

Appeal 6008092

Appeal questionnaire

Submitted on 30 April 2026.

Appeal type	Full planning
Appeal site	Fen Farm, Rabley Heath Road, Codicote, AL6 9UA
Agent contact details	Hayden Dicker
Application number	26/00215/S73

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	Yes
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Neighbours.docx (/document/94f2d0b3-59b7-4fec-a90d-cecdf020e59c)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	E4B7FCDD24A64010BDEE198FA5CD1F99.pdf (/document/b731b1a2-9aa6-4c76-ac9e-f9c484833f93)
Letter sent to neighbours	4BBC75CBF3E74DB0AFBE0591D96C326A.pdf (/document/34b2dd5d-ce8c-48f1-8fe5-904edea49bc7)
Appeal notification letter	2600215S73 Copy of appeal notification letter.pdf (/document/400dd3ee-6254-487a-b7d7-5e3443bb9cc1) 2600215S73 List of those notified of appeal.pdf (/document/5e94cc91-5490-4a1e-b4d3-e4b256d594da)

Consultation responses and representations

Statutory consultees	Yes Parish Council
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	PC rep.docx (/document/2881d818-e596-4f74-8abf-99e7a47c4829)
Representations from other parties	No

Planning officer's report and supporting documents

Upload planning officer's report	C5B7EB5D4EDC4D8A8E51ACED9191488E.pdf (/document/e6b8fbde-7ef0-4654-aaad-534eaea5b1e0)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Policies D1, D2 and D3.pdf (/document/f1a78077-7529-4567-947d-35e082726c36) NE4.pdf (/document/36d5e182-ee29-41e5-9261-36d7ba922e14)

[Policy Info.docx \(/document/f19fb4db-23f4-4c7e-b681-6bc88fd513ac\)](#)
[Local Plan 2011-2031 Front Page.pdf \(/document/49a14c22-ea93-41f9-a741-e973f3beb70e\)](#)
[SP5.pdf \(/document/26f2c196-188c-4cc9-9c48-eb7cec047997\)](#)
[SP2.pdf \(/document/11b38fde-d731-448a-9e98-f0457f27c94e\)](#)
[Policy T2.pdf \(/document/27d5ff0b-0f26-4c42-9d8d-f1c743b1e14d\)](#)

Emerging plans

No

Do you have any other relevant policies?

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[SPD Vehicle Parking at New Development.pdf \(/document/4ce5d8e9-23f5-44e9-8b39-b60559cd796a\)](#)

Community infrastructure levy

No

Site access

Access for inspection

Yes

To view the openness of the Green Belt and the site's relationship with the area.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

Yes

There was limited mobile service. There were some livestock walking free at times during my visit. This included horses and other domesticated animals.

Appeal process

Procedure type

Written representations

Appeals near the site

No

Extra conditions

Yes

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no enlargements to the dwellinghouse as permitted by Class A, or for the erection of outbuildings as permitted by Class E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes,

amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.
