

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr D Guerrier	Raise roof of existing detached double garage and store by 1 metre, insert front dormer window, replace garage doors with windows and additional windows and door to facilitate conversion to one 2 x bedroom dwelling. Single storey side attached log store.	Half Moon Lodge, Lawrence End Road, Peters Green	17/00464/1	Appeal Allowed on 8 February 2018	Delegated	The Inspector concluded that the proposed development would provide a suitable location for housing, having particular regard to the accessibility of services and facilities. The application for partial costs was also allowed.
Mr & Mrs Walton	Outline application for the erection of one dwelling (all matters reserved except access, layout and scale)	2 Oakfields Avenue, Knebworth	17/01705/1	Appeal Dismissed on 13 February 2018	Delegated	Although the Inspector concluded that the proposal would not harm living conditions or cause harm to parking provision and highway safety, the Inspector stated that these considerations were outweighed by the significant and demonstrable harm the Inspector identified in respect of the character and appearance of the area.

Mr B Deal	One 2 x bedroom bungalow with new access off Hodwell following levelling of site	Land Rear Of 22, High Street Ashwell	17/00322/1	Appeal Dismissed on 20 February 2018	Delegated	The Inspector concluded that the works would fail to preserve or enhance the character and appearance of the Conservation Area or the setting of the grade II listed Vine Cottage and grade II* listed Forresters Cottages. The development would conflict with the expectations of paragraphs 17 and 132 of the Framework which seek to conserve heritage assets so that they can be enjoyed by this and future generations.
Mr Huggins	Single storey side extension to existing detached garage and new raised roof with four dormer windows to facilitate room in attic space.	The Coach House, Todds Green	17/01954/1HH	Appeal Dismissed on 21 February 2018	Delegated	The Inspector concluded that the proposed development would be inappropriate development and would erode openness of the Green Belt.
Tingdene Homes Ltd	Outline Planning Application (all matters reserved, except for access) residential development comprising of 9 dwelling with associated access off Green Lane	Land Rear Of 39 - 59 Station Road, Ashwell	16/02863/1	Appeal Dismissed on 22 February 2018	Committee	The Inspector concluded that the development would compromise highway safety of users, causing harm. This would conflict with paragraph 32 of the Framework which requires that safe and suitable access to the site can be achieved for all people.