

**PLANNING CONTROL COMMITTEE**

**DATE: 15 September 2022**

**PLANNING APPEALS DECISION**

<b>APPELLANT</b>	<b>DESCRIPTION</b>	<b>SITE ADDRESS</b>	<b>REFERENCE</b>	<b>APPEAL DECISION</b>	<b>COMMITTEE/ DELEGATED</b>	<b>COMMENTS</b>
MiHomes	Erection of one detached 1-bed bungalow including the laying of hardstanding, boundary treatments and associated works following demolition of existing garage	Land To The Rear Of 159-161 Baldock Road Letchworth SG6 2EH	21/02937/FP	Appeal Withdrawn on 10.06.2022		Appeal Withdrawn
Mr Mike O'Neill	Insertion of roof lights to existing front elevation roofslope and dormer to existing side and rear elevation roof slopes to facilitate conversion of loftspace into habitable accommodation (as a resubmission of planning application 21/02703/FPH, withdrawn on 11.11.2021)	8 Baliol Road Hitchin SG5 1TT	22/00199/FPH	Appeal Dismissed on 27.06.2022	Delegated	The Inspector concluded the additional overlooking from the side window and balcony would harm the living conditions of occupiers at No 9, contrary to saved Policy 28 (House Extensions) of the North Hertfordshire District Council Local Plan No. 2 with alterations and Policy D3 (Protecting living conditions) of the emerging Local Plan as well as the relevant parts of the Framework
Mr Ryan Harper	Development A - Change of use of land to domestic curtilage; Development B - Erection of detached home office outbuilding.	Land Adjacent 2 Old Ramerick Barns Bedford Road Ickleford SG5 3SB	21/01790/FP	Appeal Allowed on 27.06.2022	Delegated	The Inspector concluded that the site would be a suitable location for the proposed development, including having regard to its effect on the character and appearance of the site and its surroundings. Hence, it would not conflict with the aims of Policies 6 (Rural Area beyond the Green Belt, 30 (Replacement or Extension of Dwellings in the Countryside) and 57 (Residential Guidelines and

						Standards - Guidelines 1 and 2) of the North Hertfordshire District Council Local Plan No. 2 and Policies CGB19 (Rural areas beyond the Green Belt), CGB4 (Existing rural buildings) and D2 (House extensions, replacement dwellings and outbuildings) of the emerging Local Plan, in respect of its design and location within the Rural Area beyond the Green Belt. The proposal would also accord with the design aims of Section 12 of the Framework
Mr Edward Pakenham	Development A: Erection of single storey store outbuilding (as amended by plans received 16 February 2022). Development B: Erection of a single storey office outbuilding.	5 Dower House Hitchin Road Preston SG4 7TZ	21/02878/FPH	Appeal Withdrawn on 11.07.2022	Delegated	Appeal Withdrawn
Mr Adam Uzzell	Erection of one detached dwelling (all matters reserved).	Land Between Teanga Cluig And Libre View Bell Lane Nuthampstead SG8 8ND	21/01157/OP	Appeal Allowed on 18.07.2022	Delegated	The Inspector found that the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, there are no considerations which indicate that the appeal should be determined, other than in accordance with the adopted development plan. In reaching this conclusion, the Inspector had

						regard to the earlier dismissed appeal decision ref APP/X1925/A/08/2084220 (07/02954/1) on this site. That decision was reached, however, prior to the Framework and did not involve the application of a 'tilted balance'.
Mr Okkes Ulgur	Insertion of rooflights to existing front roofslope and flat roof dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation, insertion of first floor front elevation window and insertion of first floor window and bi-fold door to existing rear elevation (as amended by plans received on 28/10/2021)	31 Trevor Road Hitchin Hertfordshire SG4 9TA	21/02134/FPH	Appeal Allowed on 15.08.2022	Delegated	The Inspector concluded that the proposed development would not harm the character or appearance of the dwelling and would preserve the character and appearance of the Conservation Area, in accordance with national policy in the Framework.
Network Rail	Installation of 1no. 48 sheet digital LED advertisement display following removal of existing 5 no. externally illuminated 48 sheet advertisement billboard.	Land At A505 Nightingale Road And Walsworth Road Hitchin SG5 1RZ	22/00725/AD	Appeal Dismissed on 15.08.2022	Delegated	The Inspector concluded that the proposed sign would cause a hazard to public safety and would in this regard be contrary to national policy in the Framework