objections*

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**Member:** DB                      **Application No:** 5/2018/0214      **Issued:** 15/2 email  
**Address:** Land adjacent 21 Hunters Ride Bricket Wood  
**Proposal:** Construction of one, three bedroom semi-detached house with new crossover from Hamilton Close

**Comments:** *Objections to this application as this is a narrow house that will be forward of the building line. There is a lack of amenity space and for the reasons given we ask that this application is **REFUSED**.*

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**Member:** DB                                   **Application No:** 5/2018/0228           **Issued:** 7/2 email  
**Address:** 43 Bucknalls Drive Bricket Wood  
**Proposal:** Demolition of existing conservatory and flat roof areas and construction of single storey rear extension, raising and extension of roof to provide habitable first floor, installation of roof lights and alterations to openings  
**Comments:** *No objections*

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**Member:** DB                                   **Application No:** 5/2018/0234           **Issued:** 8/2 email  
**Address:** 1 & 2 Moor Mill Cottages Smug Oak Lane Bricket Wood  
**Proposal:** Construction of front porches with first floor balconies and canopies above and alterations to openings  
**Comments:** *Objections to the further development of these two properties that are located within the Green Belt. The Juliet balconies will be an unwelcome and intrusive addition that will overlook customers using the public space at Moor Mill. We consider that the extensive development to the rear of the properties, the commercial use of the front gardens as a car showroom, the flag poles advertising the car sales all of which are subject to enforcement investigation are detrimental to Moor Mill which is a listed building. The access track is also a bridleway. For the reasons given we ask that this application is **REFUSED**.*

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**Member:** MD                                   **Application No:** 5/2018/0239           **Issued:** 7/2 email  
**Address:** 5 The Pastures Chiswell Green  
**Proposal:** Two storey side, single storey front and rear extension  
**Comments:** *No objections*

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### **PRIOR NOTIFICATION APPLICATIONS**

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**Address:** The Lodge The Laurels Lye Lane Bricket Wood  
**Proposal:** Single storey rear extension 2.8m in height and 8m in depth with 2.8 metres in height to the eaves

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### **CERTIFICATE OF LAWFULNESS APPLICATIONS**

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**Application:** 5/2018/0057  
**Address:** 98 Mount Pleasant Lane Bricket Wood  
**Proposal:** Hip to gable loft conversion

**Application:** 5/2018/0014  
**Address:** The Lodge The Laurels Lye Lane Bricket Wood  
**Proposal:** Single storey side extension

**Application:** 5/2018/0218  
**Address:** 14 Wood End Park Street

**Proposal:** Conversion of integral garage to new living space and cloakroom replacement with garage door with wall and windows

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### APPEAL NOTIFICATIONS

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**Application:** 5/2017/2772  
**Address:** 176 Tippendell Lane Park Street  
**Reply by:**

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### APPEAL DECISIONS

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

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### APPLICATIONS FOR TREE WORK

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**Member:** DK                      **Application:** TP/2018/0014                      **Issued:** 15/1 email  
**Address:** 12 Brackendene Bricket Wood  
**Proposal:** Fell 2 x Ash trees  
**Reason:** To facilitate re-landscaping of garden, reduce level of shading in rear garden and limit the risk presented by trees  
**Comments:** *Comments to follow.*

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**Member:** BP                      **Application:** TP/2018/0044 CA                      **Issued:** 29/1 email  
**Address:** 42 The Beeches Park Street  
**Proposal:** 1 x Willow – pollard, 2 x Silver Birch – reduce by 25%, 1 x Silver Birch - fell  
**Reason:** Not advertised  
**Comments:** *No objections*

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**Member:** BP                      **Application:** TP/2018/0048                      **Issued:** 5/2 email  
**Address:** School House Branch Road Park Street  
**Proposal:** Rear garden trees: Cherry tree: hard reduction leaving some leaf bearing capacity for furnishing.  
Western Red Cedar: round off to lollipop shape  
**Reason:** No reason given  
**Comments:** *The Red Cedar is a lovely tree specimen. We cannot understand why it should be shaped as a lollipop and ask that this work is **REFUSED**.*

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### TREE WORK DECISIONS

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

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## PLANNING APPLICATION DECISIONS

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### BRICKET WOOD

**Address:** 10 Jordans Way 5/2017/2592

**Decision:** DC3 Conditional Permission

**Address:** 1 & 2 School Lane 5/2017/3083

**Decision:** DC3 Conditional Permission

**Address:** Woodview Lodge Lye Lane 5/2017/3119

**Decision:** DC4 Refusal

**Address:** 52 Jenkins Avenue 5/2017/3196

**Decision:** DC3 Conditional Permission

**Address:** 3 Railway Cottages Station Road 5/2017/3231

**Decision:** DC3 Conditional Permission

**Address:** 6 Field View Rise 5/2017/3255

**Decision:** DC3 Conditional Permission

**Address:** 64 Black Boy Wood 5/2017/3325

**Decision:** DC3 Conditional Permission

**Address:** Land adjacent to 21 Hunters Ride 5/2017/3412

**Decision:** Invalid Application

**Address:** 16 Pine Grove 5/2017/3428

**Decision:** DC3 Conditional Permission

**Address:** 12 Hunters Ride 5/2017/3488

**Decision:** Certificate of Lawfulness Approved

**Address:** 98 Oakwood Road 5/2017/3489

**Decision:** DC4 Refusal

### PARK STREET

**Address:** 1 Homestead Close 5/2017/3077

**Decision:** DC3 Conditional Permission

**Address:** 102 How Wood 5/2017/3278

**Decision:** DC3 Conditional Permission

**Address:** 110 Park Street Lane 5/2017/3292

**Decision:** DC3 Conditional Permission

**Address:** 136 Park Street Lane 5/2017/3299  
**Decision:** DC3 Conditional Permission

**Address:** Land r/o 99 – 99A Park Street Lane 5/2017/3437  
**Decision:** DC4 Refusal

**Address:** 159 Watling Street 5/2017/3555  
**Decision:** DC3 Conditional Permission

**Address:** 3 Hazel Road 5/2017/3658  
**Decision:** Certificate of Lawfulness Approved

### **CHISWELL GREEN**

**Address:** 106 Stanley Avenue 5/2017/2773  
**Decision:** DC3 Conditional Permission

**Address:** 28 Tippendell Lane 5/2017/3349  
**Decision:** DC3 Conditional Permission

**Address:** 93 Watford Road 5/2017/3367  
**Decision:** Invalid Application

**Address:** 40 Driftwood Avenue 5/2017/3401  
**Decision:** DC3 Conditional Permission

**Address:** 55 Long Fallow 5/2017/3536  
**Decision:** Certificate of Lawfulness Approved

<http://www.stalbans.gov.uk/planning>