

5/2025/0865

Demolition of existing garage block and development of two dwellings at Vernon Close St Albans

Although we recognise that the design for which the planning application was refused in 2024 has been amended to slightly reduce the size we still object to this application

- This is over-development of an extremely tight plot providing inadequate amenity space.
- The two storey block will be obtrusive, create unwelcome overlooking and be detrimental to residential amenity of the already dense surrounding housing.
- The displaced parking resulting from the loss of six well used garages plus the parking demands of two additional dwellings will adversely impact on the availability of parking space for residents of Vernon Close, Watsons Walk and Paxton Road, already inadequate to meet needs.
- Vernon Close is too narrow and difficult to turn around in even without additional development; this often necessitates vehicles having to reverse out into busy Watsons Walk, to the detriment of highway safety

5/2025/0639

Variation of Conditions 2 (approved plans) and 3 (approved plans) to allow for the removal of link bridge, minor alterations to internal layouts and the reconfiguration of windows and creation of an additional storey containing four flats to planning permission 5/2020/2979 dated 16/12/2021 amended by 5/2023/1096 for the change of use of first floor and part of ground floor from Class E(a) retail to Class C3(residential) and construction of two additional storeys to create 20 dwellings retention of existing ground floor retail unit (Class E(a))and change of use of basement to flexible retail/leisure use (Class E(a)/Class E(d)) and alterations to openings at 67 St Peters St.

We object to this application to build an additional storey to the previously approved application. The Draft Local Plan continues the commitment to ensure that development within the Conservation Area should preserve features and characteristics which contribute to its special features including local height and reinforces continuing commitment to the Building Height Control Area.

We recognise that there are a small number of similar applications that have been approved but there is a danger of damage to the historic skyline if added storeys in the City Centre continues.

5/2025/0807

Outline application (all matters reserved) – The demolition of stables and the construction of 5 detached self-build/custom-built dwellings at Stable Block and associated land at The Croft Chiswell Green.

We object to this application:

- This land is Green Belt and will amount to overdevelopment when taken account of the existing planned developments in the area which will have a negative impact on the character of Chiswell Green
- There would be a loss of valuable open space with a negative impact on biodiversity
- They will be building on green belt, which would have a serious, irreversible, negative effect on the environment and, coupled with the other proposed developments in the area would contribute to a loss to the ethos of Chiswell Green.
- The site entrance location is inappropriate. The Croft's road is too narrow for the vehicles necessary for the development
- There would be additional pressure on already very busy roads, particularly the 21A junction on the M25.
- There would be an additional pressure on already inadequate infrastructure and will add to flood risk
- This proposal would not add to the stock of affordable homes.

5/2024/1915

Land South West Of And Including 39 Chiswell Green Lane St Albans Hertfordshire Submission of Reserved Matters (details of appearance, landscaping, layout and scale) in respect of the erection of 191 dwellings and associated car parking and infrastructure following outline planning permission 5/2022/0927 dated 22/03/2024

Referred to DAG for comments on design, etc.