

Appeal 6005351

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land Adjacent To Unit 3 On The West Side Of Cadwell Lane, Hitchin, SG4 0SA
Agent contact details	Tom Donovan tom@petergeorgetownplanning.com [REDACTED]
Local planning authority	North Hertfordshire
Application number	25/03147/FP

Interested party 1

Comments

The council commented that this planning application was unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The proposed development would result in an overbearing impact on the amenity of the users of the recreation ground along the boundary with the site. The proposal is therefore unacceptable in terms of impact on neighbouring amenity and fails to comply with Section 12 of the National Planning Policy Framework, and Policy D3 of the North Herts Local Plan 2011 - 2031. Therefore, I do not understand how this decision can be u-turned from such distinct comments. The additional statement of case put forward on the behalf of the land owner is consistently using AI generated imagery to portray non-existent high hedging to disguise the site. Whilst also stating the height of Unit 3 as the same but missing the fact that the roof height of Unit 3 is a gradual sloping roof and not a very obvious immediate building in relation to the recreation ground. It is also worth noting that the promises of a presentable site next to the recreation ground is only hearsay as there is never any guarantee that the land owner will reside here permanently and new owners may be less concerned of the visual appeal. [Read more](#)

Supporting documents	No documents
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Interested party 2

Comments

None of the reasons why the original application was turned down have been properly addressed.
It seems to be a complete waste of everybody's time to have to go through the process again.
The fact that existing site has inadequate parking facilities is already

highlighted by the fact that users of the storage containers frequently park outside Unit 3 or even on Cadwell Lane exacerbating the visual problems already caused by scrap lorries parking near the junction with Wallace Way.

It makes no sense in increasing the storage facilities which would dominate the small site the existing containers occupy, take away light from Unit 3 and be an eyesore from the adjacent recreation ground. [Read more](#)

Supporting documents

No documents
