

REPORT TITLE: PLANNING AND ENFORCEMENT NOTICE APPEALS
QUARTERLY REPORT – 1 APRIL 2025 – 30 JUNE 2025

16 JULY 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 1 April – 30 June 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 11

11.1 This report provides a summary of appeal decisions in relation to planning cases received during 1 April – 30 June 2025,

Planning Appeal Cases in Total 9

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	9	100%	1	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Withdrawn	0	0%	0	0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 April – 30 June 2025,

Enforcement Appeal Cases in Total 2

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	2	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Withdrawn	0	0%	0	0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 Q4 – Jan to Mar 2025

The previous Appeal Summaries were presented at the June 2025 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 FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of planning appeal decisions received during the period 1 April – 30 June 2025.

Item No: 1			
Date of Inspector's Decision:	1st May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	22/02679/FUL		
Case Officer:	Liz Young		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3337941		

Proposal:	Change of use of property from a domestic residential use to a mixed use for residential purposes and provision of swimming lessons to children
Location:	35 Church Lane Colden Common SO21 1TW

Item No: 2			
Date of Inspector's Decision:	2nd May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/00478/FUL		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3346448		

Proposal:	Application Reference Number: 89/01329/OLD Date of Decision: 15/11/1989 Condition Number(s): Condition 10 Conditions(s) Removal: The planning condition does not pass all of the 'six tests' a planning condition must comply with. See
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	planning statementRemove the planning condition or vary it to prevent freestanding buildings and structures, boundary walls or fences only ie Schedule 2 Part 1 Class E; Schedule 2 Part 2 Class A
Location:	Yosemite 42 Halls Farm Close Winchester Hampshire SO22 6RE

Item No: 3			
Date of Inspector's Decision:	30th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/01375/FUL		
Case Officer:	Matthew Rutledge		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		
PINS Ref:	APP/L1765/W/24/3346800		

Proposal:	Erection of 1No. new detached bungalow along with car parking and use of existing access onto Lovedon Lane.
Location:	Land To The Rear Of 74 And 76 Lovedon Lane Kings Worthy Hampshire

Item No: 4			
Date of Inspector's Decision:	15th May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	24/01087/PNACOU		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3351555		

Proposal:	Change of use of part of an Agricultural Barn to a single dwellinghouse.
Location:	Coombs Cottage The Crescent Lower Upham Southampton Hampshire SO32 1PZ

Item No: 5	
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Date of Inspector's Decision:	4th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/00163/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3352712		

Proposal:	Resubmission of refused application 23/00240/FUL - Proposed Demolition of 3 Economically Redundant Kennels Buildings and Erection of a Replacement Dwelling, Creation of New Access, Parking and Landscaping Works
Location:	Crowhurst Kennels Sutton Wood Lane Bighton Alresford Hampshire SO24 9SG

Item No: 6			
Date of Inspector's Decision:	15th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01407/HOU		
Case Officer:	Charlotte Smith		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/D/24/3357952		

Proposal:	Reopening and widening of existing aperture to form an access.
Location:	The Sunday School Victoria Road Winchester Hampshire SO23 7DU

Item No: 7			
Date of Inspector's Decision:	15th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01718/LIS		
Case Officer:	Charlotte Smith		

Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	APP/L1765/Y/24/3357953

Proposal:	Reopening and widening of existing aperture to form an access.
Location:	The Sunday School Victoria Road Winchester Hampshire SO23 7DU

Item No: 8			
Date of Inspector's Decision:	16th June 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	Appellant's Costs Refused

Case No:	22/00683/FUL		
Case Officer:	Joe Toole		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		
PINS Ref:	APP/L1765/W/25/3360344		

Proposal:	Erection of detached dwelling
Location:	6 Skintle Green Colden Common Hampshire SO21 1UB

Item No: 9			
Date of Inspector's Decision:	24th June 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01884/FUL		
Case Officer:	Joe Toole		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3360472		

Proposal:	Erection of 4 bedroom self-build dwelling, relocated access, parking, drainage and landscaping.
Location:	Land North Of Southwick Road Wickham Hampshire

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

A summary of enforcement notice appeal decisions received during the period 1 April – 30 June 2025.

Item No: 10			
Date of Inspector's Decision:	1st May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/00412/COU		
Case Officer:	Mark Fletcher		
PINS Ref:	APP/L1765/C/24/3338194		
Proposal:	Without planning permission, the material change of use of the Land from use as a single dwelling house to a mixed use as a single dwelling house and use (of the swimming pool) for leisure and recreational purposes that are not incidental to the lawful use as a single dwelling house.		
Location:	35 Church Lane Colden Common Winchester Hampshire SO21 1TW		

Item No: 11			
Date of Inspector's Decision:	1st May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/00412/COU		
Case Officer:	Mark Fletcher		
PINS Ref:	APP/L1765/C/24/3338195		
Proposal:	Without planning permission, the material change of use of the Land from use as a single dwelling house to a mixed use as a single dwelling house and use (of the swimming pool) for		

	leisure and recreational purposes that are not incidental to the lawful use as a single dwelling house.
Location:	35 Church Lane Colden Common Winchester Hampshire SO21 1TW