

**PLANNING CONTROL COMMITTEE**

**DATE: 13 June 2024**

**PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Fursland	Erection of one detached 4-bed dwelling to include garage in basement, landscaping and creation of vehicular access onto Hitchin Road.	Land Adjacent To 48 Hitchin Road Weston	23/00949/FP (Appeal A)	Appeal Dismissed on 5 April 2024	Delegated	<p><b>Joint Appeal decision with 23/01698/FP</b></p> <p>The Inspector concluded that both developments proposed in Appeals A and B would be inappropriate development in the Green Belt and would erode its sense of openness. The development, in this regard, would conflict with the requirements of Policy SP5 (Countryside and Green Belt) of the North Hertfordshire Local Plan 2011- 2031 (LP) and the Framework. The Inspector also concluded that both the proposed houses would have a significant adverse effect upon the character and appearance of the area. The developments, in this regard would conflict with the requirements of LP Policy D1 (Sustainable Design). Amongst other matters, this seeks to ensure that developments respond positively to the site's local context and minimise the visual impact of parking provision.</p>

Mr Fursland	Erection of one detached 4-bed dwelling to include garage in basement, landscaping and creation of vehicular access onto Hitchin Road.	Land Adjacent To 48 Hitchin Road Weston	23/01698/FP (Appeal B)	Appeal Dismissed on 5 April 2024	Delegated	<b>See above.</b>
Steve Saward	Erection of one single storey 3-bed residential dwelling following demolition of existing garage including alterations to existing vehicular access/driveway and associated works.	38 Heathfield Royston Hertfordshire SG8 5BN	23/00830/FP	Appeal Dismissed on 9 April 2024	Delegated	The Inspector concluded that the proposal would result in harm to the character and appearance of the area. It would not therefore gain support from policies SP9 (Design and Sustainability) or D1 (Sustainable Design) of the North Hertfordshire Local Plan 2011- 2031 which only supports development that is well designed and responds positively to its context, including taking all reasonable opportunities to create or enhance the public realm. It also conflicts with the Framework which seeks development that functions well and adds to the overall quality of the area.
Mr Chris Hunt	Conversion of existing 3-bed house into two single level independent apartments (one 2-bed and one 1-bed). Erection of one 1-bed adjoined house and creation of 4 additional parking spaces (as amended by plans received 17th May 2023).	165 Weston Way Baldock Hertfordshire SG7 6JG	23/00392/FP	Appeal Dismissed on 17 April 2024	Delegated	The Inspector stated that the proposal would appear very prominent, dominant, and overbearing when viewed from the neighbour's aspect to the detriment of the living conditions of 2 William Way. The proposed development therefore conflicts with policies D1 (Sustainable Design) and D2 (House extensions, replacement

						<p> dwellings and outbuildings) of the North Hertfordshire Local Plan 2011- 2031 and the provisions of the Framework. These policies, amongst other things, seek to ensure that the new development does not dominate adjoining properties.</p>
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