

PLANNING CONTROL COMMITTEE

DATE: 23 January 2024

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr and Mrs R Bell	Single storey rear extension and insertion of ground and first floor windows to existing front elevation (as a resubmission of planning application 22/00643/FPH refused on 19.04.2022).	17 Common Rise Hitchin Hertfordshire SG4 0HN	22/01563/FPH	Appeal Part Allowed on 23 November 2023	Delegated	<p><b><i>The appeal is dismissed insofar as it relates to the single-storey rear extension. The appeal is allowed insofar as it relates to the insertion of ground and first floor windows.</i></b></p> <p>The Inspector stated that the existing two-storey extension already encloses and dominates the outlook from number 19 and its garden and the Inspector considers that a further addition (albeit set-in from the boundary and with a flat roof) would unacceptably add to the amount of built development close to the side boundary with number 19 and it would further and unacceptably increase the sense of enclosure, making the garden of that property a less enjoyable space in which to be.</p> <p>Accordingly, the proposal would conflict with Policy D3 (Protecting living conditions) of the North Hertfordshire Local Plan 2011-2031.</p>

Mr Ben Leete	Erection of one 2-bed detached bungalow with parking and garden following demolition of existing detached garage (as amended by plans received 10th January 2023).	6 Sparhawke Letchworth Garden City Hertfordshire SG6 4PX	22/03008/FP	Appeal Dismissed on 13 December 2023	Delegated	The Inspector concluded that the proposed development would harm the character and appearance of the area. Therefore, it would not accord with Policy D1 (Sustainable design) of the North Hertfordshire Local Plan 2011-2031 which, amongst other things, requires development to respond positively to the site's local context. It would also not accord with paragraph 130 of the National Planning Policy Framework (Framework) which, inter alia, requires development that functions well, adds to the overall quality of the area, and is sympathetic to local character.
Mr And Mrs A Del Basso	Variation of condition 2 (revision of dwelling design) of previously approved planning permission 22/00172/FP granted 28/03/2022 - erection of one detached four-bedroom dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding.	Glencoe Villa Snailswell Lane Ickleford Hitchin Hertfordshire SG5 3TS	22/02627/S73	Appeal Dismissed on 13 December 2023	Delegated	The Inspector found that the proposed revised design would result in inappropriate development in the Green Belt. Paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 of the Framework indicates that substantial weight should be given to any harm to the Green Belt. The Inspector also found that the proposed revised design would be harmful to the character and appearance of the

						area to which the Inspector attributed significant weight.
Mrs Judith Cameron	Replace 3no. single-glazed, timber windows (2no. front elevation and 1no. on side elevation of front porch) with double-glazed, timber windows.	2 Crown Cottages Ley Green Kings Walden Hitchin Hertfordshire SG4 8LU	22/02398/LBC	Appeal Dismissed on 13 December 2023	Delegated	The Inspector concluded that the proposal would fail to preserve the special interest of the Grade II listed building 'Crown Cottages, thus failing to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Framework. Although not determinative, it would also be contrary to Policy HE1 (Designated heritage assets) of the North Hertfordshire Local Plan 2011-2031 insofar as it is relevant and broadly seeks development that preserves the significance of heritage assets.
Mr Jack Nethercott	Erection of two storey detached building to provide three bay garage including storage space and office above.	Greenfields Cattery 1 Willian Road Great Wymondley Hitchin Hertfordshire SG4 7ET	22/02731/FP	Appeal Dismissed on 22 December 2023	Delegated	The Inspector concluded that the proposal would constitute inappropriate development in the Green Belt. The proposed building would detract from openness, albeit by a small amount