

PLANNING CONTROL COMMITTEE**DATE: 30 May 2019****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Tim Wild	Single storey rear extension and rear dormer window to facilitate loft conversion.	25 Stockens Green Knebworth Hertfordshire SG3 6DQ	18/02306/FPH	Appeal Dismissed on 27 February 2019	DELEGATED	The Inspector concluded that the proposed development would not amount to sustainable development because it would conflict with saved Policies 28 (House Extensions) and 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan No 2 with Alterations 1996 and, emerging Policies D2 (House extensions, replacement dwellings and outbuildings) and HE1 (Designated heritage assets) of North Hertfordshire emerging Local Plan 2011-2031, and the NPPF.
Mr Marcus Andrews	Conversion of existing 1-bed annex into self-contained dwelling	16 Traherne Close Hitchin Hertfordshire SG4 9DS	18/01249/FP	Appeal Allowed on 1 March 2019	COMMITTEE	The Inspector concluded that proposal would not have a harmful impact on the character and appearance of the area.
Mr J Patel	Part change of use from Class A1 (Retail) to create separate Class A5 (Hot Food Takeaway). Alterations to shopfront and erection of external fume extraction flue.	1-3 The Mead Hitchin Hertfordshire SG5 1XZ	18/00278/FP	Appeal Dismissed on 15 March 2019	COMMITTEE	The Inspector concluded that the development would result in harm to the character and appearance of the host property and the surrounding area contrary to emerging Policies SP9 (Design and sustainability) and D1 (Sustainable design) of the North Hertfordshire emerging Local Plan 2011-2031, which supports development that is well designed and

						<p>responds positively to its local context. It would also fail to comply with the Framework's aim of ensuring that development adds to the overall quality of the area.</p> <p>The associated application for costs was also refused.</p>
Mr N Rayburn	Erection of one detached 4-bed dwelling.	3 Crunnells Green Preston Hitchin SG4 7UQ	18/02229/FP	Appeal Dismissed on 18 March 2019	DELEGATED	<p>The Inspector concluded that the proposal would have a harmful impact on the character and appearance of the area, including the Preston Conservation Area. It would conflict with Policies 6 (Rural Areas beyond the Green Belt) and 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan With Alterations (1996) which seek to ensure that development relates to the site and its surroundings, does not have an adverse impact on the local environment, enhances the character of the area and provides a high standard of design.</p> <p>The Inspector also stated that the proposal would also conflict with emerging policy HE1 (Designated heritage assets) of the North Hertfordshire emerging Local Plan 2011-2031, which seeks to ensure that heritage assets can be used in a manner that secures their conservation and preserves their significance.</p>

Mr Ricky Casalini	Erection of one 1-bed dwelling following demolition of existing garage including creation of new vehicular access off Folly Path	21 Sunnyside Road Hitchin Hertfordshire SG4 9JG	18/02060/FP	Appeal Dismissed on 27 March 2019	DELEGATED	<p>The Inspector concluded that the proposal would have a significantly harmful impact on the character and appearance of the area. It would conflict with Policy 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan With Alterations (1996) which seeks to ensure that development relates to the site and its surroundings, enhances the character of the area and provides a high standard of design. There would also be conflict with the Framework, in particular paragraphs 127 (a), (b) and (c) and 131.</p> <p>The associated application for costs was also refused.</p>
Mrs Clara Odularu	Part A: Erection of private road security gates Part B: Garden wall	1 Half Acre Hitchin Hertfordshire SG5 2XL	18/00273/FP	Appeal Part Allowed on 10 April 2019	COMMITTEE	<p>Part A – Dismissed The Inspector found that the proposed security gates would be contrary to Policy SP10 (Healthy Communities) of the North Hertfordshire emerging Local Plan 2011-2031, which seeks to secure healthy and cohesive communities and paragraph 127 of the Framework which supports developments that are safe, inclusive and accessible.</p> <p>Part B – Allowed The Inspector concluded that the proposed garden wall would be acceptable complying with paragraph 91 of the Framework and Policies SP9 (Design and Sustainability) and D1</p>

						(Sustainable Design) of the North Hertfordshire emerging Local Plan 2011-2031.
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