

**PLANNING CONTROL COMMITTEE****DATE: 15 April 2025****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 and Mrs N Merlo	Erection of detached rear garden room to facilitate gym/sauna/workshop	22 Blackmore Way Blackmore End AL4 8LJ	24/01823/FPH	Appeal Allowed on 19 March 2025	Delegated	The Inspector stated that the proposed building would be largely screened from neighbouring dwellings by fences, trees and other vegetation. A large garden would also be retained, and the spacious character and appearance of the site would not be compromised. Furthermore, the design and appearance of the proposed building would not be offensive. The Inspector also noted that the appellant states that a large outbuilding could be constructed as 'permitted development' albeit with a lower roof design. In the Inspector's opinion, these material considerations outweigh any conflict that there may be with the North Hertfordshire Local Plan 2011-2031 and The Framework.
Ms B Kelly	Erection of one detached 2-bed dwelling following demolition of existing garage.	204 Whitehill Road Hitchin SG4 9JE	24/00763/FP	Appeal Dismissed on 24 March 2025	Delegated	The Inspector concluded that overall, the plot would be cramped within the street scene to a degree that it would be harmful to the character and appearance of the

						<p>area. The proposal is therefore contrary to Policies SP9 (Design and Sustainability) and D1 (Sustainable design) of the North Hertfordshire Local Plan (2011-2031) (NHLP) which, amongst other matters, seek proposals that respond positively to their local context.</p> <p>The Inspector also concluded that overall, the development would have a harmful impact on the living conditions of the occupiers of 204 and 206 Whitehill Road in respect to outlook and privacy. The proposal is therefore contrary to Policy D3 (Protecting living conditions) of the NHLP which, amongst other matters, seek to protect living conditions of existing development.</p>
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