

PLANNING CONTROL COMMITTEE

DATE: 18 July 2019

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Foster	Erection of detached double carport and store	Oakfield Stevenage Road Hitchin Hertfordshire SG4 7JX	18/03312/FPH	Appeal Dismissed on 15 May 2019	DELEGATED	The Inspector concluded that the proposed development would involve the construction of a new building and, as such, it would be inappropriate development in the Green Belt thereby conflicting with the Framework and of the North Hertfordshire Local Plan No. 2 with Alterations Policy 2 (Green Belt).
Mr Daniel Nicholas	Dropped kerb.	44 Mill Road Royston Hertfordshire SG8 7AE	18/02681/FPH	Appeal Dismissed on 21 May 2019	DELEGATED	The Inspector concluded that the proposal would be detrimental to highway safety with particular regard to visibility, proximity to a junction and width of the side access. It would therefore not comply with Policy 57 (Residential Guidelines and standards) of the North Hertfordshire District Local Plan No.2 with Alterations. It would also be contrary to the principles of the National Planning Policy Framework with regard to highway safety.
Ioannis Kyriacos David	Two storey rear extension to existing house to create 2 x one bedroom dwellings	39 Kimberley Letchworth Garden City SG6 4RB	17/02548/1	Appeal Dismissed on 18 June 2019	DELEGATED	The Inspector concluded that the development would result in significant harm to the living conditions of the occupiers of neighbouring properties in terms of a loss of outlook. The Inspector also concluded that the development would not provide good quality living conditions for future occupiers.

Mr R Deards	Change of use of existing agricultural building to one 2-bed dwelling including new pitch roof with front and rear dormer windows to provide accommodation at first floor level. External alterations involving the installation/replacement of windows, doors and exterior walls.	Barn At Clovertop Nup End Old Knebworth Hertfordshire	18/02771/FP	Appeal Dismissed on 20 June 2019	DELEGATED	The Inspector concluded that the proposal would be inappropriate development in the Green Belt. In reaching this conclusion, the Inspector acknowledged that the prior approval scheme could proceed. This alone could result in some change in the character of the site and its surroundings. However, the addition of the roof storey would cause harm to the openness of the Green Belt, over and above any harm which might otherwise arise, in conflict with the Framework.
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