

Planning Advisory Group Report 15 May 2025

We reviewed 21 applications, objected to 2, referred 1 to DAG and have a watching brief on 1.

5/2025/0057

Redevelopment of site to provide four new dwelling houses (2 x 3 b3d, 2 x 2 bed) with associated landscaping and parking (revised) at 58 and 60 Waverley Road St Albans

We object to this application. The proposed access is on to a very busy junction and will add to the existing traffic problems.

5/2025/0519

Single storey front, single and two storey side and rear extensions with replacement roof and raised ridge and loft conversion with projecting dormers including installation of solar panels at 6 Churchill Road St Albans

We object to this application. The scale of the proposed building is excessive and out of keeping with the surrounding neighbourhood. In particular, the plan includes a very large third storey with a large frontage where all surrounding houses have hipped roofs.

5/2025/0531

Application for Reserved Matters (including details of appearance, landscaping, layout and scale) following outline planning permission 5/2022/0267 (appeal reference APP/B1930/W/24/3343986) for the erection of up to 95 dwellings, including 40% affordable dwellings and 5% self-build and custom build dwellings. Public open space. Landscaping and associated infrastructure at land between Caravan Site and Watling St / Park Street.

Referred to DAG for input on proposed designs. Deadline for comments is 7 June 2025.

Note 1. 5/2025/0509 – *application to create an additional storey containing three flats to planning permission 5/2023/1308 for demolition of existing building and construction of four storey building at 69-69a St Peters St.*

We considered this application and concluded not to object as the revised height will be the same as the recently approved additional storey at Butlers Yard (and the approved permission for 63 -65 St Peters St). Precedent clearly set.

Note 2. 5/2025/0420 -*Construction of a dwelling and new vehicular access at land rear of 50 Woodstock Road North accessed from Gleave Close, St Albans.*

An earlier application for construction on this site (to which we objected) was refused on the basis of size and over bearing and impact on privacy of local residents. The revised plan has a significantly smaller footprint and we were unsure of the appropriate response so review again a couple of weeks to consider what other representations had been made. Noted that application has now been called in.