

Meeting: Planning and Development
Committee

Agenda Item:

Date: 28 October 2025

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

Author – Linda Sparrow

Lead Officer – Alex Robinson

Contact Officer – Alex Robinson

1. APPEALS RECEIVED

1.1 NONE.

2. DECISIONS AWAITED

2.1. 21/01025/ENFAPL, 7 Boxfield Green. Appeal against the serving of an Enforcement Notice relating to the development not in accordance with approved plans under planning permission reference number 17/00734/FPH.

3 . DECISIONS RECEIVED

3.1 24/00893/FP, Land Adjacent to 175 Vardon Road. Appeal against refusal of planning permission for the erection of a pair of semi-detached two-bedroom dwellings.

Decision - APPEAL ALLOWED

Preliminary Matters

3.2 The Inspector noted that the land is shown to be maintained by Herts County Council but went on to state that this is not a valid planning matter and would be dealt with under relevant Highways Law.

3.3 A building shown as garages on the submitted plan was in fact an electricity substation which could over-represent the available parking and is taken into account in the Inspectors decision making.

Main Issue

3.4 The main issue is whether the proposal would have an unacceptable impact on highway safety.

Reasons

3.5 The Inspector's site visit was just before midday on a weekday during term time and they noted only half the communal spaces were occupied. They did acknowledge the Council's survey results that found similar scenario during the day but far fewer spaces available at 6pm and that local residents state there is insufficient parking to meet current demand.

3.6 The Inspector stated the development would have no parking which would be similar to surrounding housing and that the proposal would not result in the loss of any existing parking and consequently they concluded that the proposal would have neither an adverse nor unacceptable impact on highway safety.

Other Matters

- 3.7 The Inspector noted there was no justification for the loss or compensation of public open space as set out in Policy NH6 and further noted that the Council had not refused permission on this basis so was content to conclude no harm in this regard.

Planning Balance and Conclusion

- 3.8 The Council has failed to meet Housing Delivery Targets, and the National Planning Policy Framework (NPPF, 2024) requires a delivery of sufficient homes. In this regard, the Inspector attached significant weight to the provision of two dwellings in a sustainable location.
- 3.9 They noted that whilst the existing street layout and parking are evidently subject to stress and the Council's standards appear to reflect guidance, the additional unmet demand created by the proposed development would not cause unacceptable highway safety or severe residual impacts and therefore they only attached moderate weight to the conflict with Policy IT5.
- 3.10 The moderate weight of the policy conflict does not outweigh the significant weight attached to the provision of new dwellings and therefore **the appeal is allowed.**