

**PLANNING CONTROL COMMITTEE**

**DATE: 14 February 2019**

**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 & Mrs C George	Single storey rear extension following demolition of existing conservatory. Works to facilitate conversion of existing garage into habitable space. Erection of new carport/garage, entrance gates and boundary fence.	7 Cambridge Road, North, Barley Royston SG8 8HN	18/01746/FPH	Appeal Allowed on 7 January 2019	Delegated	The Inspector concluded that the proposed garage building would be in keeping with the character and appearance of the appeal property and local area. Further, the new garden room and conversion of the integral garage are in keeping with the host property and have very little impact on the character and appearance of the local area.
Mr & Mrs Webber	Part two storey, part single storey rear extension.	23 Melbourn Road, Royston SG8 7DE	18/02012/FPH	Appeal Dismissed on 7 January 2019	Delegated	The Inspector concluded that the proposed development would unacceptably harm the outlook and levels of natural light available to the occupiers of the neighbouring dwelling, No. 25 Melbourn Road.
Market Homes (Knebworth) Limited	Erection of 3 storey building to provide 9 x 2 bed flats; conversion and extension of store to 1 bed house and new vehicular access off of Station Approach (as amended by drawings received 12th and 25th October 2017).	The Station Approach Knebworth SG3 6AT	17/01622/1	Appeal Allowed on 16 January 2019	Committee	The Inspector found that there would be no significant adverse effect on the future viability of the Public House and stated that the supply of 10 dwellings would make a welcome and much needed contribution towards the Council's housing stock and the level of harm that the Inspector identified to the character and appearance of the area would not be at a level to outweigh the benefits of 10 further houses in a

						district that currently has a significant undersupply.
Gladman Developments Limited	Outline planning application for the erection of up to 99 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Holwell Road. All matters reserved except for means of access.	Land Off Holwell Road Pirton	17/01543/1	Appeal Dismissed on 18 January 2019	Committee	The Inspector stated that the proposal would cause environmental harm to the adopted and emerging plan-led development strategy by adding a significant amount of new housing in a location not identified for this level of growth with constrained accessibility by sustainable modes of transport, and which could only be achieved with significant adverse effects on the character and appearance of the countryside.