

PLANNING CONTROL COMMITTEE

DATE: 17 September 2020

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr A Spelman	Erection of one detached 2-bed dwelling with new vehicular access off Crab Tree Road	34 Gun Road Gardens, Knebworth, SG3 6EB	19/02680/FP	Appeal Allowed on 27 August 2020	Delegated	<p>The Inspector concluded that the proposed development would have an acceptable effect on the character and appearance of the area and would comply with Policy 57 (Residential Guidelines and Standards) of the Hertfordshire District Local Plan No.2 with Alterations (1996) which expects residential development, amongst other matters, to relate to the site's physical shape and existing features and the character of the surroundings. The policy aligns with the objectives of section 12 of the National Planning Policy Framework (the Framework), for well-designed developments which are sympathetic to local character, as set out in paragraph 127 and would not conflict with paragraph 130.</p> <p>The Inspector also concluded that the proposed development would not have an unduly overbearing effect on the living conditions of the neighbouring occupier at no. 34 Gun Road Gardens. It would comply with Policy 57 in that the space and size would meet the reasonable</p>

						requirements of future occupants and there would be reasonable levels of sunlight and daylight and privacy. In turn, the development would also be in accordance with paragraph 127(f) of the Framework in terms of standards of amenity for existing and future users.
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