

REPORT TITLE: PLANNING APPEALS

11 JULY 2018

REPORT OF PORTFOLIO HOLDER: Cllr Brook Portfolio Holder for Built Environment

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WARD(S): ALL

PURPOSE

This report provides a summary of appeal decisions received during 1 April – 30 June 2018.

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

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:

- 1 COUNCIL STRATEGY 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

<b>Risk</b> (Detail in this column specific risks, under each of these headings)	<b>Mitigation</b>	<b>Opportunities</b>
<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</i> N/A		
<i>Reputation</i> N/A		
<i>Other</i> N/A		

11 SUPPORTING INFORMATION:

This report provides a summary of appeal decision in relation to planning cases received during 1 April – 30 June 2018.

10 Appeal Decisions received as follows:

4 Appeal Dismissed – 40 %

4 Appeal Allowed – 40%

1 Appeal Allowed – Cost Allowed – 10%

1 Appeal Dismissed – Costs Refused – 10%

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Relevant planning applications files.

Previous Committee Reports:-

PDC 1108

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) 1 April – 30 June 2018.

**APPENDIX 1****PLANNING APPEALS – SUMMARY OF DECISIONS (DC CASES)****REPORT FROM HEAD OF DEVELOPMENT MANAGEMENT**

A summary of appeal decisions received during the 1 April – 30 June 2018.

<b>Item No: 1</b>			
<b>Date of Inspector's Decision:</b>	2nd May 2018	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure (see code below):</b>	<b>W</b>	<b>Costs:</b>	No Application for costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	16/03553/OUT		
<b>Case Officer:</b>	Mr Simon Avery		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	Residential development of the site by the erection of 44 dwellings with access and open space
<b>Location:</b>	Fulcrum 6 Solent Way Whiteley Hampshire

<b>Item No: 2</b>			
<b>Date of Inspector's Decision:</b>	3rd April 2018	<b>Inspector's Decision:</b>	Appeal Dismissed - Costs Refused
<b>Appeal Procedure (see code below):</b>	<b>W</b>	<b>Costs:</b>	Cost Refused
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/01299/FUL		
<b>Case Officer:</b>	Rose Lister		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	Replacement of existing lawful commercial (B2) buildings
<b>Location:</b>	Totford Saw Mill Totford Lane Northington Alresford Hampshire SO24 9TQ

<b>Item No: 3</b>			
<b>Date of Inspector's Decision:</b>	4th April 2018	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure (see code below):</b>	<b>H</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/01767/HOU		
<b>Case Officer:</b>	Catherine Watson		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	Removal of existing garage, shed and green house and erection of new oak building. (AFFECTS THE SETTING OF A PUBLIC RIGHT OF WAY) (AFFECTS THE SETTING OF A LISTED BUILDING).
<b>Location:</b>	Greenways Peach Hill Lane Crawley SO21 2PR

<b>Item No: 4</b>			
<b>Date of Inspector's Decision:</b>	4th April 2018	<b>Inspector's Decision:</b>	Appeal Allowed - Costs Allowed
<b>Appeal Procedure (see code below):</b>	<b>H</b>	<b>Costs:</b>	Costs Allowed
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/02350/HOU		
<b>Case Officer:</b>	Robert Green		
<b>Original Decision Type:</b>	Committee Decision		
<b>Was Decision Overturned at Committee?</b>	Yes		

<b>Proposal:</b>	Two storey side and rear extension, first floor extension, internal alterations.
<b>Location:</b>	Brown Eaves 170 Main Road Colden Common SO21 1TJ

<b>Item No: 5</b>			
<b>Date of Inspector's Decision:</b>	21st May 2018	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure (see code below):</b>	<b>W</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/01964/FUL		
<b>Case Officer:</b>	Mrs Megan Osborn		
<b>Original Decision Type:</b>	Committee Decision		
<b>Was Decision Overturned at Committee?</b>	Yes		

<b>Proposal:</b>	Demolition of the existing dwelling (Smallwood) and the erection of 2 no. five-bedroom and 1 no. 6 bedroom dwelling houses, with associated access, garages, parking and landscaping
<b>Location:</b>	Smallwood Cross Way Shawford SO21 2BZ

<b>Item No: 6</b>			
<b>Date of Inspector's Decision:</b>	10th April 2018	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure (see code below):</b>	<b>H</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/02070/HOU		
<b>Case Officer:</b>	Rose Lister		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	Single storey extension to east elevation.
<b>Location:</b>	15 Peninsula Square Winchester SO23 8GJ

<b>Item No: 7</b>			
<b>Date of Inspector's Decision:</b>	18th May 2018	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure (see code below):</b>	<b>W</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/02356/FUL		
<b>Case Officer:</b>	Mrs Katie Nethersole		
<b>Original Decision Type:</b>	Committee Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	New two storey, two bedroom house with new access from Bereweke Road.
<b>Location:</b>	The Corner House 15 Bereweke Close Winchester SO22 6AR

<b>Item No: 8</b>			
<b>Date of Inspector's Decision:</b>	25th April 2018	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure (see code below):</b>	<b>H</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/02004/HOU		
<b>Case Officer:</b>	Rose Lister		
<b>Original Decision Type:</b>	Committee Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	Demolition of existing rear extension and addition of new Lower Ground and Upper Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation. Addition of new bicycle store and bay window to Lower Ground Floor to the front of the property.
<b>Location:</b>	30 Clifton Road Winchester SO22 5BU

<b>Item No: 9</b>			
<b>Date of Inspector's Decision:</b>	15th June 2018	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure (see code below):</b>	<b>H</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/03162/HOU		
<b>Case Officer:</b>	Catherine Watson		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	(RESUBMISSION) Roof extension and alterations to form habitable space in roof zone
<b>Location:</b>	18 Egbert Road Winchester Hampshire SO23 7EB

<b>Item No: 10</b>			
<b>Date of Inspector's Decision:</b>	28th June 2018	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure (see code below):</b>	<b>H</b>	<b>Costs:</b>	No Application for Costs
<b>W</b> – Written representation; <b>I</b> – Informal hearing; <b>P</b> – Public Inquiry; <b>H</b> - Householder			

<b>Case No:</b>	17/03007/HOU		
<b>Case Officer:</b>	Verity Osmond		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		

<b>Proposal:</b>	Raising of the roof over existing garage to form ancillary accommodation to the main dwelling with dormer windows
<b>Location:</b>	Brook House Grange Road Wonston Sutton Scotney SO21 3LW