

PLANNING CONTROL COMMITTEE**DATE: 05 November 2026****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Earl Kennaugh	Two storey and part first floor front extension, single storey rear extension and installation of front and side canopies. Erection of attached double garage.	Standelfield Standhill Road Hitchin SG4 9AE	26/00523/FPH	Appeal Dismissed on 12 October 2026	Delegated	The Inspector stated that the drawings fail to accurately portray the existing house architecture, including the array of chimneys, or demonstrate how the proposed additions would integrate successfully with this. In combination, these changes would erode the simple form and established character of the property, by appearing a series of unsympathetic and incoherent additions. As such, the principal conflict is with North Hertfordshire Local Plan 2011-2031 (2022) (LP) Policy D2 (House extensions, replacement dwellings and outbuildings), which requires extensions to be sympathetic to the main house. Although the house has its own unique character and spacious setting, distinct from the surrounding built environment, these proposals nonetheless fail to respond positively to this local context, in further conflict with LP Policy D1 (Sustainable design) over sustainable design. Furthermore, this scheme would not be the good design that LP

						SP9 (Design and sustainability) considers to be a key aspect of sustainable development.
Mr Jim Caudle	Erection of detached self-build bungalow with integral garage, to include associated parking and boundary fencing following demolition of existing storage buildings and garage (as amended by plans received 4th February 2026)	Land To The Front Of Everglades Maiden Street Weston SG4 7AA	25/02950/FP	Appeal Dismissed on 19 October 2026	Delegated	The Inspector stated that the proposed development would have a harmful effect on the character and appearance of the area. In that regard it would conflict with Policy SP9 (Design and sustainability) and LP Policy D1 (Sustainable design) which require, amongst other things, that developments are well designed and located; and respond positively to local context. It would also be inconsistent with the good-design objectives of the Framework.