

PLANNING CONTROL COMMITTEE

DATE: 13 February 2020

PLANNING APPEALS DECISION

| APPELLANT | DESCRIPTION | SITE ADDRESS | REFERENCE | APPEAL DECISION | COMMITTEE/ DELEGATED | COMMENTS |
|----------------------|---|--|------------------|--|----------------------------------|--|
| Aldenham Residential | Erection of two 3-bed and two 4-bed dwellings with associated parking, bin/cycle storage and alterations to existing vehicular access following demolition of existing dwelling | 189 High Street Codicote Hitchin SG4 8UD | 18/03347/FP | Appeal Dismissed on 17 January 2020 | COMMITTEE | The Inspector found that the proposal would be inappropriate development within the Green Belt as described by the Framework. The proposal would conflict with Policy 2 North Hertfordshire District Local Plan No.2 with Alterations (adopted 1996) and the relevant aims of the Framework. |
| Ms M Thomas | Erection of one 3-bed dwelling including proposed vehicular access from Highbury Road together with ancillary parking and landscaping. | 12a Highbury Road Hitchin SG4 9RW | 19/01341/FP | Appeal Dismissed on 29 January 2020 | DELEGATED | The Inspector found that the dwelling would significantly reduce the spaciousness of the area and fail to respect the prevailing pattern and design of development. As such, it would fail to preserve or enhance the character or appearance of the Conservation Area. The Inspector also stated that the proposal would fail to accord with the historic environment objectives of the National Planning Policy Framework (the Framework). |
| Mr S Chown | Development A: Single storey rear extension to link dwelling with existing outbuilding Development B: Rear box dormer | 2 Storehouse Lane Hitchin Hertfordshire SG4 9AB | 19/01604/FPH | Appeal Part Allowed on 29 January 2020 | Appeal Against Non-Determination | Development A – Appeal Allowed Development B - Appeal Dismissed With respect to Development B the Inspector concluded that the proposed dormer would fail to preserve or enhance the character |

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| | | | | | | <p>or appearance of the Conservation Area, contrary to saved Policies 28 (House Extensions) and 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan 2007, which, amongst other things, state that extensions should be sympathetic to the existing house and relate to and enhance their setting. It would also be contrary to Policies D2 (House extensions, replacement dwellings and outbuildings) and HE1 (Designated Heritage Assets) of the emerging North Hertfordshire Local Plan, which state that extensions should be sympathetic to the existing dwelling and secure the conservation and preservation of the significance of heritage assets. Furthermore, it would fail to accord with the historic environment objectives of the National Planning Policy Framework (the Framework).</p> |
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