

PLANNING CONTROL COMMITTEE

DATE: 21 November 2024

PLANNING APPEALS DECISION

| APPELLANT | DESCRIPTION | SITE ADDRESS | REFERENCE | APPEAL DECISION | COMMITTEE/ DELEGATED | COMMENTS |
|----------------|--|--|--------------|-------------------------------------|----------------------|--|
| Mr & Mrs Kumar | Variation of condition 2 (revised plans PL07D) of planning permission 21/03472/FP granted 29.04.2022 for erection of one detached 6-bed dwelling following demolition of existing dwelling, to add boundary wall, railings and gates | 16 Priory Way Hitchin Hertfordshire SG4 9BL | 23/00924/S73 | Appeal Dismissed on 18 October 2024 | Delegated | <p>The Inspector concluded that the proposal would result in considerable harm to the character and appearance of this area and would represent particularly poor design in this context. It would be contrary to policy D1(Sustainable Design)(a&bi) of the North Hertfordshire Local Plan 2011-2031 (2022) as it would not respond positively to the local context and would fail to enhance the public realm.</p> <p>The National Planning Policy Framework 2023 is clear that development that is not well designed should be refused. It is also clear, at paragraph 140, that the quality of approved development should not be materially diminished between permission and completion, as a result of changes being made to the permitted scheme. This proposal would materially diminish the approved scheme.</p> |

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| <p>Mr T Jensen And Ms J Tubby</p> | <p>Erection of two detached four-bedroom dwellings together with associated vehicular access and car parking, private gardens, hard and soft landscaping, and private footpaths. External alterations to the existing dwelling including works to the existing two storey bay window on the south east facing elevation and the insertion of new windows to the south west and north east facing elevations. (Amended plans received 16.10.2023)</p> | <p>Standelfield Standhill Road Hitchin SG4 9AE</p> | <p>23/00887/FP</p> | <p>Appeal Dismissed on 18 October 2024</p> | <p>Delegated</p> | <p>The Inspector stated that the proposal would represent strident new features that, rather than sitting within the landscape setting and complimenting it, would dominate and detract from it. The scale and design of these houses would be out of place and they would be overly dominant in the positions shown. The proposal would therefore represent poor design in this particular context. It would be contrary to policies SP9 (Design and sustainability) and D1 (Sustainable Design) of the North Hertfordshire Local Plan 2011–2031 (2022) as it would not be designed and located in a way that would respond positively to its local context. The National Planning Policy Framework 2023 is clear that development that is not well designed should be refused.</p> |
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