

PLANNING CONTROL COMMITTEE**DATE: 17 July 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Parm Basra	Erection of one self-build detached 3-bed bungalow with associated parking and landscaping	10 St Katherines Close Ickleford SG5 3XS	24/02752/FP	Appeal Dismissed on 23 June 2025	Delegated	The Inspector stated that the scheme would significantly harm the character and appearance of the area. It would thereby conflict with Policies SP9 (Design and sustainability) and D1 (Sustainable design) of the North Hertfordshire Local Plan 2011 - 2031 (NHLP). Amongst other things, and in general terms, these require development to be well designed and located, and to respond positively to the site's local context. The Inspector also stated that in the context of this area, where the residents could reasonably expect a relatively spacious and uninterrupted rear outlook, the scheme would have a significant and harmfully adverse impact on the living conditions at Nos 8 and 12, and it would thereby conflict with NHLP Policy D3 (Protecting living conditions).
Laura Leeson	Hip to gable roof extension to include insertion of	68 Chiltern Road	24/01489/FPH	Appeal Allowed on	Committee	The Inspector concluded that the proposed development would not

	<p>rooflights to front roofslope and insertion of box dormer to rear roofslope to facilitate conversion of loftspace into habitable accommodation. Erection of single storey side and rear extension and front entrance porch. Alterations to fenestration and external materials, insertion of coursing to side gable wall at eaves level, formation of rear access steps and provision of two parking spaces at front, following demolition of existing detached garage.</p>	<p>Baldock Hertfordshire SG7 6LS</p>		<p>23 June 2025</p>		<p>have an unacceptable effect on the character and appearance of the host dwelling and the surrounding area. It would comply with Policies D1 (Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the NHLP (2022), which amongst other matters require that development proposals respond positively to the site's local context, are sympathetic to the existing house and do not dominate adjoining properties.</p>
<p>Mr Oscar Briggs</p>	<p>Erection of 14 dwellings including creation of access from Ashwell Street, footpath link to Lucas Lane, associated infrastructure, public open space and landscaping</p>	<p>Land Between Huntsridge And Ashwell House 5 High Street Ashwell Hertfordshire</p>	<p>22/03094/FP</p>	<p>Appeal Allowed on 30 June 2025</p>	<p>Committee</p>	<p>The Inspector stated that the proposal would deliver 14 dwellings and therefore it would make a clear and valuable contribution to the shortfall of homes. Noting the suitable location of the site within the village there would be a benefit to future occupiers who would have access to services and facilities without necessarily being dependent upon the car, as identified in Framework paragraphs 110 and 115. The Inspector therefore attached significant weight to the benefit of housing, even at 14 homes, in the</p>

						context of a Category A village (identified as being capable of supporting housing allocations in the NHLP).
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