

PLANNING CONTROL COMMITTEE

DATE: 17 November 2022

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Hertfordshire County Council	Outline planning application for residential development of up to 42 dwellings, all matters reserved but access (as amended by plans and information received 09-06-2020, 23-07-2020 and 10-12-2020).	Land Between Croft Lane Norton Road And Cashio Lane Letchworth Garden City	19/00520/OP	Appeal Dismissed On 17 October 2022	Committee	<p>The Inspector stated that in respect of the issue of highway safety they were satisfied that the amount of traffic generated by the site would not prejudice highway safety. However, with respect to the Unilateral Undertaking the Inspector concluded the planning obligations included in the Undertaking do not comply with the tests as required by the CIL Regulations and Paragraph 57 of the Framework. 32 and therefore the Unilateral Undertaking, dated 16 June 2022 is not valid.</p> <p>The associated application for an award of costs was refused</p>
Mr and Mrs R Bell	Single storey rear extension	17 Common Rise Hitchin SG4 0HN	22/00643/FPH	Appeal Dismissed On 21 October 2022	Delegated	<p>The Inspector concluded that the proposal would result in an unacceptable increase in enclosure that would be overbearing and would detract from the living conditions of the residents of 19 Common Rise with regard to outlook.</p>

Mr Mathew Malone	Insertion of front and rear dormer windows to facilitate additional living accommodation at second floor level (as variation of previously approved planning application 22/00620/FPH granted 24.05.2022)	12 St Andrews Place Hitchin SG4 9UA	22/01493/FPH	Appeal Dismissed On 21 October 2022	Delegated	The Inspector concluded that the proposal would represent poor design that would detract from the character and appearance of this area. It would conflict with Policy 28 (House Extensions) and Policy 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan 1996 as it would not be sympathetic to the existing house in form or proportions; and would not enhance the site or its surroundings. As these policies remain consistent with the design objectives of the National Planning Policy Framework, they can be afforded full weight. The proposal would be at odds with Policy D2 (House extensions, replacement dwellings and outbuildings) of the emerging local plan.
Dr L Hadley And Mr R Hadley	Development A: Single storey rear extension and Development B: detached single garage (as amended by plans received 11.03.2021 and 31/08/21)	The Cottage High Street Hinxworth SG7 5HH	20/01026/FPH	Appeal Part Allowed On 24 October 2022	Delegated	<p>The appeal is dismissed insofar as it relates to the detached single garage. The appeal is allowed insofar as it relates to the single storey rear extension.</p> <p>The Inspector stated that the detached garage would harm the significance of the Grade II listed buildings by reason of its impact on their setting and would harm the character and appearance of the</p>

						Hinxworth Conservation Area. In the absence of any public benefits to outweigh this harm it would fail to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Framework. It would also conflict with Policy HE1 (Designated heritage assets) of the Proposed Submission Local Plan Incorporating the Proposed Main Modifications which relates to designated heritage assets and to which the Inspector attributed significant weight.
Mr Guy Butler-Henderson	Erection of one detached 4-bed dwelling (all matters reserved).	Beckfield Farm Beckfield Lane Green End Sandon SG9 0RL	21/01559/OP	Appeal Dismissed On 27 October 2022	Delegated	<p>The Inspector stated that the proposal would not be a suitable site for housing having regard to the adopted settlement strategy and would cause harm to the character and appearance of the appeal site and area. Overall, it would conflict with Policy 6 (Rural Area beyond the Green Belt) of the North Hertfordshire Local Plan and Policies SP1 (Sustainable development in North Hertfordshire), SP6 (Sustainable transport), CGB1 (Rural areas beyond the Green Belt) and D1 (Sustainable design) of the Emerging Local Plan.</p> <p>The Inspector also concluded that</p>

						<p>the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. As such, the proposal would not be the sustainable development for which Paragraph 11 d) ii. of the Framework indicates a presumption in favour.</p>
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