

**PLANNING CONTROL COMMITTEE**

**DATE: 26 October 2023**

**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>
TDC New Homes Ltd	Residential development comprising of 9 flats (1 x 1-bed, 7 x 2-bed and 1 x 3-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings. (Amended plans received 10/10/22)	1 Pirton Road Hitchin Hertfordshire SG5 2BD	21/03541/FP	Appeal Dismissed on 01 September 2023	Delegated	The Inspector concluded that, the proposed building would result in significant harm to the character and appearance of the surrounding area. It would be contrary to Policies SP9 (Design and sustainability )and D1 (Sustainable design ) of the North Herts Local Plan 2011 - 2031(NHLP) which supports new development where it is well designed and located, responding positively to its local context. The proposal would also conflict with Paragraph 130 of the National Planning Policy Framework (the Framework) which seeks to ensure that development is sympathetic to local character and adds to the overall quality of the area.
Mr and Mrs Cordell	Erection of one detached 4-bed dwelling including new vehicular access, garage, parking and landscaping (as amended by plans received 9th August 2022).	Land Adjacent To Red Brick Cottage The Street Kelshall Royston Hertfordshire	22/01229/FP	Appeal Allowed on 06 September 2023	Delegated	The Inspector concluded that, the proposal would not be harmful to the character and appearance of the village settlement of Kelshall. As such, in respect of this issue, it would accord with Policies SP2 (Settlement Hierarchy and Spatial

		SG8 9SQ				Distribution) , D1(Sustainable design ) and CGB1 (Rural Areas beyond the Green Belt) of the NHLP which together, amongst other things, set out that infilling development should not extend the built core of the village, and that development proposals should respond positively to the site's local context. The proposal would also be in accordance with section 12 of the National Planning Policy Framework (the Framework) which relates to achieving well-designed places.
Mr Staddon & Ms Orman	<p><b>Development A:</b> Single storey rear extension following demolition of existing rear extension and three rooflights to front roofslope.</p> <p><b>Development B:</b> Rear roof extension above existing bathroom to create ensuite at second floor level. Insertion of dormer window to the rear to facilitate loft conversion.</p>	72 Lancaster Road Hitchin Hertfordshire SG5 1PE	22/01727/FPH	Appeal Part Allowed on 21 September 2023	Delegated	<p><b>Development A: Appeal Allowed</b></p> <p><b>Development B: Appeal Dismissed</b></p> <p>The Inspector stated that the proposed dormers would be detrimental to the living conditions of No 71 in respect of outlook, in conflict with Policy D2 (House extensions, replacement dwellings and outbuildings ) of the NHLP, which requires that extensions do not dominate neighbouring properties. The proposed dormers would also conflict with the Framework which seeks to ensure developments create places with a high standard of amenity for existing users.</p>

Mr Harry Schleider	Erection of one 3-bed and one 2-bed bungalows including associated car parking.	Land To The Rear Of 23 Conquest Close Hitchin	21/00354/FP	Appeal Dismissed On 09 October 2023	Committee	The Inspector concluded that, the appeal proposal would conflict with Policy T1 (Assessment of transport matters ) of the NHLP as a safe and suitable vehicular access cannot be provided. For the same reasons the scheme would also conflict with paragraph 110 of the National Planning Policy Framework because a safe and suitable access would not be achieved. The Inspector also concluded that the proposal would harm the character and appearance of the area. It would therefore, conflict with Policies D1 (Sustainable design) and SP9 (Design and Sustainability) of the NHLP and the design guidance contained within Section 12 of the Framework which taken together seek to ensure good design and that new development does not harm the character and appearance of an area.
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