

PLANNING CONTROL COMMITTEE

DATE: 24 February 2022

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr & Mrs G & A Kennion	Single storey side extensions and two storey rear extension, raising of roof, insertion of two rear dormer windows and two front rooflights to provide first floor accommodation. Chimney to side elevation and front porch. Section 73 application removal of condition 3 of Planning Permission 12/00823/1HH granted 12.06.2012.	Hillcrest Shaftenhoe End Bogmoor Road Barley SG8 8LD	21/01194/S73	Appeal Dismissed on 21 January 2022	Delegated	The Inspector concluded that Condition No 3 is reasonable and necessary to maintain planning control to safeguard the character and appearance of the area.
Mr and Mrs Shelford	Erection one detached 3-bed dwelling following demolition of existing garage including creation of vehicular access off Pryor Road (as amended by drawing CHQ.20.15919 - 03A and affirmed by drawing CHQ.20.15919 - 06 received 10/09/2020).	1 Pryor Road Baldock SG7 6LJ	20/01766/FP	Appeal Dismissed on 25 January 2022	Delegated	The Inspector concluded that the scheme would be harmful to the character and appearance of the area. The proposal would therefore conflict with Policies 8 (Development in Towns), 26 (Housing Proposals) and 57 (Residential Guidelines and Standards) of the Local Plan, which collectively seek, amongst other things, to ensure that development relates to and enhances the character of its surroundings. The scheme also conflicts with Policy D1 of the emerging Local Plan, which seeks, amongst other things, to ensure that development responds

						positively to the site's local context. The Inspector also found that the scheme conflicts with Paragraphs 130 and 134 of the Framework which collectively seek, amongst other things; (a) development that is sympathetic to local character and its landscaped setting; (b) development that maintains a strong sense of place; and (c) the refusal of development that is not well-designed.
Ms Natasha Rataj	Erection of one pair of semi-detached 2-bed dwellings following demolition of existing workshop outbuilding.	35 Common Rise Hitchin SG4 0HN	21/00286/FP	Appeal Dismissed on 25 January 2022	Delegated	The Inspector concluded that although the development would not harmfully affect the outlook from the neighbouring properties, it would adversely affect the privacy of the occupiers of No. 35 such that their living conditions would be unacceptably harmed.
Mr Adams	Conversion and extension of existing outbuildings to form two semi-detached 3-bed dwellings including creation of vehicular access off Radcliffe Road together with associated parking and amenity area (as amended by plan received 21.10.20)	Land To The Rear Of Nos 61 And 61A Radcliffe Road, Hitchin SG5 1QG	20/01638/FP	Appeal Allowed on 01 February 2022	Committee	The Inspector stated that these proposals are of a small scale; they are sustainably located and the additional benefits of electric car charging and an additional off-street parking space for 61A all count in favour of the development. The Inspector therefore did not consider the harm resulting from the under-provision of car parking to be sufficient to warrant a refusal. NOTE: The associated application for costs was refused

