

**PLANNING CONTROL COMMITTEE**

**DATE: 13 October 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>
Mr Chris Hunt	Conversion of existing dwelling into two 1-bed apartments and erection of one 2-bed attached dwelling.	165 Weston Way Baldock SG7 6JG	20/02500/FP	Appeal Dismissed on 5 September 2022	Delegated	The Inspector concluded that there would be harm to the living conditions of the occupiers of the neighbouring property in terms of privacy and outlook. Accordingly, the proposed development would be contrary to North Hertfordshire District Local Plan 2007 saved Policy 57 (Residential Guidelines and Standards) which requires new development to have careful consideration with regards to the size, type and location of windows in order to achieve a high degree of privacy, and emerging North Hertfordshire Local Plan Policy D3 (Protecting living conditions) which states that new development will not be permitted where adequate living conditions cannot be achieved. It would also fail to accord with the design objections of the National Planning Policy Framework. The Inspector also stated the proposed dwelling would fail to provide adequate living conditions for future occupiers of the proposed additional dwelling in terms of internal space. As a result, it would be contrary to North Hertfordshire District Local

						<p>Plan 2007 saved Policy 57 (Residential Guidelines and Standards) and Policy D1 (Sustainable Design) of the emerging North Hertfordshire Local Plan which together require new development to provide internal floorspace sufficient to meet the reasonable requirements of future occupants</p> <p><b>The associated Costs Application was REFUSED.</b></p>
Mr Deo	Erection of one detached 2-bed dwelling including creation of new vehicular access off Loves Lane, landscaping and ancillary works.	Meadow View Loves Lane Ashwell SG7 5HZ	21/01745/FP	Appeal Allowed on 8 September 2022	Delegated	<p>The Inspector found that the proposal would be compatible with the stated objective of North Hertfordshire District Local Plan 2007 Saved Policy 6 (Rural area beyond the Green Belt), which is to maintain the existing countryside and villages and their character. Hence, regardless of the current lack of housing supply, the Inspector found the proposal to be in accordance with the objectives of the currently adopted development plan. In addition, the Inspector stated that future occupants would have opportunities to access facilities and services by sustainable modes of travel in nearby Ashwell. The Inspector therefore found no conflict with those aims of emerging North Hertfordshire Local Plan</p>

						Policies SP1 (Sustainable Development in North Hertfordshire), SP6 (Sustainable Transport), D1 (Sustainable Design) and T1 (assessment of Transport Matters) which seek to maintain the role of key settlements and encourage development in locations which enable sustainable journeys.
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