

REPORT TITLE: PLANNING APPEALS

18 FEBRUARY 2020

REPORT OF CABINET MEMBER: Cllr Jackie 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 July – September 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

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 July – September 2019

14 cases in total

5 Appeal allowed 36%

9 Appeal dismissed 64%

Of these

2 Appeal allowed cost refused

1 Appeal allowed costs allowed

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:- Relevant planning applications files.

Previous Committee Reports:- PDC1143

Other Background Documents:-

APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) July – September 2019

APPENDIX 1

PLANNING APPEALS – SUMMARY OF DECISIONS (DC CASES)

A summary of appeal decisions received during the July – September 2019

Item No: 01			
Date of Inspector's Decision:	10th July 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:	18/00940/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Appeal due to non determination		
Was Decision Overturned at Committee?	No		

Proposal:	The development of four detached family homes, garages, formation of a new vehicular access road onto Down Farm Lane together with hard and soft landscaping and all other associated development works.
Location:	Land East Of Down Farm Lane Headbourne Worthy Hampshire

Item No: 02			
Date of Inspector's Decision:	30th July 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:	17/03193/FUL		
Case Officer:	Liz Marsden		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of Use from Class D1 to Class B1(a)
Location:	St Clements Partnership Tanner Street Winchester SO23 8AD

Item No: 03			
Date of Inspector's Decision:	2nd August 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Refused
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/01114/FUL		
Case Officer:	Robert Green		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Application Reference Number: 16/01322/FUL : Date of Decision: 30/06/2017 : Condition Number 05 (Materials). Variation of Condition 05 to make reference to 'clay tiles' rather than 'clay plain tiles'
Location:	Land To The West Of Tangier Lane Bishops Waltham SO32 1BU

Item No: 04			
Date of Inspector's Decision:	5th July 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	17/02115/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Siting of mobile home for a period of 3 years to house agricultural worker
Location:	Franklyns Fish Farms Ltd Drove Lane Alresford SO24 9EX

Item No: 05			
Date of Inspector's Decision:	24th September 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure	W	Costs:	Cost Refused

(see code below):			
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/01806/FUL		
Case Officer:	Rose Lister		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(RETROSPECTIVE) (AMENDED DESCRIPTION) Proposed use of first-floor mezzanine and partial use of ground floor of (northwest) agricultural storage building for office purposes (Class B1)
Location:	Meadows Farm Ervills Road Worlds End Hambledon PO7 4QU

Item No: 06			
Date of Inspector's Decision:	22nd July 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:	18/00073/FUL		
Case Officer:	Robert Green		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	3 NEW DWELLINGS, CAR PARKING AND LANDSCAPING
Location:	The Meadows Forester Road Soberton Heath SO32 3QG

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

Case No:	18/02556/HOU		
Case Officer:	Curtis Badley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Demolition of existing garage and single storey side extension and construction of replacement two storey side extension.
Location:	14 Birch Hill Cottages Trampers Lane North Boarhunt PO17 6DB

Item No: 08			
Date of Inspector's Decision:	8th August 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:	19/00031/PNACOU		
Case Officer:	Sean Quigley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed conversion of agricultural building into a dwelling house.
Location:	Bluebell Farm Ham Green Sparsholt Winchester Hampshire SO21 2PA

Item No: 09			
Date of Inspector's Decision:	15th August 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02332/HOU		
Case Officer:	Rose Lister		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(Retrospective) Use of existing detached outbuilding as 'granny' annexe for family accommodation ancillary to the main dwelling
Location:	Orchard Gate Lordswood Highbridge Hampshire SO50 6HR

Item No: 10			
Date of Inspector's Decision:	15th August 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:	18/02853/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(Amended Description) 7 Bedroom HMO at 44 Fromond Road.
Location:	44 Fromond Road Winchester Hampshire SO22 6EG

Item No: 11			
Date of Inspector's Decision:	23rd August 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:	18/02414/FUL		
Case Officer:	Robert Green		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 3 bedroom dwelling on land to the north of Derryveagh, Bridge Road, Alresford, Hampshire, SO24 9ET.
Location:	Derryveagh Bridge Road Alresford SO24 9ET

Item No: 12			
Date of Inspector's Decision:	22nd August 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:	19/00390/HOU		
Case Officer:	Cameron Finch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(Amended description) Proposed conversion of existing garage to habitable living space		
Location:	2 Hyssop Close Whiteley PO15 7JS		

Item No: 13			
Date of Inspector's Decision:	10th September 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00669/HOU		
Case Officer:	Cameron Finch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(Retrospective) Proposed lantern light in roof space		
Location:	6 Dean Villas Knowle PO17 5LR		

Item No: 14			
Date of Inspector's Decision:	2nd August 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00335/HOU		
Case Officer:	Sean Quigley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of detached garage and store		
Location:	2 Thatched Cottages Weston Down Lane Weston Colley SO21 3AG		