

**PLANNING CONTROL COMMITTEE**

**DATE: 06 April 2023**

**PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Kevin Heaney	Erection of one detached 5-bed dwelling and detached triple garage with carport/store/cycle store (as amended) .	Land To The South Of West Lane Offley	21/01399/FP	Appeal Dismissed On 24 January 2023	Delegated	The Inspector stated that whilst the contemporary design of the building, would not, in itself lead to harm to heritage assets, the proposed development would be a significant structure, of linear form and situated in close proximity to the boundaries of the appeal site. Consequently, it would appear as an elongated visual barrier, and would significantly erode the open character that the site currently exhibits. This would be exacerbated by the proposed garage, car port and storage building, which, although of a smaller scale would introduce further built development into the space. This would lead to a partial loss of the sense of openness that currently exists, to the detriment of the setting of the listed building and the character and appearance of the wider Great Offley Conservation Area.

Mr Jonathan Lovejoy	Erection of one detached 4-bed dwelling, detached garage/store room/double carport, creation of vehicular access off High street, parking and landscaping.	Land North East Side Of The High Street Hinxworth	21/02739/FP	Appeal Dismissed On 09 February 2023	Delegated	The Inspector concluded that the appeal site was not a suitable location for the proposed development, and the proposed development would have an adverse effect upon the character and appearance of the surrounding area and upon highway safety.
Mr Phillip Fowler	Erection of single storey side elevation conservatory with glass balustrade	Shooters Lodge Putteridge Park Luton LU2 8LD	21/03308/FPH	Appeal Dismissed On 14 February 2023	Delegated	The Inspector concluded that he proposed development would constitute inappropriate development and, by definition, would be harmful to the Green Belt by way of that inappropriateness. It would also have a limited but negative impact on the openness of the Green Belt.
Mrs Sarah Flain	First floor front extension over existing ground floor and insertion rooflights in front and side roofslopes	4 Tall Trees St Ippolyts Hitchin SG4 7SW	22/00812/FPH	Appeal Dismissed On 23 February 2023	Delegated	The Inspector found that the proposal would harm the living conditions of the occupiers of No 6 Tall Trees with regard to outlook. The Inspector also stated that the proposed front apex window would represent a dominant feature in the street scene which would not be in keeping with the surrounding area.
Marriott Land, Brian Homent and James Squier	Permission in Principle: Erection of 9 dwellings replacement local community shop (Class F2 (a)) of 265sqm and associated access, parking, drainage and	Land East Of Picknage Road And Adjacent To 36 Picknage Road Barley	21/02973/PIP	Appeal Dismissed On 03 March 2023	Committee	<b>Appeal against non-determination within prescribed time</b> The Inspector stated that the location, land use, and amount of development proposed, do not accord with important North Hertfordshire Local Plan 2011-2031

	biodiversity/landscaping area.					<p>(NHLP) policies with regards to location.</p> <p>The development would also conflict with the Framework requirements, set out at paragraphs 130 and 170(b), for planning decisions to ensure developments are sympathetic to local character and that they recognise the intrinsic character and beauty of the countryside.</p> <p>The Inspector also found that the development is contrary to NHLP Policy HE1 (Designated heritage assets) and the Framework's aim to conserve heritage assets in a manner appropriate to their significance.</p>
Mr Anthony Wilson	<p>Development A: Insertion of rooflights to existing front roof slope</p> <p>Development B: Dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.</p>	<p>3 Masefield Way Royston SG8 5UU</p>	22/01609/FPH	<p>Appeal Dismissed On 08 March 2023</p>	Delegated	<p><b>A split decision was issued by the Council and this appeal is only concerned with Development B the proposed rear dormer</b></p> <p>The Inspector concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and the surrounding area and, as such, it would conflict with NHLP Policies D1 (Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings)</p>