

PLANNING CONTROL COMMITTEE

DATE: 13 February 2025

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Talía Galloway	First floor front extension. Alterations to roof including hip to gable roof extension; raised height of existing chimney and insertion of front and rear box dormer windows including rear balcony to facilitate conversion of loft into habitable accommodation. Alterations to fenestration	3 Brook View Hitchin SG4 9NY	24/00878/FPH	Appeal Dismissed On 13 January 2025	Delegated	<p>The Inspector concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and the streetscene 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 2011-2031 (LP). Amongst other matters, these policies require proposals to respond positively to local context and for dwelling extensions to be sympathetic to the existing house, including by reason of height and form.</p> <p>In addition the Inspector concluded that the proposed development would cause unacceptable harm to the living conditions of the occupiers of 2 Brook View by reason of overlooking and loss of privacy and, as such, it would conflict with LP Policy D3 (Protecting living conditions) which</p>

						refers to development not causing unacceptable harm to living conditions.
Shabana Asghar	Erection of carport structure and installation of front boundary fence. (Development already carried out).	3 Fountain Row Ninesprings Way Hitchin SG4 9NR	24/01231/FPH	Appeal Part Allowed On 13 January 2025	Delegated	<p>The appeal is dismissed for the erection of the car port. The appeal is allowed for the erection of a boundary fence to the front of the house</p> <p>The Inspector stated that the council has not objected to the front boundary fence. Although taller than other near-by means of enclosure fronting the roads, the fence is not an incongruous form of development within the streetscene and there are no reasons to disagree with the council's assessment.</p> <p>The Inspector stated that by reason of the car port's significant projection forward of the host property's front elevation, the car port's siting and size does result in an incongruous form of development within the streetscene when viewed along Ninesprings Way and Oakfield Avenue. This element of the appeal scheme does cause unacceptable harm to the character and appearance of generally open and verdant streetscene and, as such, it is contrary to LP Policies D1</p>

						(Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings). Amongst other matters, these policies require proposals to respond positively to local context and for dwelling extensions to be sympathetic to the existing house.
Mr Rama Coceal	Erection of one detached 3-bed dwelling including parking, landscaping and creation of vehicular access off Folly Close	137 Stevenage Road Hitchin SG4 9DT	24/00329/FP	Appeal Dismissed On 14 January 2025	Delegated	<p>The Inspector concluded that the proposed development would cause harm to the character and appearance of the area. Therefore, in respect of this main issue, there would be conflict with LP Policies SP9 (Design and sustainability) and D1 (Sustainable design) which expect proposals to be well designed and to respond positively to local context.</p> <p>The Inspector also concluded that the proposal would cause harm to the living conditions of the occupiers of 137 Stevenage Road, with particular regard to sunlight and daylight. Consequently, with regard to this main issue, there would be conflict with Policy D3 (Protecting living conditions) of the LP which resists proposals that cause unmitigated harm to the living conditions of existing users.</p>