

PLANNING APPEAL STATEMENT

Appellant: Jim Caudle

Site Address: Everglades Maiden Street Weston Hertfordshire SG4 7AA

LPA: North Hertfordshire District Council

Planning Application Reference: 25/02950/FP

Planning Appeal: April 2026

Demolition of existing storage buildings and garage no longer required on land to the front of Everglades House for a detached self build two bedroom RETIREMENT bungalow with DISABLED Access and integral garage.

Refusal Decision Notice Date: 12 March 2026

List of Plans and Documents upon which the LPA made their decision:

Plans:

- JC25/01 Rev 3 Location and Site Plans
- JC25/02 Rev 4 Proposed Elevations, Roof Plan and Floor Plan
- JC25/03 Rev 3 Impressions of Existing and Proposed North East Elevations
- JC25/04 Rev 3 Impressions of Existing and Proposed South East Elevations
- JC25/05 Rev 2 Proposed Elevations of Fencing from Everglades House
- JC25/05 Rev 2A Proposed Elevations of Fencing and Homefield from Everglades House
- JC25/06 Rev 0 Plan of Proposed Bungalow Floor Plan and Rear Amenity Area.

Documents:

- Introduction, Design and Access Statement dated 18 November 2025
- Application Form dated 28 November 2025

1.0 Introduction

I am the Appellant and this statement has been prepared in support of a planning appeal against the Council's decision to refuse an application Reference: 25/02950/FP for:

Erection of a detached self-build two bedroom RETIREMENT bungalow with DISABLED ACCESS and integral garage to include associated parking and boundary fencing following demolition of existing storage buildings and garage (as amended plans submitted 4th February 2026); on Land to the front of Everglades, Maiden Street, Weston, Hertfordshire, SG4 7AA.

The proposed site is on land accessed from Maiden Street by a substantial private driveway which already serves Everglades, Amberley, and Kyrenia.

The proposed dwelling is designed as a retirement bungalow with disabled access to Building Regulations M4(2) and where possible M4(3) standards which would be a distinct benefit to the community housing stock providing much needed housing for older people in accordance with the **North Herts Local Plan 2011-2031**.

The Council's Decision Notice acknowledges that the 'External appearance of the dwelling itself, which would be a modest bungalow with reasonable form and materially, is considered acceptable and would not result in harm to the character of the area.' (4.3.10)

The Decision Notice also acknowledges that the majority of neighbour's concerns were addressed in the redesign by the Appellant in the amended plans as submitted. The stability of the trees inside the Homefield House boundary is addressed by the Appellant later in this document.

North Hertfordshire District Council **refused** Planning Permission on 12 March 2026 for the following **single reason**:

The site, which is in the front garden of Everglades House, is small and the siting of a detached bungalow on this site, leaving very little private amenity space and being very close to each neighbouring boundary including the proposed new shared boundary with the host dwelling which would lead to an unfavourable relationship between the host and proposed dwelling, would appear contrived and out of context with the existing character of

development in the area. This is deemed contrary to Policy SP9 and D1 of the Local Plan and Section 12 of the NPPF.

In the decision notice at **Clause 4.3.6** The Council refers to the size of the proposed single storey bungalow as '**taking up most of the plot.**'

It is clear that **the council have misread the accompanying Location and Site Plan Drawing: JC 25 / 01 Rev. 3** which clearly shows the outline of the proposed bungalow plot edged in red and being around 1200 m² and the bungalow area being around 117 m². i.e. **The bungalow takes up less than 10% of the plot.**

It should be noted that the bungalow plot is L shaped with the bungalow in the small leg of the L and the lawns and shrubs either side of the tarmac drive and the drive itself in the long leg of the L shaped plot. This whole area should be regarded as the amenity space for the bungalow.

2.0 Site Description

The site is located broadly within the centre of Weston served by a generous width private driveway with wide grass banks and shrubs on either side. Giving access from Maiden Street, the driveway also serves the existing properties of Everglades, Amberley and Kyrenia. The proposal is for a modest 2 bedroom retirement bungalow with disabled access to be built on the left at the top of the drive on the opposite side to the recently built retirement bungalow, Kyrenia, also with disabled access. The driveway and land either side is presently owned by the Appellant and would be retained as part of the L shaped land area for the proposed bungalow.

The site is centrally situated within the main residential area of Weston being fronted by two storey houses on Maiden Street all of which were converted from bungalows in recent years.

The proposal is to build on land between Homefield House on Maiden Street, Everglades and Ridgewood .

Homefield House is a two storey house recently converted/built on the site of a bungalow and Everglades is a three storey large family home previously converted/built on the site of a bungalow many years ago. Ridgewood is a large Potton Timber Home also built on the site of a small bungalow and now set back within a large high brick walled garden and like Everglades and Amberley are centrally set within the triangle of houses lining the three roads of Fore Street, Maiden Street and Mill Lane.

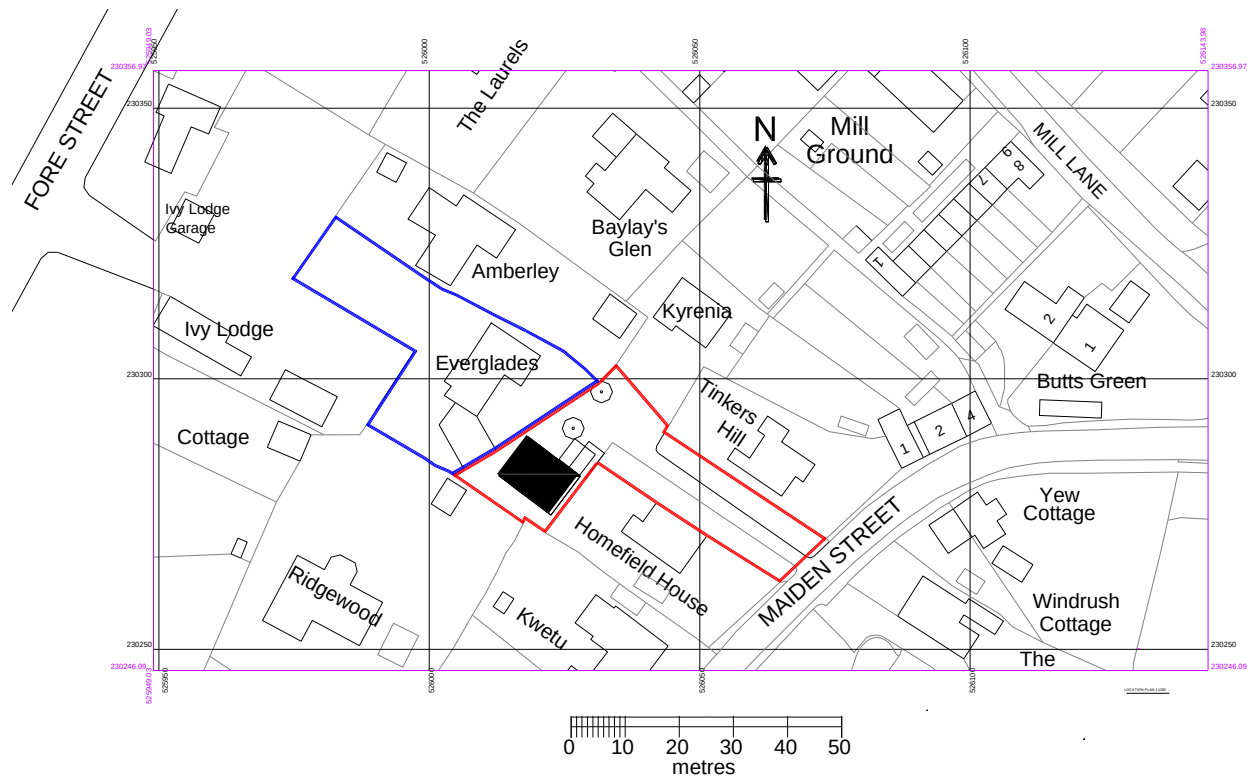
The South West side of the site to the rear of the proposed bungalow is bordered by the high brick wall formed by the boundary with Ridgewood and is presently occupied by outbuildings and one of the three garages attached to Everglades. The proposal is to demolish the outbuildings and the end garage of Everglades to clear the site for building the proposed retirement bungalow with disabled access to M4(2)/M4(3) standard.

The site is within an area which is predominately residential. Houses range from single storey bungalows mainly on Mill Lane to two storey houses mainly fronting the North East side of Maiden Street. The two houses on Maiden Street either side of Everglades driveway, Homefield House and Tinkers Hill were both formerly bungalows but have now been lost to two storey accommodation as many of the former bungalows on Maiden Street and elsewhere in the village.

Properties in the area are generally of pitched roof design with a mix of render or brick walls with concrete tiled roofs and the older traditional village properties are brick walls with slate roofs.

The site is near but NOT within the Weston Conservation Area.

As mentioned the site lies within the triangle formed by Fore Street, Mill Lane and Maiden Street. This whole area is generally slightly sloping downwards to the South East but with no sudden changes in level.



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The Application Site is shown edged in red in the above extract from the OS Plan.
Areas edged red and blue are currently owned by the Appellant.



View looking up Everglades private driveway.

3.0 Planning History

The relevant recent history of this site started in 1978 when the Appellant Jim Caudle bought the land now occupied by Everglades, Amberley and the frontage part of the Kyrenia plot.

At that time there was only a two bedroom bungalow named Everglades on the site where Everglades House now stands. On purchase the land also had outline planning permission for another two bedroom bungalow.

The Appellant then upgraded the outline permission and obtained Full Planning Permission for a four bedroom detached chalet bungalow later to be named Amberley and built to the rear of the plot on the right and completed in 1980.

In December 1985 the Appellant then obtained Full Planning Permission for the large seven bedroom detached house on the Everglades bungalow site which was completed in stages over the next few years.

In 2002 an application Ref. No: 02/01315/1 was made for a Detached bungalow and double garage on the Kyrenia plot.

This was refused and dismissed at appeal however these determinations were considered in relation to the old 1996 Local Plan which should be acknowledged.

A subsequent application was made in April 2020 Ref. 20/00790/FP for a new bungalow together with parking, landscaping and amenity space again on the **Kyrenia** site and this was also refused in August 2020 however this application was then **allowed on appeal. Appeal Ref: APP/X1925/W/20/3261445**. Decision date: 9 February 2021.

This appeal was generally allowed under the then emerging North Hertfordshire District Council Local Plan 2011-2031 which was in existence (although not formally adopted until 8 November 2022). This Plan still applies today.

4.0 Relevant Planning Policies – For A Self Build Retirement Bungalow with Disabled Access to M4(2) and where possible M4(3) Standard.

4.1 Self Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016:

The Self Build and Custom Housebuilding Act, in conjunction with the Housing and Planning Act 2016 , require councils to support self-builders through land availability and planning.

Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

4.2 National Policy:

The National Planning Policy Framework (NPPF) at clause 73 b) requires Local Planning Authorities to support small sites for self-build and custom-build

housing; seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and **self-build** and **custom-build** housing;

73 c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring **small** and medium sized sites forward;

The National Planning Policy Framework **also** includes the requirements for delivering high quality homes which **specifically meet the needs for older people**, promoting sustainable, inclusive, and **accessible housing** to meet local needs, specifically **Paragraphs 7, 8, 61, 63, 96, 124 and 135**.

Namely:

- **Achieving Sustainable Development (Para 7 and 8):** An **accessible bungalow is a social and environmental benefit, meeting the needs of an aging population.**
- **Delivering a Sufficient Supply of Homes (Para 61 and 63):** Planning policies should meet the needs of specific groups, such as **the elderly, including those needing retirement housing and disabled access.**
- **Promoting Healthy and Safe Communities (Para 96):** The proposed bungalow will promote social interaction having an active street frontage with the driveway and will facilitate independent living and health, directly addressing accessibility requirements and a safe environment amid a close community of neighbours.
- **Making Effective Use of Land (Para 124):** The proposal will make effective use of available land in meeting the need for a retirement, disabled access home in this location.
- **Achieving Well-Designed Places (Para 135):**

Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**

The design of the proposed bungalow is functional, safe, inclusive and accessible and sympathetic to the area, meeting high-quality design standards with no step access on the frontal approach from the driveway and the parking area, with flush threshold access to the front door via a ramp and to the side door via a slope and from the rear bi-fold door onto the patio via a level threshold.

Note: The refusal notice quotes this aspect of the NPPF as a reason for refusal not recognising the design qualities of the proposal's step free design for disabled access throughout.

All external and internal doors are a minimum 850mm wide and all internal spaces are designed generally to M4(2) standard with a level access shower room on the entrance level. The design also includes a disabled car parking space with an additional clear access zone of 1.2m wide to one side and to the rear as required by M4(3) standard, plus an additional standard parking space and a garage parking space and an electric vehicle charging point.

4.3 North Herts. Local Plan:

Based on the adopted North Hertfordshire Local Plan 2011-2031 (adopted 8 November 2022), the following policies are the most relevant to the Appellant's planning application for a self-build retirement home with M4(2), and where possible M4(3) disabled access:

Core Relevant Policies

- **Policy SP8: Housing (Supporting):** This policy promotes self-build plots and encourages diverse housing types to meet the needs of all residents, including the elderly.
- **Policy SP9: Design and Sustainability (General):** Requires high-quality, inclusive, and sustainable design, which covers the M4(2)/M4(3) standards.
- **Policy HS4: Supported, Sheltered and Older Persons Housing (Relevant):** This policy supports specialised housing that helps older people live independently, directly applicable to this retirement home design.

- **Policy HS5: Accessible and Adaptable Housing (Crucial):** This policy requires that all new residential developments (including self-build) provide for accessible needs. While targeting high levels of M4(2), applications promoting M4(3) standards are generally supported, particularly when supported by evidence of need, such as for a specialised retirement home.

Key Considerations:

- **M4(2), M4(3) Standard Implementation:** While the Local Plan often targets M4(2) as a standard for all, providing M4(3) (wheelchair user dwellings) is strongly supported for older residents in need of specialised housing. See Appellants revised accessibility statement below.

- **Location and Accessibility:** The site should be in a sustainable location with reasonable access to services and facilities. The Appellant confirms that this is the case for the bungalow proposed.

There is a Village Shop, Post Office with Post Box and Bus Stop all around 650 metres away which is an easy mobility scooter ride.

5.0 Appellants Accessibility Statement M4(2)/M4(3)

The proposed bungalow has been very carefully designed to Building Regulations M4(2) standard and where possible to M4(3) standard.

5.1 Approach and Parking

- **Step-Free Access:** The Appellant confirms that the approach from Maiden Street up the private driveway and into the bungalow via the principle entrance will be via a short 1 in 15 ramp and level landing with level threshold at the front door and via the side pathway and a short ramp and level threshold side entrance doorway and then onto the rear patio and will be completely step free and with minimal gradients always less than and with only a maximum of 1 in 15 ramp 1.5m long either side of the rear entrance door and this is less than the maximum of 1 in 12 allowed for M4(3) wheel chair user requirements.

- **External Access:** From the driveway tarmac to the parking area is level and step free with a general rising slope of 1 in 16 lengthways up the parking bay and then a 1 in 15 ramp to a level landing outside the front entrance door or

alternatively along the South East side pathway to the bungalow rear entrance door. From there, is a level (15mm max.) threshold into the bungalow and from the bungalow through the bi-fold doors onto the rear patio is also a level (15mm max.) threshold.

- **Parking Space:** The accessible parking space will have a natural cross slope of a maximum of 1 in 15 following its join with the driveway and a lengthways slope of maximum 1 in 16 as the brick paving blends with the pathway paving. The parking space also meets the required dimensions for a **1.2m wide clear access zone** along one or both sides (and behind) the vehicle. The side clear access being **1.3m and the rear varying from 1.85m to 2.4m.**

- **Rear Garden (Patio):** The entire rear garden amenity area will be a level paved patio. This is accessed from the **step free** pathways at both sides of the bungalow and from the rear bi-fold door which can open to 4m wide and has a level (15mm max.) threshold over the full opening width.

5.2 Internal Layout:

The floor layout is intended to comply with The Building Regulations Part M4(2) requirements and where possible to Part M4(3).

- **Level Access Entrances:** The front door and the side entrance both have level thresholds (15mm max.) and minimum door widths of 850mm.
- **Internal Circulation:** After entering the bungalow through the front door level access entrance the wheel-chair user will then be in the open plan living area. All internal doors are 850mm wide minimum. The layout is open plan for living, dining and kitchen being an area of **over 40m2 being far more than the 27m2 required for M4(3) compliance.**

From the living area the wheel chair user can access the Study through an 850mm wide doorway for use of a PC and window view from the front of the bungalow onto the driveway to see passers-by and exchange pleasantries.

On returning to the living area the wheel chair user has access to the master bedroom with view from window to rear patio, to the en-suite for w.c. facilities,

back to the living area for viewing TV by the log burner, views again or access through the bi-fold doors with level access onto the rear patio, back into the living room where **mobility scooter or powered wheelchair parking and charging is available** alongside the garage wall and access to the utility room through an 850mm wide door with ample pull access to the side into the utility room with an adequate wheel-chair turning area just shy of the ideal 1500mm circle outside the garage internal door which opens away. The utility room can also be accessed from outside through a level access 850mm wide doorway from a level platform and a 1 in 15 sloped ramp either from the rear patio or from the side path from the front parking area and driveway. As a future option the non load bearing timber studwork dividing wall and door between the utility room and living room could be completely removed to make the utility room open plan with the living area if required (M4(3)a).

Wheelchair Storage/Charging: An area in the living area alongside the garage internal wall will be set aside for storing and charging mobility equipment (e.g., a scooter or powered wheelchair).

5.3 Room-Specific Compliance (M4(3))

- **Accessible Bedroom:** The primary bedroom is accessed from the living room through an away opening door again 850 wide minimum. There is a direct 1000mm wide route past the bed to the window, with 1200mm wheelchair access space on either side and around a proposed super king sized bed.
- **Accessible Bathroom:** There will be a level-access shower, toilet, and basin, with reinforced walls to accommodate future installation of grab rails, even if not installed immediately (M4(3)a).
- **Kitchen/Dining:** The layout is totally open plan, demonstrating ample spaces for 1500mm diameter turning circles where required alongside a free standing dining table and full access to the front of worktops and appliances that could be incorporated into adjustable-height countertops if and when required (M4(3)a).
- **Controls/Sockets:** All light switches, sockets, and environmental controls are to be located between 700mm and 1000mm above floor level.

5.4 Statement of Commitment

- **Compliance with Policy:** As can be seen above, all efforts will be made to make sure that the bungalow complies with the local planning policies and the most rigorous features of the M4(3) requirements as near as possible.
- **Adaptability Feature M4(3)a:** The adaptable standard, future adaptations if required can be made without structural changes as all internal walls will be timber studwork and non load bearing.

As the proposal is for a bungalow, the key advantage is that all essential rooms are on the ground floor, simplifying the M4(3) requirements with detail emphasised on turning spaces and fixture heights.

6.0 Appellant's Case

Rebuttal of Reason for Refusal:

The Appellant's Case:

6.1 Character, Design, Layout, and Amenity (North Herts Local Plan Policies SP9 & D1)

6.1.1 Context and Character:

The Appellant submits that the proposed bungalow is not "contrived" but represents a sensitive, high-quality infill development. Unlike the taller "host dwelling," the bungalow's low-profile single-storey design ensures it remains visually subservient and does not dominate the street scene. By utilizing the front garden of Everglades House, the proposal makes efficient use of underutilised land in a sustainable location, a principle supported by North Hertfordshire Local Plan Policy SP9. The design adopts a local vernacular that respects the existing character of development while providing a bespoke self-build unit.

6.1.2 Design Quality:

The Appellant emphasizes that the **"contrived" label is subjective**. The high-quality materials and bespoke self-build design actually *enhance* the area and far from being contrived which is subjective, **the bungalow would enhance the area by replacing the existing commercial style storage buildings.**

6.1.3 Private Amenity Space and Functional Need:

While the Council suggests the site is "small," in reference to the rear amenity space, the Appellant contends that **the level of private rear amenity space provided is entirely appropriate for the intended occupants.** As a specialist retirement dwelling with disabled access, the primary requirement is for high-quality, level, and manageable outdoor space rather than a large, high-maintenance garden. **This aligns with the NPPF Section 12 goal of creating "inclusive and accessible" places.** The bungalow rear amenity space is South West facing and will be deliberately fully paved and will optimise the potential of the site with **Sustainable Drainage Systems (Policy D1 ii)** and will be functionally adequate to meet the daily needs of an older resident with limited mobility.

The small rear patio area will be more manageable and appropriate than a large high-maintenance plot.

Planning standards for garden sizes are often guidelines, not rigid laws. For a **retirement bungalow**, a smaller, high-quality, level garden is more manageable and appropriate for the needs of an older or disabled occupant than a large, high-maintenance plot.

6.1.4 Relationship with the Host Dwelling:

The Appellant denies that the proposal creates an "unfavourable relationship" with Everglades House. Given the single-storey nature of the development, there is no risk of overlooking or loss of privacy from upper-floor windows. Sufficient separation distances and proposed boundary treatments ensure that both the host and the new dwelling retain a high standard of residential amenity.

6.1.5 Public Benefit and Specialist Housing Need:

The Council's refusal fails to give sufficient weight to the significant public benefits of the scheme. Under Policy HS5, there is a clear local mandate to provide housing that **meets M4(3) wheelchair-user standards.** This proposal addresses a chronic undersupply of specialist housing for the elderly in North Hertfordshire. When weighed against the "marginal" and subjective concerns regarding character, the delivery of a wheelchair-accessible self-build home provides a **clear planning gain** that justifies a departure from standard density guidelines.

6.2 **The Council have misread the full bungalow plot size.**

As stated earlier, in the decision notice at **Clause 4.3.6** The Council refers to the size of the proposed single storey bungalow as '**taking up most of the plot.**'

It is clear that the council have misread the accompanying Location and Site Plan Drawing: JC 25 / 01 Rev. 3 which clearly shows the outline of the proposed bungalow plot edged in red and being around 1200 m² and the bungalow area being around 117 m². i.e. **The bungalow takes up less than 10% of the plot.**

This can be justified as follows:

Total area of bungalow plot = 1200 m² approx.

Bungalow area footprint = (12m x 9m = 108m²) + (3.6m x 2.5m = 9m²) = 117m²

Therefore the bungalow area is less than 10% of the bungalow plot area.

6.3 The Recent Successful Appeal for 'Kyrenia' has set a Precedent.

In April 2020 A Planning Application was made Ref. 20/00790/FP for a new bungalow together with parking, landscaping and amenity space on Land off private driveway serving Amberley and Everglades and garden of 1 Mill Ground, Maiden Street, Weston, Hitchin SG4 7AA. This application followed a number of previous applications all made against the previous 1996 Local Plan and all were refused.

The later Application was also refused in August 2020 however this application was then **allowed on appeal. Appeal Ref: APP/X1925/W/20/3261445.** Decision date: 9 February 2021.

This appeal was allowed under the current North Herfordshire District Council Local Plan 2011-2031 (although not formally adopted until 8 November 2022 the previous 1996 Local Plan would have been considered outdated).

The bungalow was then built and named 'Kyrenia' on the plot to the North East side of Everglades driveway exactly opposite the site for the bungalow now proposed on the South West side of Everglades driveway. See Application Drawing Site Plan JC 25 / 01 Rev. 3, illustrated above on page 15 of this Appeal Statement.

The Appellant maintains that the allowance of this Appeal has set precedence.

6.4 No Upwards Development

At the Weston Parish Council Meeting on Thursday 11th of December 2025, the neighbours from Homefield House attended and voiced their concerns over the roof design and height. They requested a redesign with low full hipped roof. They also were concerned about the possibility of later upwards development of the proposed bungalow. The Appellant agreed to redesign the roof which is as now shown in the later Application drawings submitted on the 4th February 2026. The

Appellant also agreed to include a covenant in the Title Deeds of the property such that no upward development would be allowed.

It was on this basis that **The Weston Parish Council agreed that they would then have no objection to the proposal.**

For clarity of Planning the approximate height of the roof ridge of the proposed bungalow would be 4.6m above the level of the existing tarmac driveway in front of the bungalow garage door.

The Appellant would also suggest that no future upward development could be a Planning condition of this Appeal being allowed.

6.5 Stability of adjacent trees inside the boundary of Homefield House

At the Weston Parish Council meeting on Thursday 11th of December 2025 the other main concern raised by the neighbours living at Homefield House was the possibility that construction foundations of the proposed bungalow close to the boundary with Homefield House could undermine the stability of the large Leylandi tree and cherry tree just within their property boundary.

Whilst this may or may not be a Planning concern the Appellant can confirm that in conjunction with the Building Inspector's advice it is the Appellant's intention to minimise any tree root damage by taking technical measures such as a specially designed concrete raft foundation with minimal excavation required close to the specific tree or trees concerned.

6.6 Additional Amenity Space to the Front of the Proposed Bungalow

The Appellant would like to make clear the huge benefit to the bungalow occupier of the front garden area of the proposed bungalow as amenity space **totally ignored in the Council's Decision.**

The land to be retained as belonging to the bungalow includes the whole of the private driveway with Prunus trees either side and the wide grassland and sloping banks on either side of the driveway.

This frontage has seasonal changes from the Prunus trees bursting into pink blossom in late March and the grassland being presently planted with snow drops

that flower in early spring with crocuses followed by daffodils and peonies that flower in early summer, there is a a huge long established Pampas grass (*Cortaderia selloana*) a large, clump-forming, perennial ornamental grass. Known for its sharp-edged, evergreen leaves and tall, feathery, plumes, that interestingly drastically changes throughout the year as the long grass leaves grow throughout the season and then in autumn there is an eruption of silvery-white feathery plumes that can last right through winter to spring or until destroyed by storm weather. This would be a really worthwhile outlook for an elderly or disabled occupier of the proposed bungalow. See the following photographs.



View of bungalow front amenity space in springtime.



View of bungalow front amenity space with Pampus Grass in full bloom.

The bungalow occupier will enjoy the benefits and pleasure of this frontal outlook and fortunately the cost of the driveway garden maintenance is presently shared equally by the other property owners who also enjoy the benefits of the shared driveway for access purposes.

6.7 Emergency Service Access.

The more than adequate private driveway has recently been approved by Hertfordshire Fire and Rescue for Fire Pump Tender access at the time of the bungalow 'Kyrenia' build stage for the Building Inspector. The Hertfordshire Fire and Rescue Service Crew Commander visited site and agreed that the driveway was adequate for a Fire Appliance to access and to turn around at the top of the private driveway. This was confirmed as meeting Building Regulations Part B in an email from The Hertfordshire Fire and Rescue Watch Commander on Wed, 6 Jul 2022.

7.0 Benefits of the Proposal

7.1 The Appellant emphasizes that the development provides specialist housing (disabled access) that exceeds standard building regulations (e.g., Part M4(2) and where possible M4(3) compliance).

7.2 The Appellant reiterates the benefits of self-build projects in diversifying housing supply.

8.0 Conclusion

The Appellants Key Arguments:

- The proposal meets the requirements for a self build custom developed retirement bungalow under the Self Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016.
- The bungalow has been designed to Building Regulations M4(2) and where possible M4(3) standards.
- The National Planning Policy Framework requires new homes specifically for older people. **See Paragraphs 7, 8, 61, 63, 96, 124 and 135.**
- The North Hertfordshire Local Plan supports self build plots, well designed for older persons and providing for accessible needs. **See Policies: SP8, SP9, HS4, HS5.**
- The provision of a small two bedroom bungalow with disabled access suitable for an elderly couple would be a useful addition to the local housing stock.
- The Weston Parish Council Meeting decision was - No Objection.
- The Council's Refusal Decision Notice actually acknowledges that:
 - The proposed bungalow's external appearance is considered acceptable.

- The majority of neighbour's concerns have been addressed by the Appellant in the re-designed and amended plans as submitted.

- The Council states that the proposed bungalow 'takes up most of the plot'.
 - This is proved to be a mistake as the proposed bungalow only takes up **10% of the plot.**
- The Appellant believes that the Planning Application for the bungalow Kyrenia recently built facing the application site on the other side of Everglades driveway has set a **precedent** having been passed on 9 February 2021 following Appeal Ref: APP/X1925/W/20/3261445.
- The Appellant is of the clear opinion that an elderly couple of which one person is potentially disabled or partially disabled **would absolutely prefer** a small private rear amenity space South West facing which would be fully paved such that they could sit out privately enjoying the afternoon sun with no worries of a larger rear garden with its high maintenance requirement.
- **The Appellant respectfully requests that the Inspector allows the appeal and grants planning permission, subject to any necessary conditions.**