

PLANNING CONTROL COMMITTEE**DATE: 18 September 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr & Mrs Rogers	Single storey side extension, installation of rooflights to existing front and box dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation, relocation of existing front door and erection of front entrance canopy following demolition of existing chimney, existing side conservatory and detached garage.	Tall Timbers 1b Melbourn Road Royston SG8 7DB	25/00381/FPH	Appeal Dismissed on 21 August 2025	Delegated	<p>The Inspector concluded that in respect of the dormer, the proposal conflicts with Policies D1 (Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the North Hertfordshire Local Plan 2011 – 2031(NHLP) which require development proposals to respond positively to the site's local context, ensuring that the extension is sympathetic to the existing house in height, form, proportions and roof type.</p> <p>The Inspector also found that that the ground floor extension would give rise to a degree of overshadowing to the side ground floor bay window of no1A and the proposal conflicts with NHLP Policy D3 (Protecting living conditions) which only grants permission for development proposals which do not cause unacceptable harm to living conditions.</p>