



Planning Management Committee – 30 March 2016

Appeal Decision Monitoring Report

Purpose of report

Update on appeal decisions from the Planning Inspectorate and an analysis of the main issues, to monitor consistency between the council's and Planning Inspectorate's decisions.

Attachment(s)

Appendix 1 - Appeal decisions from 22 February 2016 to 8 March 2016

1.0 Introduction

1.1 This report advises on the outcome of planning appeals determined by the Planning Inspectorate from 22 February 2016 to 08 March 2016 and analyses the decisions made by the Planning Management Committee and officers under delegated authority. Details of costs awarded against the council (if any) are also given.

2.0 Equality and Diversity Implications

2.1 There are no equality and diversity implications arising from the proposals.

3.0 Legal Implications

3.1 There are no legal implications arising from the proposals.

4.0 Risk Management

4.1 There are no significant risks arising from the proposals.

5.0 Financial implications

5.1 There are no financial implications arising from the proposals, except for those decisions where costs have been awarded against the council.

6.0 Corporate Outcomes

6.1 The report supports priority outcomes set out in the Corporate Plan - Effective Management; and Value for Money.

6.2 The report is submitted for information.

Legal	Power: Planning and Compulsory Purchase Act 2004				
	Other considerations: None				
Background Papers: Office Files					
Person Originating Report: Rhys Bradshaw, Planning Development Manager ☎ 01832 742180 ✉ rabradshaw@east-northamptonshire.gov.uk					
Date: 17 March 2016					
CFO		MO		CX	

East Northamptonshire Council

DC Appeal Results

For Period from: 22 Feb 2016 to 08 March 2016

Officer

Procedure

Case Ref. No. Appellant
Proposal

Location

Appeal Type

Date Decided

Decision

Graham Wyatt

Written Representations

15/00055/FUL Mr A Watts 42 Victoria Road Rushden Northamptonshire Against Refusal
Change of use from vacant B1 to sui generis use as fourteen units of House in 01/03/2016 **Dismissed**

Application sought the change of use of a building to form 14 units within a house of multiple occupation. The main issues were whether the proposed development would provide acceptable living conditions for future occupiers in terms of internal living space, space for cooking and laundry, and the provision of outdoor amenity space; and, the effect of the proposed development on the living conditions of the occupiers of 1 and 2 Jones Cottages with regard to overlooking. In dismissing the appeal, the inspector agreed that at 15 sq. m the units would provide inadequate space for the occupants. The inspector also agreed that the introduction of additional windows would significantly increase the degree of overlooking experienced within the back garden and rooms within the rear elevations of the cottages.

Decided Appeals Dismissed :

1 100.00%

Decided Appeals Allowed :

0 0.00%

Decided Appeals Withdrawn :

0 0.00%

Decided Appeals Total :

1 100.00%

M Denotes Member
Decision against
Officer advice