

PLANNING CONTROL COMMITTEE

DATE: 15 June 2023

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Colin & Linda Gore	Erection of one detached 4-bed dwelling including creation of vehicular access off Priors Hill following demolition of existing water tower.	Pirton Water Tower Priors Hill Pirton Hertfordshire	21/03134/FP	Appeal Dismissed On 24 March 2023	Delegated	The Inspector concluded that The National Planning Policy Framework advises at paragraph 176 that great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status of protection. The appeal proposal would not conserve or enhance the special character of the AONB and would conflict with Local Plan policies NE3 (The Chilterns Area of Outstanding Natural Beauty) and CGB1 (Rural areas beyond the Green Belt), policies of the Pirton Neighbourhood Plan and the Chilterns AONB Management Plan 2019- 2024.
Mr S Allan	Extensions and alterations to existing building and change of use to residential to form 3no. 3 bed dwellings; erection of 1no. detached 4 bed dwelling with detached garage; and associated residential	Lakewood Rushden Road Sandon Buntingford Hertfordshire SG9 0QR	20/01946/FP	Appeal Dismissed On 04 April 2023	Delegated	The Inspector stated that the proposal would fail to preserve the special interest, including setting, of the Grade II listed building and the character and appearance of the site and its surroundings. Hence, the appeal scheme would fail to satisfy the requirements of the Act,

	curtilages and parking provision.					paragraphs 197, 199, and 200 of the Framework and conflict with the heritage aims of Local Plan Policy HE1 (Designated heritage assets).
Mr S Allan	Extensions and alterations (including some demolition) to existing building to facilitate conversion to 3no. 3 bed dwellings.	Lakewood Rushden Road Sandon Buntingford Hertfordshire SG9 0QR	20/02206/LBC	Appeal Dismissed On 04 April 2023	Delegated	See Above
Mr & Mrs Jas Lidder	First floor rear extension.	16 Bearton Green Hitchin Hertfordshire SG5 1UG	22/03061/FPH	Appeal Allowed On 13 April 2023	Delegated	<p>The Inspector concluded that the proposed rear extension and loft conversion would have no materially detrimental effect on the character or appearance of the host dwelling, its semi-detached pair or the surrounding area. In consequence, it would comply with Policies D1(Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the Local Plan and the National Planning Policy Framework (NPPF).</p> <p>The Inspector also concluded that the proposed extensions would have no materially harmful effect on the living conditions of neighbouring occupiers with respect to privacy or overlooking. In consequence, it would comply with Local Plan Policy D3 (Protecting living conditions) and the NPPF which, taken together and amongst other things, expect extensions to dwellings to provide a</p>

						high standard of amenity for existing and future users such that they do not cause unacceptable harm to living conditions.
Mr J Swain	Development A - Single storey rear and side extensions, replacement chimney and rear and side patio area with replacement windows and doors Development B- Formation of vehicular crossover and associated parking space to the front of the dwelling as amended by plans received on 4 February 2022.	45 Longmead Letchworth Garden City Hertfordshire SG6 4HP	21/03418/FPH	Appeal Allowed On 05 May 2023	Delegated	The Inspector concluded that the single storey rear and side extensions, replacement chimney, front parking area and rear patio area, replacement windows and doors and new front cross-over would not result in harm to highway and pedestrian safety. The proposal complies with Policy T1 (Assessment of transport matters) of the Local Plan, Policy 5 of the Local Transport Plan 4 2018 (LTP), and guidance within the RDKTC and the National Planning Policy Framework (the Framework). Collectively, these policies and guidance documents seek to ensure development access arrangements are safe and would not result in an unacceptable impact on highway safety.
Mr Stephen Hamid	Erection of detached double garage	15 Oakfields Road Knebworth Hertfordshire SG3 6NS	22/01036/FPH	Appeal Dismissed On 15 May 2023	Delegated	The Inspector concluded that the proposal would have a harmful impact on the character and appearance of the area and would conflict with Policy D2 (House extensions, replacement dwellings and outbuildings)) of the Local Plan and Policy KBBE4 of the Knebworth Neighbourhood Plan 2019-2031, March 2022, which amongst other things seek to ensure that a

						proposal respects local character and does not have an adverse impact on the character and appearance of the street scene or area. The proposal would also conflict with the National Planning Policy Framework which seeks to ensure that development is sympathetic to local character.
--	--	--	--	--	--	---