

REPORT TITLE: PLANNING AND ENFORCEMENT NOTICE APPEALS  
QUARTERLY REPORT – 1 JULY 2025 TO 30 SEPTEMBER 2025

15 OCTOBER 2025

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

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

PURPOSE

This report provides a summary of appeal decisions received during 01 July 2025 - 30 September 2025.

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

RECOMMENDATIONS:

1. That the report be noted.

## RESOURCE 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 Thriving Places

1.5 None

1.6 Healthy Communities

1.7 None

1.8 Good Homes for All

1.9 None

1.10 Efficient and Effective

1.11 None

1.12 Listening and Learning

### 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                      15**

11.1 This report provides a summary of appeal decisions in relation to planning cases received during 01 July 2025 - 30 September 2025,

**Planning Appeal Cases in Total                      15**

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	6	40%	1 - Appellant	Refused
Dismissed	9	60%	0	N/A
Part Allowed/ Part Dismissed	0	0%	0	N/A
Invalid – Out of Time	0	0%	0	N/A
Withdrawn	0	0%	0	N/A

11.2 This report provides a summary of appeal decisions in relation to enforcement notice cases received during 01 July 2025 - 30 September 2025,

**Enforcement Appeal Cases in Total 0**

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Withdrawn	0	0%	0	N/A

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 NONE

BACKGROUND DOCUMENTS: -

Previous Committee Reports:

Appeals Summary Report Q1: Apr – Jun 2025.

The previous Appeal Summaries were presented at the July 2025 Planning Committee Meeting.

APPENDICES

APPENDIX 1 Planning Appeals – Summary of Decisions

APPENDIX 2 Enforcement Notice Appeals – Summary of Decisions

## APPENDIX 1

### PLANNING APPEALS – SUMMARY OF DECISIONS

#### REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT

A summary of planning appeal decisions received during the period 01 July 2025 - 30 September 2025.

<b>Item No: 1</b>			
<b>Date of Inspector's Decision:</b>	3rd September 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Householder	<b>Costs</b>	No Application for Costs
<b>Case No:</b>	23/01790/TPO		
<b>Case Officer:</b>	John Bartlett		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/TPO/L1765/9893		

<b>Proposal:</b>	Land to the rear of the property - 3 oak trees. T1 - crown lift 6m from the ground. Reduce the width from 9m by 3m leaving a finish of 6m. T2 - Reduce the width of the tree from 9m by 2.5m leaving a finish of 6.5m. T3 - Reduce the width of the tree from 9m by 3m leaving a finish of 6m.
<b>Location:</b>	52 Hatchmore Road Denmead Waterlooville Hampshire PO7 6TF

<b>Item No: 2</b>			
<b>Date of Inspector's Decision:</b>	22nd July 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs
<b>Case No:</b>	23/01377/LDP		
<b>Case Officer:</b>	Cameron Taylor		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/X/23/3335091		

<b>Proposal:</b>	Please see covering letter
<b>Location:</b>	Ladycroft Farm Ladycroft Alresford Hampshire SO24 0QP

<b>Item No: 3</b>			
<b>Date of Inspector's Decision:</b>	18th July 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/01089/FUL		
<b>Case Officer:</b>	Cameron Taylor		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/W/24/3354652		

<b>Proposal:</b>	Erection of dwelling.
<b>Location:</b>	Rural Hill Bighton Lane Gundleton Alresford Hampshire SO24 9SW

<b>Item No: 4</b>			
<b>Date of Inspector's Decision:</b>	4th July 2025	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/00737/HOU		
<b>Case Officer:</b>	Cameron Taylor		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/D/24/3355833		

<b>Proposal:</b>	(AMENDED DRAWINGS) Reduction in height and changing the appearance of the roof, and stepping in of part of the front elevation and changes to fenestration and external appearance so that the resultant dwelling has the same appearance as that approved under 08/01823/FUL
<b>Location:</b>	Stratton Highways Road Compton Winchester Hampshire SO21 2DF

<b>Item No: 5</b>			
<b>Date of Inspector's Decision:</b>	3rd September 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	23/02924/FUL		
<b>Case Officer:</b>	Cameron Finch		

<b>Original Decision Type:</b>	Committee Decision
<b>Was Decision Overturned at Committee?</b>	No
<b>PINS Ref:</b>	APP/L1765/W/24/3356082

<b>Proposal:</b>	On land adjacent to Drakes Bottom Uplands Road (Dirty Lane), Denmead, PO7 4QT construction of 2no cabins for Tourist accommodation with associated access drive from Dirty Lane and parking area.
<b>Location:</b>	Land Adjacent To Drakes Bottom Dirty Lane Hambledon Hampshire

<b>Item No: 6</b>			
<b>Date of Inspector's Decision:</b>	19th August 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/01107/OUT
<b>Case Officer:</b>	Cameron Taylor
<b>Original Decision Type:</b>	Delegated Decision
<b>Was Decision Overturned at Committee?</b>	No
<b>PINS Ref:</b>	APP/L1765/W/24/3358029

<b>Proposal:</b>	Erection of two in-fill dwellings
<b>Location:</b>	Land Adjacent To Sharsted Botley Road Curbridge Hampshire

<b>Item No: 7</b>			
<b>Date of Inspector's Decision:</b>	11th July 2025	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/00876/FUL
<b>Case Officer:</b>	Joe Toole
<b>Original Decision Type:</b>	Committee Decision
<b>Was Decision Overturned at Committee?</b>	Yes
<b>PINS Ref:</b>	APP/L1765/W/25/3359958

<b>Proposal:</b>	THE ERECTION OF A BARN, STABLE BLOCK AND EXTENSION OF HARDSTANDING (AMENDED PLANS)
<b>Location:</b>	Land At Wangfield Lane And Vicarage Lane Curdrige Hampshire

<b>Item No: 8</b>			
<b>Date of Inspector's Decision:</b>	15th July 2025	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/02330/FUL		
<b>Case Officer:</b>	Joe Toole		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/W/25/3361463		

<b>Proposal:</b>	Demolition of existing cottage, and replacement with new self-build dwelling including construction of a new carport
<b>Location:</b>	Black Hill Cottage Hundred Acres Road Wickham Fareham Hampshire PO17 6HY

<b>Item No: 9</b>			
<b>Date of Inspector's Decision:</b>	17th September 2025	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	Appellant's Costs Refused

<b>Case No:</b>	24/01751/FUL		
<b>Case Officer:</b>	Cameron Finch		
<b>Original Decision Type:</b>	Committee Decision		
<b>Was Decision Overturned at Committee?</b>	Yes		
<b>PINS Ref:</b>	APP/L1765/W/25/3361757		

<b>Proposal:</b>	Construction of 4 x single-storey, timber-clad cabins for use as holiday lets.
<b>Location:</b>	Land Adjacent To The Farmers Home Heathen Street Durley Hampshire

<b>Item No: 10</b>			
<b>Date of Inspector's Decision:</b>	23rd July 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/02175/DIC		
<b>Case Officer:</b>	Madelaine Clavey		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		



<b>PINS Ref:</b>	APP/L1765/W/25/3361943
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<b>Proposal:</b>	Discharge of conditions 4 and 8 of planning permission granted at appeal under APP/L1765/C/22/3296767 (and 3296771, 3296773, 3296776, 3296778, 3296781 and 3296783).
<b>Location:</b>	Carousel Park Basingstoke Road Micheldever Winchester Hampshire SO21 3BW

<b>Item No: 11</b>			
<b>Date of Inspector's Decision:</b>	1st August 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	25/00102/PIP
<b>Case Officer:</b>	Joe Toole
<b>Original Decision Type:</b>	Delegated Decision
<b>Was Decision Overturned at Committee?</b>	No
<b>PINS Ref:</b>	APP/L1765/W/25/3362385

<b>Proposal:</b>	Application for Permission in Principle for residential development for up to two new dwellings.
<b>Location:</b>	Land At Rozel Forge Stapleford Lane Durley Hampshire

<b>Item No: 12</b>			
<b>Date of Inspector's Decision:</b>	10th July 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Written Representation	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	25/00158/FUL
<b>Case Officer:</b>	Catherine Watson
<b>Original Decision Type:</b>	Delegated Decision
<b>Was Decision Overturned at Committee?</b>	No
<b>PINS Ref:</b>	APP/L1765/W/25/3364830

<b>Proposal:</b>	Demolition of an existing detached bungalow and garage, and the erection of a B2/B8 industrial building with associated hardstanding and parking
<b>Location:</b>	Four Dells Bungalow Poles Lane Otterbourne Winchester Hampshire SO21 2DY

<b>Item No: 13</b>			
<b>Date of Inspector's</b>	19th August 2025	<b>Inspector's</b>	Appeal Allowed

<b>Decision:</b>		<b>Decision:</b>	
<b>Appeal Procedure</b>	Householder	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	24/02577/HOU		
<b>Case Officer:</b>	Ethan Townsend		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/D/25/3366737		

<b>Proposal:</b>	Proposed reinstatement of railings to front boundary
<b>Location:</b>	Buckingham House 50 Hyde Street Winchester Hampshire SO23 7DY

<b>Item No: 14</b>			
<b>Date of Inspector's Decision:</b>	15th September 2025	<b>Inspector's Decision:</b>	Appeal Allowed
<b>Appeal Procedure</b>	Householder	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	25/00098/HOU		
<b>Case Officer:</b>	Catherine Watson		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/D/25/3366907		

<b>Proposal:</b>	Rebuilding of storm damaged garden wall.
<b>Location:</b>	1 Cedar Close Kings Worthy Winchester Hampshire SO23 7NN

<b>Item No: 15</b>			
<b>Date of Inspector's Decision:</b>	10th September 2025	<b>Inspector's Decision:</b>	Appeal Dismissed
<b>Appeal Procedure</b>	Householder	<b>Costs</b>	No Application for Costs

<b>Case No:</b>	25/00940/AVC		
<b>Case Officer:</b>	Charlotte Smith		
<b>Original Decision Type:</b>	Delegated Decision		
<b>Was Decision Overturned at Committee?</b>	No		
<b>PINS Ref:</b>	APP/L1765/Z/25/3370581		

<b>Proposal:</b>	Erection of a small format Advertising Display
<b>Location:</b>	Winchester Service Station Bar End Road Winchester Hampshire SO23 9NP

**ENFORCEMENT NOTICE APPEALS – SUMMARY OF DECISIONS**

**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of enforcement notice appeal decisions received during the period 01 July 2025 - 30 September 2025.

NONE