

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

RED SHED DESIGN ARCHITECTS R I B A
45 Hoo Road
Meppershall
Shefford
SG17 5LP
United Kingdom

Applicant:

Mr Fozi

PARTICULARS OF DEVELOPMENT

Application: 25/02526/FP

Proposal: Erection of one dwelling following demolition of existing outbuilding including cycle storage, parking and creation of vehicular access off Ryder Avenue.

Location: 17 Bedford Road, Ickleford, Hitchin, Hertfordshire, SG5 3XH

Refused Plan Nos: RSD-24-18-PO1 RSD-24-18-PO2 RSD-24-18-PO3

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 15 October 2025.

1. The plot coverage would appear to be over-intensive and would result in overdevelopment of the site. The single-storey design of the dwelling would be incongruous with the existing built form, given that the prevailing character is semi-detached, two-storey dwellings and would therefore erode the consistent character of Ryder Avenue and Bedford Road. Therefore, by reason of the proposed, layout, density, scale and design, the proposal is considered to be contrary to Policy D1 of the NHLP, Policy SD3 of the INP and paragraph 139 of the NPPF (2024).

2. The separation distance between the rear elevation of the dwelling and the rear boundary line is considered to be unacceptable, given precedent on the road. Therefore, this proposal would be contrary to the provisions within Policy D1 of the NHLP.
3. The Local Highways Authority have raised concerns regarding the proposed access in relation to visibility, design, and proximity to an existing tree which is within the highway boundary. Therefore, safe access cannot be demonstrated for the proposal, which is contrary to Policies T1 and T2 of the NHLP.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through early engagement with the applicant at the pre-application stage. This positive advice has however been ignored and therefore the Council remains of the view that the proposal is unacceptable. Since the Council attempted to find solutions, the requirements of the Framework (paragraph 38) have been met and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 10 December 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>.

NOTES

- 1 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.