

PLANNING CONTROL COMMITTEE

DATE: 19 November 2020

PLANNING APPEALS DECISION

APELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr & Mrs Wright	Removal of Condition 3 (removal of Permitted Development Rights) of planning permission 17/02861/1 granted 25/01/2018 for Change of use of ancillary building to separate residential dwelling	The White House Preston Road Gosmore SG4 7QS	19/02875/S73	Appeal Dismissed on 5 October 2020	Delegated	The Inspector concluded that the condition is reasonable and necessary in that it allows the Council to assess whether any future additions to the appeal property would be disproportionate and thereby inappropriate development in the Green Belt. Note:The associated application for an award of costs was refused
Mr Christie and Mr Molyneux	Variation to Condition 2 (amendments to the design of the approved dwellings) of 19/00253/FP granted 26/04/2019 for Erection of two 4-bed detached dwellings, parking, amenity space and landscaping, with access from Benslow Rise. Part demolition and extensions to 53 Benslow Rise, with alterations to 55 Benslow Rise.	53 - 55 Benslow Rise Hitchin	20/00293/S73	Appeal Allowed on 8 October 2020	Delegated	The Inspector concluded that the development, with the amendments proposed, would not have an adverse effect on the character and appearance of the area. The development would therefore conform with Policy 57 of the North Hertfordshire District Local Plan (1996) (the Local Plan), which seeks to ensure that new developments are visually acceptable and relate to the physical shape of the site and existing features. As such, it is not necessary or reasonable to retain Condition 2 as originally imposed.

Mrs Joanna Box	Formation of vehicular crossover onto Pixmore Way	154 Pixmore Way Letchworth SG6 1QS	20/00752/FPH	Appeal Allowed on 12 October 2020	Delegated	The Inspector concluded that the appeal proposal would not have an unacceptable impact on highway safety, nor would it result in severe cumulative impacts on the road network. It would accord with the requirements of Policy T2 of the emerging North Hertfordshire Local Plan. Policy T2 requires, amongst other things, that parking be safe and of a design and layout that will function satisfactorily.
Mr B Patel	Erection of one single storey 2-bed dwelling including installation of vehicular crossover onto Bearton Road.	6 St Marks Close Hitchin SG5 1UR	19/02633/FP	Appeal Dismissed on 20 October 2020	Delegated	The Inspector concluded that the proposals would result in significant harm to the character and appearance of the surrounding area and highway safety.