

**PLANNING CONTROL COMMITTEE**

**DATE: 15 February 2024**

**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>
Mr Geoff Marks	Erection of one 2-bed dwelling.	Land Adjacent To 19 Shaftesbury Way Royston SG8 9DE	23/00805/FP	Appeal Dismissed on 10 January 2024	Delegated	The Inspector concluded that, whilst the development would not be detrimental to the living conditions of neighbours, it would be harmful to the character and appearance of the area and result in the loss of a protected tree.
Mr Edward McGowan	Insertion of No.2 rooflights to existing front and dormer with Juliette balcony to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.	35 Rosecomb Royston Hertfordshire SG8 9FL	23/01355/FPH	Appeal Dismissed on 12 January 2024	Delegated	The Inspector included 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 Policies D1 (Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the North Hertfordshire Local Plan (LP). The Inspector also concluded that concluded that the proposed development would cause unacceptable harm to the living conditions of the occupiers of neighbouring properties and, as such, it would conflict with LP Policy D3 which refers to development not

						causing unacceptable harm to living conditions.
Claire Parrish & Julian Young	Single storey side/rear extension and part front extension, attached rear pergola and replacement fencing on East boundary following removal of existing outbuildings. Alterations to fenestration.	13 Orlando Close Hitchin Hertfordshire SG4 9LF	23/01716/FPH	Appeal Allowed on 17 January 2024	Delegated	The Inspector stated that the Framework at para 139(b) sets out that proposed development that offers 'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings' should be given significant weight. As a result, the Inspector did not consider the proposed extension would be incongruous and would complement and enhance the character of the street scene, aligned to policies D1 (Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the LP and the relevant parts of the Framework.