

St Stephen Parish Council 2018 Planning List

The comments reproduced here were approved by the Planning Committee at their meeting on 26 July 2018

5/2018/1552 Issued 21/06
Rear conservatory
at 16 The Crescent Bricket Wood Hertfordshire AL2 3Nf

No objection

5/2018/1519 Issued 22/06
Single storey front porch extensions
at 71 & 73 Orchard Drive Park Street AL2 2QH

No objection

5/2018/1270 Issued 22/06
First floor rear extension and addition of first floor side window
at 17 Cherry Hill Chiswell Green St Albans Hertfordshire AL2 3AT

No objection

5/2018/1394 Issued 01/07
New detached garage following removal of existing
Woodside Bungalow Lye Lane Bricket Wood Hertfordshire AL2 3TI

No objection

5/2018/1324 Issued 01/07
Demolition of all existing horticultural structures and redevelopment of the site to provide a new retirement community comprising a 64 bedroom care home, 125 assisted living bungalows and apartments, a community clubhouse together with associated access and alterations to pedestrian/bridleway, landscaping, amenity space and car parking

Land to rear of Burston Garden Centre North Orbital Road, Chiswell Green Hertfordshire St Albans
No objection.

This application is for development within the Green Belt and this council, is, in principle, against 'Inappropriate Development within the Green Belt'. However, in this case we feel that a change in the Green Belt Boundary is appropriate for the following reasons.

There is a need for this type of development to accommodate an ageing population within the parish and to avoid that ageing population having to remove further away from their families. The development is close to local amenities, shops, recreation facilities, community facilities, churches. This is likely to release accommodation for younger residents, thus keeping the family within the parish.

Access to and from the development has already been agreed with the Highways Authority and will not disrupt local roads or increase substantially traffic movements.

Although the development is too large for the Neighbourhood Plan it has considered this development and would consider it appropriate. The results of its Community Survey made clear the need for care facilities for the elderly either in terms of Warden centered

accommodation, extra-care accommodation and bungalows for the elderly. The consultation on this application have supported the development mainly for the above reasons.

Therefore this council recommends approval for this development.

5/2018/1628 Issued 04/07

Part single, part two storey front and two storey rear extension, raising of roof to incorporate habitable first floor, relocation of garage, front dormers, rooflights and alterations to openings following demolition of existing conservatory

10A The Mall Park Street St Albans Hertfordshire AL2 2Ht

No objection

5/2018/1371 Issued 04/07

New one, four bedroom semi-detached dwelling following demolition of existing store

103 How Wood Park Street St Albans Hertfordshire AL2 2Rz

No objection

5/2018/1581 Issued 04/07; amended plan 20/07

Two storey side and single storey rear extensions and alterations to openings following removal of single storey side elevation

72 How Wood Park Street St Albans Hertfordshire AL2 2Sj

No objection

5/2018/1672 Issued 05/07

Single storey front extension

4 Mabbutt Close Bricket Wood Hertfordshire AL2 3Rz

No objection

5/2018/1362 Issued 09/07

Nine supported housing units comprising two, two bedroom detached bungalows, four, one bedroom semi-detached bungalows and three, one bedroom flats, associated staff facilities, parking and landscaping following demolition of existing buildings

Queen Elizabeth The Queen Mother Centre Station Road Bricket Wood AL2 3PJ

No objections

5/2018/1458 Issued 09/07

Two storey side and single storey rear extensions with rear rooflights and alterations to openings following removal of chimney stack at

19 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX

No objection

5/2018/1684 Issued 09/07

Non Material Amendment - Retention of existing canopy link, alterations to shop front and new delivery lane of planning permission 5/2017/2933 dated 11/12/2017 for Replacement

shop and new parking spaces with associated landscaping following demolition of existing shop and car wash at

551 Watford Road Chiswell Green St Albans Hertfordshire AL2 3EH

No objection

5/2018/1651 Issued 17/07

Boundary treatment (part retrospective) at
112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ

No objection but have concerns about the height of the fence (2.25m) facing the neighbouring property at 110 Watford Road and the effect it will have on the amenity of those residents.

5/2018/1741 Issued 17/07

Single storey side and rear extension with roof lantern and rooflights, removal chimney and alterations to openings following demolition of existing garage

42 Burston Drive Park Street St Albans Hertfordshire AL2 2Hp

No objection

5/2018/1780 Issued 17/07

First floor side and rear and single storey rear extensions, conversion of garage, pitched roof with rooflight to existing rear extension and alterations to openings

38 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AZ

No objection to the proposed side and 1st floor extensions but have concerns with the proposed additional 4.425m single storey extension which, with the existing rear extension exceeds the total 6.0m limit for semi-detached properties.

5/2018/1759 Issued 20/07

Proposed vehicle crossover
21 Radlett Road Frogmore St Albans Hertfordshire AL2 2Jx

No objection

5/2018/1779 Issued 20/07

Two storey front and first floor front extensions, raising and replacement of roof with dormer window and rooflights to create habitable loft accommodation, front canopy, alterations to openings and block paving of front area for car parking

16 Maplefield Park Street St Albans Hertfordshire AL2 2Bg

No objection

5/2018/1438 Issued 20/07

Single storey front, part single, part two storey rear extensions, first floor side extension, alterations of roof with front and rear rooflights and additional openings (resubmission following withdrawal of 5/2018/0540 dated 14/05/2018)

12 Brackendene Bricket Wood Hertfordshire AL2 3Sx

Objection: Bulky in appearance, overpowering to neighbouring properties, overdevelopment of a restricted plot, loss of light to neighbouring properties, out of keeping.

5/2018/1476 Issued 20/07
Two storey rear extension
19 Old Orchard Park Street St Albans Hertfordshire AL2 2Qb
No objection; suggest obscure glass in windows.

5/2018/1566 Issued 20/07

Creation of one, four bedroom chalet bungalow with associated garage, parking, landscaping and additional hardstanding for 68 Oakwood Road
68 Oakwood Road Bricket Wood Hertfordshire AL2 3Qa

Object/Refuse. Building of a bungalow behind 68. Overdevelopment of plot plus access down narrow strip of land so concerns over access for service and emergency vehicles.

Planning ref: 5/2018/1769 Issued 20/07

Single storey front and side extension to accommodate new garage, conversion of existing garage to create habitable space with alterations to roof, rooflights and alterations to opening
6 Forge End Chiswell Green St Albans Hertfordshire AL2 3Eq

No objection

5/2018/1776 Issued 20/07

Non Material Amendment - Amendment to the proposal design by the introduction of brickwork to the edges of the dwelling and around perimeters of windows/doors in between rendered panels to planning permission 5/2017/3552 dated 13/02/2018 for Replacement bungalow
112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ
(website reports as refused)

5/2018/1783 Issued 20/07

Part two storey, part first floor side extension with rooflight, single storey front extension and alterations to openings
7 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS

No objection.

PRIOR NOTIFICATION APPLICATIONS

5/2018/1659

Prior Notification - Single storey rear extension 5.2m in depth x 3.6m in height x 2.9m in height at the eaves at 10 Burston Drive Park Street St Albans Hertfordshire AL2 2HR

5/2018/1941

Prior Notification - Single storey rear extension 3.15m in height x 4.0m in depth with 3.0m height to eaves at 32 Hunters Ride Bricket Wood Hertfordshire AL2 3LP

CERTIFICATE OF LAWFULNESS APPLICATIONS

5/2018/1513

Certificate of Lawfulness (proposed) - Use of dwelling as a small 6 bedroom HMO, use Class C4 at 9 The Uplands Bricket Wood Hertfordshire AL2 3UW

5/2018/1750

Certificate of Lawfulness (proposed) - Loft conversion at 21 Hunters Ride Bricket Wood Hertfordshire AL2 3NB

APPEAL NOTIFICATIONS

APPEAL DECISIONS

APPLICATIONS FOR TREE WORK

TP/2018/0353 CA

Issued 17/07

Park Street

1 X Sugar Maple - fell.

2 X Sycamore - fell.

1 X Hawthorn - fell.

Address: The Old Red Lion Ph Frogmore St Albans Hertfordshire AL2 2LP

No objection

TP/2018/0345 CA

Issued 06/07

2 Cherry and 1 Rowan on right hand side of 38 - Reduce crowns and thin by 30%. Raise crowns to 8ft.

Address: 38 THE BEECHES PARK STREET ST ALBANS HERTFORDSHIRE AL2 2NL

No objection

TREE WORK DECISIONS

DECISIONS

BRICKET WOOD

- **5/2018/0951** Two storey side and single storey front and rear extension, front dormer window, front and rear rooflights, front porch canopy and alterations to openings at 5 Woodside Road Bricket Wood Hertfordshire AL2 3QL
DC3 Conditional Permission
- **5/2018/1146** Certificate of Lawfulness (proposed) - Single storey side extension at The Lodge 1a The Laurels Lye Lane Hertfordshire Bricket Wood AL2 3RR
Certificate of Lawfulness Refused

- **5/2018/0671** 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) at 96 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD
DC3 Conditional permission
- **5/2018/0703** Single storey front, side and rear extension, raising of roof to incorporate habitable loft space and one front and two rear dormer windows at 19 Woodside Road Bricket Wood Hertfordshire AL2 3QL
Withdrawn
- **5/2018/1211** Rear conservatory (retrospective) at 22 Oakwood Road Bricket Wood Hertfordshire AL2 3PX
DC3 conditional permission
- **5/2018/1277** Two storey side extension, extension to existing dormer windows and alterations to front porch roof at 26 Woodside Road Bricket Wood Hertfordshire AL2 3QL
DC3 conditional permission
- **5/2018/1358** Single storey rear extension at 99-103 Oakwood Road Bricket Wood AL2 3QB
Withdrawn
- **5/2018/1406** Single storey rear extension, front canopy, alterations to utility room roof, alterations to openings, demolition of existing garage and carport and construction of replacement garage at Orchard End School Lane Bricket Wood Hertfordshire AL2 3XS
DC3 Conditional Permission

PARK STREET

- **5/2018/1145** Single storey rear extension and addition of three front and one side rooflights to main roof at 42 Park Street Lane Park Street St Albans Hertfordshire AL2 2JB
DC3 Conditional Permission
- **5/2018/1224** Front porch extension at 73 Orchard Drive Park Street St Albans AL2 2QH
Invalid Application
- **5/2017/2599** Discharge of Condition 30 (Cycle Storage) of planning permission 5/2009/0708 dated 14/07/2014 for Construction of a Strategic Rail Freight Interchange (SRFI) comprising an intermodal terminal and rail and road served distribution units (331,665m2 in Use Class B8 including ancillary B1/B2 floorspace) within Area 1, with associated road, rail and other infrastructure facilities and works within Areas 1 and 2, (including earth mounds and a Park Street/Frogmore relief road) in a landscaped setting, and further landscaping and other works within Areas 3 to 8 inclusive to provide publicly accessible open land and community forest at Land At Former Radlett Aerodrome North Orbital Road Chiswell Green Hertfordshire St Albans
Discharge of conditions - approved
- **5/2018/1167** Single storey rear extension with lantern light to replace existing conservatory and additional rooflights to front, side and rear elevations at 5 Woodlands Park Street St Albans Hertfordshire AL2 2AD
DC3 conditional permission
- **5/2018/1244** Replacement roof on rear extension from flat to pitched with rooflights and alterations to openings at 4 Dell Rise Park Street St Albans Hertfordshire AL2 2QJ
DC3 conditional permission
- **5/2018/1252** Certificate of Lawfulness (proposed) - Loft conversion with rear facing dormer and two front rooflights and side facing window at 41 Spooners Drive St Albans Hertfordshire AL2 2HX
Certificate of Lawfulness approved
- **5/2018/1276** Single storey front extension at 13 Wood End Park Street St Albans

Hertfordshire AL2 2RU

DC3 conditional permission

- **5/2018/1738** 42 Burston Drive Park Street St Albans Hertfordshire AL2 2HP

Invalid application

- **5/2018/1105** Construction of one, two bedroom dwelling following demolition of existing garages (resubmission following refusal of 5/2017/3437) at Land Rear of 99 - 99A Park Street Lane St Albans Hertfordshire AL2 2JA

DC4 Refusal

- **5/2018/1455** Certificate of Lawfulness (proposed) - Loft conversion with rear dormer at 19 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX

Certificate of Lawfulness approved

- **5/2018/1007** Single store rear extension with steps down to existing patio at 18 Mayflower Road Park Street St Albans Hertfordshire AL2 2QR

DC3 Conditional Permission

- **5/2018/1386** Single storey rear extension and new porch with pitched roof to front at 21 Seaman Close Park Street St Albans Hertfordshire AL2 2NX

DC3 Conditional Permission

- **5/2018/1539** Prior Notification - Single storey rear extension 4.3m in depth x 3.6m in height x 2.7m in height to the eaves at 12 Oliver Close Park Street St Albans AL2 2NA

NCS Prior approval not required

- **5/2018/1357** Demolition of existing double garage and construction of two bedroom detached dwelling with associated access (resubmission following refusal of 5/2017/3051) at 25 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ

DC3 Conditional Permission

- **5/2018/1223** Conversion of garage to habitable room at 7 Wood End Park Street St Albans Hertfordshire AL2 2RU

Invalid Application

- **5/2018/1365** Demolition of existing dwelling and construction of two, four bedroom semi detached dwellings with associated parking, landscaping and new vehicle crossover at 110 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG

DC3 Conditional Permission

- **5/2018/1429** New summer house, front and side boundary walls following removal of existing (resubmission following refusal dated 15/05/2018) at 1 How Wood Park Street St Albans Hertfordshire AL2 2QY

DC3 Conditional Permission

- **5/2018/1470** Insertion of windows on side elevation, alteration to openings on rear elevation, formation of hardstanding and new dropped kerb at 12 Grovebury Gardens Park Street St Albans Hertfordshire AL2 2QE

Withdrawn

- **5/2018/1659** Prior Notification - Single storey rear extension 5.2m in depth x 3.6m in height x 2.9m in height at the eaves at 10 Burston Drive Park Street St Albans AL2 2HR

Withdrawn

- **5/2018/1751** Certificate of Lawfulness (proposed) - New loft at Land Adj 21 Hunters Ride Bricket Wood Hertfordshire

Withdrawn

CHISWELL GREEN

- **5/2018/1117** Single storey and first floor front extensions, first floor side and single storey rear extensions, conversion of garage, front porch canopy and replacement windows at 314 Watford Road St Albans Hertfordshire AL2 3DW

DC3 Conditional Permission

- **5/2018/0560** Variation of Condition 5 (demolition) to extend the period for demolition to before first occupation to planning permission 5/2018/0086 dated 11/04/2018 which varied Condition 4 (boundary treatments) 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
DC3 conditional permission
- **5/2018/1066** Rear conservatory at 106 Stanley Avenue St Albans Hertfordshire AL2 3AW
DC3 conditional permission
- **5/2018/1203** 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 5/2018/0479) at 525 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DU
DC3 conditional permission
- **5/2018/1267** Infill of front porch canopy at 545a Watford Road Chiswell Green St Albans Hertfordshire AL2 3DU
DC3 conditional permission
- **5/2018/1134** Certificate of Lawfulness (existing) - Garage conversion at 9 Noke Side St Albans Hertfordshire AL2 3EF
Certificate of Lawfulness Refused
- **5/2018/1273** Single storey rear extension with rooflights and alteration to roof of existing single storey side extension at 367 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DD
DC3 Conditional Permission
- **5/2018/1477** Prior Notification - Single storey rear extension 5m in depth x 4m in height x 3m in height to the eaves at 31 Hammers Gate Chiswell Green St Albans Hertfordshire AL2 3DZ
NCS Prior approval not required
- **5/2018/1556** Garage conversion at 6 Forge End Chiswell Green St Albans Hertfordshire AL2 3EQ
Withdrawn
- **5/2018/1368** Single storey rear extension with rooflights following demolition of conservatory at 1 Anvil Place Watford Road Chiswell Green Hertfordshire AL2 3BY
DC3 Conditional Permission
- **5/2018/1684** Non Material Amendment - Retention of existing canopy link, alterations to shop front and new delivery lane of planning permission 5/2017/2933 dated 11/12/2017 for Replacement shop and new parking spaces with associated landscaping following demolition of existing shop and car wash at 551 Watford Road Chiswell Green St Albans AL2 3EH
Non-material amendment refused