

REPORT TITLE: PLANNING AND ENFORCEMENT NOTICE APPEALS
QUARTERLY REPORT – 1 OCTOBER 2024 TO 31 DECEMBER 2024

5 FEBRUARY 2025

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for
Place and Local Plan

Contact Officer: Lorna Hutchings, Service Lead: Built Environment Email:
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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 2024 to 31 December 2024.

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

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:

1.1 COUNCIL PLAN OUTCOME

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

1.2 Greener Faster

1.3 None

1.4 Good Homes For All

1.5 None

1.6 Thriving Places

1.7 None

1.8 Healthy Communities

1.9 None

1.10 Listening and Learning

1.11 None

1.12 Effective and Efficient

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 None

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 PUBLIC SECTOR EQUALITY DUTY

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 None

Risk	Mitigation	Opportunities
Financial Exposure N/A		
Exposure to challenge N/A		
Innovation N/A		
Reputation N/A		
Achievement of outcome N/A		
Property N/A		
Community Support N/A		
Timescales N/A		
Project capacity N/A		
Other N/A		

11 SUPPORTING INFORMATION:

Total Number of all Appeals 10

11.1 This report provides a summary of appeal decisions in relation to planning cases received during 1 October 2024 to 31 December 2024,

Planning Appeal Cases in Total 9

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	9	100%	2	2 - Appellant's Costs Refused
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	0	0%	0	0

11.2 This report provides a summary of appeal decisions in relation to enforcement notice cases received during 1 October 2024 to 31 December 2024,

Enforcement Appeal Cases in Total 1

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	1	100%	0	0
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	0	0%	0	0

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None.

BACKGROUND DOCUMENTS: -

Previous Committee Reports:

Appeals Summary Report Q3 – Oct to Dec 2024

The previous Appeal Summaries were presented at the October 2024 Planning Committee Meeting.

APPENDICES

APPENDIX 1 Planning Appeals – Summary of Decisions

APPENDIX 2 Enforcement Notice Appeals – Summary of Decisions

PLANNING APPEALS – SUMMARY OF DECISIONS**REPORT OF SERVICE LEAD: BUILT ENVIRONMENT**

A summary of planning appeal decisions received during the period
1 October 2024 to 31 December 2024

Item No: 1			
Date of Inspector's Decision:	22nd October 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	22/02251/FUL		
Case Officer:	Sean Quigley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/23/3332605		

Proposal:	Redevelopment of farm buildings to provide a detached dwelling, along with farm office and accommodation for use as a holiday let, including landscaping, the setting out of a domestic curtilage and provision of parking areas
Location:	Down Farm House Down Farm Lane Headbourne Worthy Hampshire SO22 6RG

Item No: 2			
Date of Inspector's Decision:	28th October 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/01323/FUL		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/23/3333279		

Proposal:	Retention of change of use to 4 No. flats
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Location:	2 Rowash Cottages Botley Road Shedfield Southampton Hampshire SO32 2HL		
Item No: 3			
Date of Inspector's Decision:	31st October 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	22/00951/FUL		
Case Officer:	Matthew Rutledge		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		
PINS Ref:	APP/L1765/W/23/3333771		

Proposal:	Proposed new dwelling on garden land at 1 Catways (AMENDED PLANS)
Location:	1 Catways Hursley Hampshire SO21 2JT

Item No: 4			
Date of Inspector's Decision:	14th November 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	Appellant's Costs Refused

Case No:	23/02046/PNACOU		
Case Officer:	Amy Winch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/23/3334237		

Proposal:	Prior Approval for the conversion of redundant agricultural barn to dwellinghouse and associated building operations at Bushes Barn, Folly Hill Farm, Northington Road, Itchen Stoke.
Location:	The Bushes Barn At Folly Hill Farm Northington Road Itchen Stoke Hampshire

Item No: 5			
Date of Inspector's Decision:	18th October 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	23/01689/FUL		
Case Officer:	Rose Chapman		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3337350		

Proposal:	Full Planning permission is sought for the demolition of 1No. agricultural barn and the construction of 1No. 4-bed detached residential property with detached car port and associated hard and soft landscaping
Location:	The Hay Barn Soake Road Denmead Hampshire

Item No: 6			
Date of Inspector's Decision:	4th November 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	Appellant's Costs Refused

Case No:	23/02279/FUL		
Case Officer:	Cameron Taylor		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3337398		

Proposal:	Proposed erection of a pair of semi-detached two-bedroomed timber-clad holiday lodges.
Location:	Poplar Cottage Solomons Lane Waltham Chase Southampton Hampshire SO32 2LY

Item No: 7			
Date of Inspector's Decision:	22nd November 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	23/01105/FUL		
Case Officer:	Cameron Taylor		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3338436		

Proposal:	Proposed construction of 3 no. commercial units at Whiteley Way, Fareham
Location:	Telephone Exchange Whiteley Way Whiteley Hampshire

Item No: 8			
Date of Inspector's Decision:	31st December 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	23/02481/FUL		
Case Officer:	Rose Chapman		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3344776		

Proposal:	Demolition of existing office and ancillary buildings on site; conversion of existing industrial warehouse and the construction of 9No. residential properties consisting of 1-, 2-, 3-bedroom properties, all with associated parking, hard and soft landscaping and amended access at Soake Farm Yard, Denmead, Waterlooville, PO7 6JA
Location:	Offices At Soake Farm Soake Road Denmead Waterlooville Hampshire

Item No: 9			
Date of Inspector's Decision:	20th December 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Householder	Costs	No Application for Costs
Case No:	24/00706/PNADD6		
Case Officer:	Cameron Finch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/D/24/3347908		
Proposal:	Addition of one storey to the original section of the single storey dwellinghouse under Section AA of the The Town and Country Planning (General Permitted Development) (England) Order 2015		
Location:	7 Lynch Close Winchester Hampshire SO22 6DG		

ENFORCEMENT NOTICE APPEALS – SUMMARY OF DECISIONS**REPORT OF SERVICE LEAD: BUILT ENVIRONMENT**

A summary of enforcement notice appeal decisions received during the period
1 October 2024 to 31 December 2024

Item No: 10			
Date of Inspector's Decision:	17th October 2024	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	22/00242/COU		
Case Officer:	Madelaine Clavey		
PINS Ref:	APP/L1765/C/23/3320888		
Proposal:	Without planning permission, the unauthorised material change of use of the land to residential; together with operational development that facilitates that change of use.		
Location:	12 The Old Piggery Firgrove Lane North Boarhunt Fareham Hampshire PO17 6JU		