

REPORT TITLE: PLANNING APPEALS

18 MARCH 2020

REPORT OF CABINET MEMBER: CLLR PORTER - CABINET MEMBER FOR
BUILT ENVIRONMENT AND WELLBEING

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WARD(S): ALL (EXCLUDING SOUTH DOWNS NATIONAL PARK AUTHORITY)

PURPOSE

This report provides a summary of appeal decisions received during 1 October – 31 December 2019.

Copies of each appeal decision are available on the Council's website.

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 Not applicable – report for information

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 EQUALITY IMPACT ASSESSMENT

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None Required

10 RISK MANAGEMENT T

Risk (Detail in this column specific risks, under each of these headings)	Mitigation	Opportunities
<i>Property N/A</i>		
<i>Community Support N/A</i>		
<i>Timescales N/A</i>		
<i>Project capacity N/A</i>		

<i>Financial / VfM N/A</i>		
<i>Legal N/A</i>		
<i>Innovation N/A</i>		
<i>Reputation N/A</i>		
<i>Other N/A</i>		

11 SUPPORTING INFORMATION:

11.1 This report provides a summary of appeal decision in relation to planning cases received during 1 October – 31 December 2019.

12 cases in total

7 Appeal allowed 58%

5 Appeal dismissed 42%

Of these

1 Application for Costs Dismissed

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS - Relevant planning applications files.

Previous Committee Reports:- PDC 1156

Other Background Documents:-

APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) 1 October – 31 December 2019.

APPENDIX 1**PLANNING APPEALS – SUMMARY OF DECISIONS (DC CASES)****REPORT OF CABINET MEMBER: CLLR PORTER - CABINET MEMBER FOR BUILT ENVIRONMENT AND WELLBEING**

A summary of appeal decisions received during the 1 October – 31 December 2019.

Item No: 01			
Date of Inspector's Decision:	16th December 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	P	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	17/02085/LDP		
Case Officer:	Nicola Clayton		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed erection of a detached building for use as a fitness suite that is incidental to enjoyment of the dwelling house.
Location:	The Barn Harmsworth Farm Botley Road Curbridge Southampton Hampshire

Item No: 02			
Date of Inspector's Decision:	15th October 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	18/02062/FUL		
Case Officer:	Liz Marsden		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of two detached dwellings
Location:	Land At The Yard Trampers Lane North Boarhunt Hampshire

Item No: 03			
Date of Inspector's Decision:	4th October 2019	Inspector's Decision:	Appeal Dismissed - Costs Refused
Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	18/00534/FUL		
Case Officer:	Rose Lister		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(AMENDED PLANS RECEIVED 08/08/2018) Construction of 5 no: class B1 use starter units with parking and landscaping
Location:	Mitre Blue Light Ltd Botley Road Bishops Waltham SO32 1DR

Item No: 04			
Date of Inspector's Decision:	11th November 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	18/01809/FUL		
Case Officer:	Rose Lister		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(AMENDED PLANS) Development of a single dwelling on the land adjacent to number 6 Valley Close
Location:	6 Valley Close Colden Common SO21 1UN

Item No: 05			
Date of Inspector's Decision:	24th October 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	19/00692/PNACOU		
Case Officer:	Curtis Badley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use of Agricultural Barn to Domestic Dwelling
Location:	Oakwood Curdridge Lane Curdridge Southampton Hampshire SO32 2BH

Item No: 06			
Date of Inspector's Decision:	21st October 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	18/01986/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	Erection of 1no. two bedroom dwelling.
Location:	15 Silwood Close Winchester SO22 6EN

Item No: 07			
Date of Inspector's Decision:	8th November 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	18/02676/OUT		
Case Officer:	Rose Lister		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of Five self build/ custom build houses - All matters reserved except access
Location:	Land Between Solitar And Claymont Sandy Lane Waltham Chase Hampshire

Item No: 08			
Date of Inspector's Decision:	20th December 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	18/02927/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Demolition of existing garage, store and utility room. Single storey extension to the front of the existing house. Alterations to the roof and fenestration of the existing house. New dwelling on the land to the rear.
Location:	Homewell 7 Berewecke Road Winchester SO22 6AN

Item No: 09			
Date of Inspector's Decision:	20th November 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	19/01042/HOU		
Case Officer:	Sean Quigley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Extensions to include: New entrance, first floor extension over existing garage, rear first floor extension over kitchen, attic conversion including new gable to front elevation, internal alterations and refurbishment including new windows and fenestration changes. New detached single storey garage/store to the front garden and modifications to drive and parking to allow turning on site.
Location:	Buffles 56 Kilham Lane Winchester SO22 5QD

Item No: 10			
Date of Inspector's Decision:	11th December 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	19/00714/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use to 4 bed HMO. (AMENDED DESCRIPTION)
Location:	2 Fiona Close Winchester Hampshire SO23 0HB

Item No: 11			
Date of Inspector's Decision:	16th December 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	19/01353/HOU		
Case Officer:	Marge Ballinger		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Two storey rear and side extension (revision to approved 19/00729/HOU)
Location:	Corner Cottage Hospital Road Shirrell Heath SO32 2JR

Item No: 12			
Date of Inspector's Decision:	1st November 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H – Householder			

Case No:	19/00189/HOU		
Case Officer:	Alexander Strandberg		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed loft conversion with associated front, rear and side dormers; rear balcony; side and rear decking, fencing and terrace; Completed: Conversion of garage into studio, with small front extension - previously believed to be permitted development
Location:	Woodlea 3 Boyne Mead Road Kings Worthy SO23 7QZ