

St Stephen Parish Council 2018 Planning List

The comments reproduced here were discussed and agreed by the Planning Committee at their meeting on 31st May 2018

Planning ref: 5/2018/0835 Member: JB Issued 24/4 email
Location: 17 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AI2 3Lb
Proposal: Loft conversion with front and rear dormers and single storey rear extension with rooflights following demolition of existing rear extension, garage and greenhouse

OBJECTION: Regarding 5/2018/0835 - 17 Ragged Hall Lane. The proposed loft extension and dormer windows at this property is not unreasonable. However, the rear extension would appear to exceed the maximum 6 metres from the original building line for a semi detached premises. The extension footprint also appears to be approximately the same as the original building so could be considered as an over development of this small bungalow.

For these reasons we feel that this planning application should be refused.

Planning ref: 5/2018/0744 Member: MD Issued 24/4 email
Location: Thistle St Albans Watford Road St Albans Hertfordshire AI2 3Ds
Proposal: Single storey side extension to replace existing temporary banqueting marquee, rear single storey infill extension, relocation of main entrance with alterations to openings and new canopy, new opening to rear elevation, new bin store and alterations to patio

No objections

Planning ref: 5/2018/0951 Member: DB Issued 24/2 email
Location: 5 Woodside Road Bricket Wood Hertfordshire AL2 3QL
Proposal: Two storey side and single storey front and rear extension, front dormer window, front and rear rooflights, front porch canopy and alterations to openings

No objections

Planning ref: 5/2018/1000 Member: BP Issued 26/4 email
Location: 7 Orchard Drive Park Street St Albans Hertfordshire AI2 2Hq
Proposal: Two storey side and rear extension with front and rear dormer windows and side rooflights, rooflight to existing rear extension and alterations to openings

No objections

Planning ref: 5/2018/1007 Member: EW Issued 01/5 email
Location: 18 Mayflower Road Park Street St Albans Hertfordshire AI2 2Qr
Proposal: Single store rear extension with steps down to existing patio

No objections

Planning ref: 5/2018/1066 Member: JB Issued 03/5 email
Location: 106 Stanley Avenue St Albans Hertfordshire AI2 3Aw
Proposal: Rear conservatory

No objections

Planning ref: 5/2018/0839 Member: DB Issued 04/5 email
Location: Pump Cottage School Lane Bricket Wood Hertfordshire AL2 3XU

Proposal: Variation of Condition 2 (approved plans) to enlarge rear extension at ground level and alterations to garage to planning permission 5/2017/0552 dated 02/05/2017 for Two storey rear extension, removal of two chimneys, new gable end chimney, new garage and store following removal of existing

No objections

Planning ref: 5/2018/0879 Member: DB Issued 04/5 email
Location: Land Adj Bricket Wood Station Station Road Bricket Wood Hertfordshire
Proposal: Outline application (access, layout, scale sought) - Demolition of existing building and construction of four detached dwellings with new vehicle access

OBJECTION: out of keeping with the street scene or existing design of the area. Removes historic landmark, demolishing last Cold War communications centre; overshadows Edwardian station currently being renovated. Removal of trees and screening of the station. Development in the Green Belt, beyond existing footprint.

Planning ref: 5/2018/1061 Member: EW Issued 04/5 email
Location: 4 Mayflower Road St Albans Hertfordshire AL2 2Qr
Proposal: Two storey side extension, raising of ridge height and alterations to roof to incorporate loft conversion with one rear dormer window and juliette balcony to rear, four rooflights and alterations to openings following demolition of existing garage and out

OBJECTION: Juliette balcony would be intrusive of neighbours

Planning ref: 5/2018/1117 Member: JB Issued 09/5 email
Location: 314 Watford Road St Albans Hertfordshire AL2 3DW
Proposal: Single storey and first floor front extensions, first floor side and single storey rear extensions, conversion of garage, front porch canopy and replacement windows

No objections

Planning ref: 5/2018/0703 Member: DB; Issued 10/05 email; Member:JB Issued 23/05 email
Location: 19 Woodside Road Bricket Wood Hertfordshire AL2 3QI
Proposal: Single storey front, side and rear extension, raising of roof to incorporate habitable living Space

OBJECTION: No. 19 Woodside Road is one of three near identical bungalows, presumably built at the same time in this road? No 19 is central to this row of bungalows and at present the three together represents a pleasing aspect to this side of the road. The proposed increase in height and the abruptness of the gable end against No 21 in this central position appears incongruous and out of keeping in the street scene contrary to Policy 72. For this reason we consider this application should be refused.

Planning ref: 5/2018/1061 Member: BP Issued 10/05 email
Location: 4 Mayflower Road Park Street Hertfordshire AL2 2Qr
Proposal: Two storey side and rear extension, raising of ridge height and alterations to roof to incorporate loft conversion with one rear dormer window and juliette balcony to rear, four rooflights, alterations to openings and rear raised patio following demolition of existing garage and outbuildings (resubmission following refusal of 5/2018/0160)

No objections

Planning ref: 5/2018/0671 Member: DB Issued 14/5 email
Location: 96 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3Xd
Proposal: Rebuilding of existing rear extension, with alterations to openings and addition of two roof

lanterns and replacement rooflight (resubmission following approval of 5/2017/2488 dated 03/11/2017)

No objections

Planning ref: 5/2018/1145 Member: EW Issued 14/5 email
Location: 42 Park Street Lane Park Street St Albans Hertfordshire AL2 2JB
Proposal: Single storey rear extension and addition of three front and one side rooflights to main roof

No objections

Planning ref: 5/2018/1211 Member: DB Issued 17/5 email
Location: 22 Oakwood Road Bricket Wood Hertfordshire AL2 3Px
Proposal: Rear conservatory (retrospective)

No objections

Planning ref: 5/2018/1203 Member: JB Issued 19/5 email
Location: 525 Watford Road Chiswell Green St Albans Hertfordshire AL2 3Du
Proposal: Single storey front extension and front porch, rear extension with pitched roof, raising of ridge height with two front dormer windows and front and rear rooflights to incorporate living accommodation in the roof (resubmission following refusal of 5/2018/

No objections

Planning ref: 5/2018/1244 Member: EW Issued 22/5 email
Location: 4 Dell Rise Park Street St Albans Hertfordshire AL2 2Qj
Proposal: Replacement roof on rear extension from flat to pitched with rooflights and alterations to openings

No objections

Planning ref: 5/2018/1105 Member: EW Issued 22/5 email
Location: Land Rear Of 99 - 99A Park Street Lane St Albans Hertfordshire AL2 2Ja
Proposal: Construction of one, two bedroom dwelling following demolition of existing garages (resubmission following refusal of 5/2017/3437)

OBJECTION: Proposed development by virtue of its size, bulk and layout would be an overdevelopment of a small plot and would be detrimental to the character and appearance of the locality

Planning ref: 5/2018/1277 Member: DK Issued 23/5 email
Location: 26 Woodside Road Bricket Wood Hertfordshire AL2 3QL
Proposal: Two storey side extension, extension to existing dormer windows and alterations to front porch roof

No objections

Planning ref: 5/2018/1276 Member: EW Issued 23/5 email
Location: 13 Wood End Park Street St Albans Hertfordshire AL2 2Ru
Proposal: Single storey front extension

No objections

Planning ref: 5/2018/1273 Member: JB Issued 23/5 email
Location: 367 Watford Road Chiswell Green St Albans Hertfordshire AL2 3Dd
Proposal: Single storey rear extension with rooflights and alteration to roof of existing single storey side extension

No objections

PRIOR NOTIFICATION APPLICATIONS

Application No: 5/2018/1281

Proposal: Prior Notification - Single storey rear extension 3.83m in height x 4.5m in depth with 2.96m height to eaves

Address: 26 Woodside Road Bricket Wood Hertfordshire AL2 3QL

Address:

Application No:

Proposal:

CERTIFICATE OF LAWFULNESS APPLICATIONS

5/2018/1146 The Lodge 1a The Laurels Lye Lane Hertfordshire Bricket Wood AL2 3RR
Certificate of Lawfulness (proposed) - Single storey side extension

5/2018/1134 9 Noke Side St Albans Hertfordshire AL2 3EF
Certificate of Lawfulness (existing) - Garage conversion

5/2018/0944 72 How Wood Park Street St Albans Hertfordshire AL2 2SJ
Certificate of Lawfulness (proposed) - Rear roof extension

5/2018/0735 Victorian Terrace Building Research Establishment Bucknalls Lane Garston
Certificate of Lawfulness (proposed) - Two additional window openings in kitchen and bedroom, some doors adapted to window

5/2018/947 26 Laburnum Grove Chiswell Green AL2 3HQ
Certificate of Lawfulness (proposed) - Loft conversion

5/2018/1057 6 Forge End St Albans AL2 3EQ
Certificate of Lawfulness (proposed) - Loft conversion with two rear dormer windows and three rooflights to front

APPEAL NOTIFICATIONS

Application:
Address:
Reply by:

Application:
Address:
Reply by:

APPEAL DECISIONS

Application:
Address:
Decision:

Application:
Address:
Decision:

APPLICATIONS FOR TREE WORK

Member: DB **Application:** TP/2018/0192 TPO **Issued:** 27/4 email
Address: Land south of Hsbc Training Centre Drop Lane Bricket Wood
Proposal: Park Street Fell Oak tree on woodland edge bordering Hanstead Field.
Reason: tree has heavy lean over agricultural and equestrian buildings and safety risk to people and livestock.
No objections

Member: DB **Application:** TP/2018/0197 CA **Issued:** 04/05 email
Address: Rose Cottage School Lane Bricket Wood Hertfordshire AL2 3XS
Proposal: T1- Common Oak, located to left hand side of property facing house and extending over roof. Crown reduce by 2.5 metres
Reason: to reduce build up of leaves/debris in gutters and on vehicles also to reduce risk of limb failure on to glass portion of roof
No objections

Member: DB **Application:** TP/2018/0210 CA **Issued:** 14/5 email
Address 2 School Lane Bricket Wood Hertfordshire AL2 3XU
Proposal: Trim trees to give 5 metre clearance from cables between The Old Fox Pub and Home Farm House School Lane.

No objections

TREE WORK DECISIONS

Address:
Application:
Decision:

Address:
Application:
Decision:

DECISIONS

BRICKET WOOD

- **5/2018/0043** New detached garage and outbuilding following removal of existing at Woodside Bungalow Lye Lane Bricket Wood Hertfordshire AL2 3TL
Withdrawn
- **5/2017/1550** Demolition of existing buildings and construction of 100 dwellings with associated access from The Kestrels, landscaping, parking and infrastructure at Building Research Establishment Bucknalls Lane Garston Hertfordshire WD25 9XX
DC3 Conditional Permission
- **5/2017/2854** Installation of vehicular and pedestrian gates and associated post and rail fencing at Land At The Kestrels Bucknalls Drive Bricket Wood
DC3 Conditional Permission
- **5/2018/0313** Discharge of Condition 5 (photographic schedule) of Listed Building consent 5/2017/1493LB dated 07/09/2017 for Part rebuild and repair of chimney at The Three Hammers PH 210 Watford Road Chiswell Green Hertfordshire St Albans AL2 3EA
Discharge of condition approved
- **5/2018/0680** Certificate of Lawfulness (proposed) - Single storey side extension (resubmission following withdrawal of 5/2018/0014) at The Lodge The Laurels Lye Lane Bricket Wood Hertfordshire AL2 3RR
Withdrawn
- **5/2018/0314** Demolition of existing dwelling and construction of two, three bedroom semidetached dwellings with associated parking and access (resubmission following refusal of 5/2017/2570) at 49 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XJ
- **DC3 Conditional Permission**
- **5/2018/0608** Single storey front and side extension incorporating two rooflights at 205 Watford Road Chiswell Green St Albans Hertfordshire AL2 3HH
DC3 Conditional Permission
- **5/2018/0630** Discharge of Conditions 3 (samples of materials), 5 (obscure glazing), 6 (landscape design proposals), 7 (landscape works implementation plan) and 9 (on-site

parking layout plan) of planning permission 5/2017/3552 dated 13/02/2018 for Replacement bungalow at 112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ

Discharge of Condition – Partial

- **5/2018/0656** First floor front and side extension at 11 Field View Rise Bricket Wood Hertfordshire AL2 3RT

DC3 Conditional Permission

- **5/2018/0658** Certificate of Lawfulness (proposed) - Changing the existing roof to a pitched roof at 4 Dell Rise Park Street St Albans Hertfordshire AL2 2QJ

Certificate of lawfulness refused

- **5/2018/0686** Certificate of Lawfulness (proposed) - Single storey rear extension at 8 Birchwood Way St Albans Hertfordshire AL2 2SG

Certificate of lawfulness approved

- **5/2018/0136** Certificate of Lawfulness (proposed) - Extension to mobile home at 52 Meadow Close Bricket Wood Hertfordshire AL2 3QF

Withdrawn

- **5/2018/0098** First floor side extension, alterations and addition of openings at Mons Cottage Oaks Path Garston Hertfordshire WD25 9NA

DC4 Refusal

- **5/2018/0540** Single storey front, two storey rear extensions, garage conversion, loft conversion with rear dormer window, rooflights, alterations to openings and extension to existing solar panels at 12 Brackendene Bricket Wood Hertfordshire AL2 3SX

Withdrawn

- **5/2018/0712** Discharge of Conditions 2 (samples of materials), 4 (boundary treatment), 6 (existing & proposed levels), 7 (contractors parking), 9 (landscape design proposals), 10 (soft landscape works) and 12 (tree protection) of planning permission 5/2018/0086 dated 11/04/2018 for Variation of Condition 4 (boundary treatment) of planning permission 5/2015/1841 dated 24/08/2015 for Demolition of existing buildings and structures and erection of two, single storey dwellings with associated landscaping and parking at Searches Farm Searches Lane St Albans Hertfordshire WD5 0SB

Discharge of condition - approved

- **5/2018/0909** Prior Notification - Single storey rear extension 4m in height x 5m in depth and 3m in height to the eaves at 31 Hammers Gate Chiswell Green St Albans Hertfordshire AL2 3DZ

NCS Prior approval required and refused

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PARK STREET

Address: Proposed Rail freight site Land at Harper Lane **5/2017/3502**

Decision: Invalid Application

- **5/2018/0246** Single storey front, side and rear extensions (retrospective) at 25 Oliver Close Park Street St Albans Hertfordshire AL2 2NA

DC3 Conditional Permission

- **5/2018/0704** Certificate of Lawfulness (proposed) - The proposal consists of putting an extension onto the rear of the property and an extension onto the front of the property at 13 Wood End St Albans Hertfordshire AL2 2RU

Invalid Application

- **5/2016/3006** Approval of Reserved Matters (Development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans

DC3 Conditional Permission

- **5/2017/1938** Approval of Reserved Matters (infrastructure) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans

DC3 Conditional Permission

- **5/2017/1995** Approval of Reserved Matters (landscaping) of outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans

DC3 Conditional Permission

- **5/2018/0366** Single storey rear extension with alterations to openings at 11 Mount Drive Park Street St Albans Hertfordshire AL2 2NP

DC3 Conditional Permission

- **5/2018/0524** Loft conversion with rear dormer window at 7 Station Terrace St Albans Hertfordshire AL2 2PY

Withdrawn

- **5/2018/0708** Subdivision of plot and construction of two five bed detached dwellings with new vehicle crossover and associated landscaping following demolition of existing dwelling (resubmission following withdrawal of 5/2018/0053) at 164 Park Street Lane St Albans Hertfordshire AL2 2AU

DC4 Refusal

- **5/2018/0754** New summer house, front and side boundary walls following removal of existing at 1 How Wood St Albans Hertfordshire AL2 2QY

DC4 Refusal

- **5/2018/0829** Single storey side and rear extension and front porch canopy at 7 Rowan Close Bricket Wood Hertfordshire AL2 3XP

DC3 Conditional Permission

- **5/2018/0866** Two storey side extension and alterations to openings following removal of single storey side elevation at 72 How Wood Park Street St Albans Hertfordshire AL2 2SJ
DC3 Conditional Permission
- **5/2018/0944** Certificate of Lawfulness (proposed) - Rear roof extension at 72 How Wood Park Street St Albans Hertfordshire AL2 2SJ
Certificate of lawfulness approved

CHISWELL GREEN

- **5/2017/3051** Demolition of existing double garage and construction of three bedroom detached dwelling with associated access at 25 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ
DC4 Refusal
- **5/2018/0479** Single storey front porch, rear extension with pitched roof, raising of ridge height with two front dormer windows and two front rooflights to incorporate living accomodation in the roof at 525 Watford Road St Albans Hertfordshire AL2 3DU
DC4 Refusal
- **5/2018/0525** Certificate of Lawfulness (proposed) - Infill of existing covered porch at 545a Watford Road St Albans Hertfordshire AL2 3DU
Certificate of Lawfulness Refused
- **5/2018/0665** Demolition of conservatory and erection of single storey rear extension with roof lantern (Retrospective) at 28 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS
DC3 Conditional Permission
- **5/2018/0442** Garage conversion with maintained flat roof and rear extnesion to garage, front porch extension, alterations to openings and increased hardstanding to front at 28 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS
DC3 Conditional Permission
- **5/2018/0496** Front porch extension, single storey side extension with pitched roof over, rooflights and garage conversion following partial demolition of garage at 11 Chiswell Green Lane St Albans Hertfordshire AL2 3AJ
DC3 Conditional Permission

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

includes:

- [Planning and Tree Works Applications and Decisions - w/e 18th May 2018 \(PDF - 326 kb\)](#)
- [Prior Approval Applications - w/e 18th May 2018 \(PDF - 61 kb\)](#)
- [Planning and Tree Works Applications and Decisions - w/e 11th May 2018 \(PDF - 293 kb\)](#)
- [Prior Approval Applications - w/e 11th May 2018 \(PDF - 63 kb\)](#)
- [Planning and Tree Works Applications and Decisions - w/e 4th May 2018 \(PDF - 330 kb\)](#)
- [Prior Approval Applications - w/e 4th May 2018 \(PDF - 66 kb\)](#)
- [Planning and Tree Works Applications and Decisions - w/e 27th April 2018 \(PDF - 282 kb\)](#)
- [Prior Approval Applications - w/e 27th April 2018 \(PDF - 63 kb\)](#)
- [Planning and Tree Works Applications and Decisions - we 20th April 2018 \(PDF - 240 kb\)](#)
- [Prior Approval Applications - we 20th April 2018 \(PDF - 63 kb\)](#)