

PLANNING CONTROL COMMITTEE

DATE: 30 November 2023

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr S Patel	<p>Development A: Erection of canopy to front elevation</p> <p>Development B: Part single storey, part two storey rear extension, replace existing pitched roof with a flat roof and raise the roof ridge height to include insertion of a rear dormer window with obscured glazed door to facilitate conversion of loftspace into habitable accommodation (as a re-submission of planning permission 22/01859/FPH, withdrawn).</p>	8 Newmarket Road Royston Hertfordshire SG8 7DY	22/03101/FPH	Appeal Part Allowed on 10 November 2023	Delegated	<p>Development A –Appeal Allowed</p> <p>Development B – Appeal Dismissed</p> <p>Development A: The Inspector concluded that the development insofar as it relates to the erection of the canopy to front elevation would have a neutral effect on the character and appearance of the house and the local area. This element would therefore comply with Policy D2 (House extensions, replacement dwellings and outbuildings) of the North Hertfordshire Local Plan 2011 – 2031.</p> <p>Development B The Inspector concluded that the dormer window, first floor extension and the replacement of the rear gable with a flat roof, would cause significant harm to the character and appearance of the house and the local area and would therefore fail to comply with Policy D2 (House extensions, replacement dwellings and outbuildings) of the North Hertfordshire Local Plan 2011 – 2031. Whilst the house is not within a conservation area, nor is it subject to any design</p>

						prescriptions, this policy amongst other things, requires house extensions to be sympathetic to the existing house in form, proportions and roof type, regardless of any designation. The proposal would also conflict with Paragraph 130 of the National Planning Policy Framework, which along with other things, seeks development that is visually attractive and sympathetic to local character.
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