

PLANNING CONTROL COMMITTEE

DATE: 16 February 2017

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr & Mrs I Simpson	Detached 3 bedroom house in association with existing detached double garage and store	Pams Cottage, Pams Lane, Kimpton, Hitchin, SG4 8SE	16/000249/1	Appeal Dismissed on 9 January 2017	Delegated	The Inspector concluded that proposal would fail to preserve the character and appearance of the conservation area..
Mr J McDermott	Two storey and single storey rear extension and ancillary works.	26 The Tene, Baldock, SG7 6DG	16/02253/1HH	Appeal Dismissed on 23 January 2017	Delegated	The Inspector concluded that the proposal would have an adverse effect on the appearance of the surrounding streetscene. Thus, the proposal would be contrary to Policies 28 (house Extensions) and 57 (Residential Guidelines and standards) in the North Hertfordshire District Local Plan No. 2 with Alterations Saved Policies (2007) where they seek to ensure that residential extensions are sympathetic additions.
Ms Musgrove	Erection of 1 x 3 bed detached dwelling, associated landscaping and vehicle parking following demolition of existing residential outbuildings.	Sunvale, Bedford Road, Holwell, Hitchin, SG5 3RX	15/03230/1	Appeal Allowed on 23 January 2017	Delegated	The Inspector concluded that the development would not unacceptably harm the character and appearance of the area, and that future occupiers would not be unduly reliant on private transport. The Inspector also stated that there would be no unacceptable environmental harm arising from the development.

Mr & Mrs Henderson	Side extension and link extension between main dwelling and garage. Insertion of rooflights into the east elevation roofslope.	The Stables, Howells Farm, Halls Green, Weston, Hitchin, SG4 7DZ	16/00750/1	Appeal Allowed on 25 January 2017	Delegated	<p>Note: This application was the subject of a split decision. Planning permission was granted for the 2-storey side extension and the single-storey linking structure between the house and the garage. The conversion of two bays of the 4-bay garage block to habitable accommodation was refused.</p> <p>The Inspector concluded that no part of the proposed extensions and conversion conflicted with Policy 28 (House Extensions) of the North Hertfordshire District Local Plan No. 2. Saved Policies (2007) The Inspector also stated that there would be no material impact on the significance of the two listed buildings in the group because of this proposed development within their settings.</p>
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