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| *PART 1 – PUBLIC DOCUMENT | AGENDA ITEM No. 9 |
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TITLE OF REPORT: PLANNING APPEALS

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Two planning appeals have been lodged and one planning appeal decision has been received.

Details are attached.

PLANNING CONTROL COMMITTEE

DATE: 20 April 2017

PLANNING APPEALS LODGED

| APPELLANT | Appeal Start Date | DESCRIPTION | ADDRESS | Reference | PROCEDURE |
|------------------|--------------------------|--|---|------------------|-----------------------|
| Mr & Mrs T Brook | 7 March 2017 | First floor side extension | 17 Parthia Close, Royston, SG8 9HD | 16/02447/1H H | Householder Appeal |
| Mr Grisbrooke | 16 March 2017 | Part two storey, part first floor and part single storey extension to north-west (front) elevation | Bee Farm, Raymouts Lane, Nuthampstead, Royston, SG8 8NB | 16/02932/1H H | Householder Appeal |

PLANNING APPEALS DECISION

| APPELLANT | DESCRIPTION | SITE ADDRESS | REFERENCE | APPEAL DECISION | COMMITTEE/ DELEGATED | COMMENTS |
|-------------------|--|---|------------|--------------------------------|----------------------|---|
| Bakestall Limited | Residential redevelopment of site to provide 18 dwellings comprising 7 x 1 bedroom flats and 11 x 2 bedroom flats, landscaping and ancillary works following demolition of existing building (as amended by plans received on 22 June 2016). | Former Black Squirrel Public House, 10 Gernon Road, Letchworth Garden City, SG6 3DU | 16/00410/1 | Appeal Allowed on 3 April 2017 | Committee | <p>The Inspector concluded the following:</p> <p>a)The proposal would provide significant social benefits through the provision of affordable housing, which would also benefit the overall supply of housing and contribute to reducing the Council's five year shortfall. This would provide further social and environment benefits by making efficient use of previously developed in a location accessible to a full range of services, reducing the need to travel, particularly by car. There would be significant local economic benefits from the construction and servicing of the development and the future consumer spending of occupiers.</p> <p>b) The flats would have no immediate access to open space and be in quite noisy surroundings. However, the impact of noise can be adequately mitigated and the</p> |

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| | | | | | | <p>residential units would provide acceptable living conditions for occupiers content with this nature and location of accommodation.</p> <p>c) Any degree of harm resulting from the lack of on-site car parking would not be substantial or significantly and demonstrably outweigh the benefits found. The proposal would therefore gain support through the presumption in favour of sustainable development as set out in the Framework.</p> |
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