

REPORT FOR INDEPENDENT INSPECTOR

Comments on the Appellant's Statement of Case

17 Pasture Road, Letchworth Garden City

1. INTRODUCTION

- 1.1 Please see my responses where relevant below to the appellant's Statement of Case

2. THE PROPOSALS

- 2.1 The application under consideration is for the demolition of the existing two-storey detached dwelling and the erection of a new two-storey detached dwelling with integral garage.

3. RESPONSE TO APPELLANT'S STATEMENT OF CASE

- 3.1 This appeal centres on the following key points with regards to the design of the proposed replacement dwelling:

The bulk and massing of the proposed dwelling is considered to be excessive. It has been recommended that the building be broken up, with some elements made subservient, in order to create better articulation and soften the building's impact on the character and appearance of the street scene.

Whilst it is acknowledged that there are pitched roof buildings within Pasture Road, and the wider context, this property currently forms part of a group of hipped roof buildings. At the proposed dwelling's current scale and massing, it is considered that a hipped roof would greatly assist in reducing the impact of the building on the street scene and on the neighbouring properties.

At its current form and height, it is considered that there would be a detrimental impact on the neighbouring properties.

The proposed dwelling is considered to be poorly detailed and articulated.

These points are not considered to have been addressed by the appellant.

- 3.2 The appellant has drawn attention to the fact that the scheme benefits from planning permission. However, this is not considered to be a material consideration of our assessment of the scheme, which is an entirely separate process, assessed against different criteria under different pieces of legislation.
- 3.3 In their Statement of Case, the appellant has made various references and comments to previous decisions on the site. They have also made references to various personal grievances with regards to previous applications. However, these are not considered to be relevant in this case. This appeal should be considered solely on the merits of the current scheme for demolition of the existing building and replacement dwelling.

4. CONCLUSION

- 4.1 Overall, it is considered that the application represents a clear conflict with the Design Principles, which have been carefully formulated to prevent development that would be harmful to the character and appearance of both the street scene and the wider estate. The proposals fail to preserve or enhance the character and appearance of the existing property and the Modern Character Area and, based on the information submitted, are considered unacceptable. We do not consider the appellant's statement of case to sufficiently justify the proposed development.