

PLANNING CONTROL COMMITTEE

DATE: 17 October 2019

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
North Herts Property Services Ltd	Erection of a detached 'chalet-style' dwelling-house with associated landscaping and ancillary works (all matters reserved).	Land To Rear Of 13 Eldefield Letchworth	18/03309/OP	Appeal Dismissed on 11 September 2019	Delegated	<p>The Inspector concluded that the proposal would conflict with saved Policies 57 (Residential Guidelines and Standards) and 58 (Letchworth Garden City Design Principles) of the North Hertfordshire District Local Plan No 2 with Alterations, April 1996 (the Local Plan) and Policy D1 (Sustainable Design) of the 2016 Proposed Submission Local Plan 2011-2031 (the Proposed Submission Local Plan), which seek to ensure that development responds positively to its context, reflects surrounding layout and design principles and is in sympathy with the existing character of the area.</p> <p>In addition the Inspector considered that the proposal would conflict with Policy 57 of the Local Plan and Policy D3 (Protecting Living Conditions) of the Proposed Submission Local Plan, which aim to protect privacy and ensure that development does not cause unacceptable harm to living conditions. The proposal would also conflict with the overarching aim of</p>

						the Framework to deliver well designed places that deliver a high standard of amenity for existing and future occupiers.
Mr M Mile	Erection of two storey, two bedroom semi detached dwelling and two parking spaces, with all associated landscaping and ancillary works.	28 Ermine Close Royston SG8 5EE	19/00750/FP	Appeal Dismissed on 19 September 2019	Delegated	The Inspector concluded that the proposal would cause harm to the character and appearance of the street scene and the wider area, contrary to the Development Plan. Whilst it would provide a new dwelling contributing to housing supply within the District, the adverse impact would significantly and demonstrably outweigh the benefits.
Churchill Retirement Living	Erection of 41 no. retirement living apartments (29 one bedroom, 12 two bedroom), with communal facilities, car parking for 20 vehicles and associated landscaping, following demolition of existing 4 no. dwellings.	Land At 11 To 17 Mill Road Royston	18/00492/FP	Appeal Dismissed on 20 September 2019	Delegated	The Inspector concluded that the proposal would result in harm to the character and appearance of the area. It would be in conflict with Policy 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan No.2 with Alterations 1996 (the Local Plan) and the National Planning Policy Framework (the Framework) which seek, amongst other things, that developments achieve the highest standard of design and should relate to and enhance their site and surroundings. The Inspector also stated that the proposal would result in material harm to the living conditions of

						future occupiers. It would be in conflict with Policy 57 of the Local Plan and the Framework which seek, amongst other things, to ensure that development relates to the site and its surrounding.
Marcus Powell	Erection of Stables, loose box, tack room and food store.	Rose Farm Codicote Road Whitwell SG4 8AB	18/03152/FP	Appeal Dismissed on 23 September 2019	Delegated	The Inspector concluded that the proposal fails to preserve or enhance the setting of a designated heritage asset. It would also cause harm to the character and appearance of the local historic landscape.
Mr & Mrs Winstanley	Erection of 10no. residential dwellings and provision of car parking area with all associated landscaping and ancillary works (as a revision to application 17/02316/1 approved on 30/05/18) (as amended by drawings received 8th November 2018).	The Gables High Street Barley Royston Hertfordshire SG8 8HY	18/02299/FP	Appeal Dismissed on 24 September 2019	Committee	The Inspector concluded that the proposal would be in conflict with Policies 6 (Rural Area Beyond the Green Belt) and 57 ((Residential Guidelines and Standards) of the North Hertfordshire District Council Local Plan No. 2 with Alterations 2007 and the Framework which seek, amongst other things, to ensure that special account is taken of a site's location within conservation areas and that the siting of a development should enhance the character of an area.
Mr & Mrs R & M Edgson	Erection of single storey three bedroom dwelling with all associated ancillary and landscaping works.	Land At Green Drift Royston	19/00667/FP	Appeal Dismissed on 27 September 2019	Delegated	The Inspector stated that The proposal would create a visually discordant form of development, which would reduce the openness of the land to the rear of No 42 which would be harmful to the character and appearance of the area.

