



## Planning Management Committee – 19 April 2017

### 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 20 February 2017 to 31 March 2017

#### 1.0 Introduction

1.1 This report advises on the outcome of planning appeals determined by the Planning Inspectorate from Appeal decisions from 20 February 2017 to 31 March 2017 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.

<b>Legal</b>	Power: Planning and Compulsory Purchase Act 2004				
	Other considerations: None				
<b>Background Papers:</b> Office Files					
<b>Person Originating Report:</b> Rhys Bradshaw, Planning Development Manager ☎ 01832 742180 ✉ rabradshaw@east-northamptonshire.gov.uk					
<b>Date:</b> 6 April 2017					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	

# East Northamptonshire Council

## DC Appeal Results

For Period from: 20 Feb 2017 to 31 Mar 2017

Officer

Procedure

Case Ref. No. Appellant  
Proposal

Location

Appeal Type  
Date Decided Decision

Anne Dicks

### Written Representations

16/00592/OU	Mr R Betts	Land Rear Of 42 Little Street Rushden	Against Refusal
Outline: Residential development of 1no. 2 bedroom dwelling with two parking			22/02/2017 <b>Dismissed</b>

The site is an area of open ground on the corner of Harborough Road and High Street South (A5028), adjacent to The Compasses Public House and it is on the boundary with the conservation area. The application was refused under delegated powers as it was contrary to the planning policies that seek to achieve high quality design, to respect the character and appearance of the area and protect the amenity of present and future occupiers. The Inspector agreed with this decision and dismissed the appeal.

Wayne Cattell

### Written Representations

16/01074/FUL	Mr Richard Buxton	4 Mill Road Oundle Peterborough	Against Refusal
Demolish existing flat roofed single storey side extension and outhouse,			22/02/2017 <b>Dismissed</b>
16/01075/LB	Mr Richard Buxton	4 Mill Road Oundle Peterborough	Against Refusal
Demolish existing flat roofed side single storey extension and outhouse,			22/02/2017 <b>Dismissed</b>

These two applications were for a rear extension which was very contemporary in design. They were refused under delegated powers because the design was considered not to preserve the significance of the listed building the extension was to be attached to and also those adjacent to it which were also listed. The Inspector agreed with this decision and dismissed the appeal.

16/01323/OU	Mr M Hamway	Land Adjacent 47 The Crescent Chelston Rise	Against Refusal
Erection of a detached dwelling, all matters reserved except access			21/03/2017 <b>Allowed</b>

This application was refused under delegated powers because it involved the loss of an area of important green space that was identified in the draft Chelveston Neighbourhood Plan at the time the decision was made. By the time the appeal was submitted, the Examiner's Report had been received in relation to the Neighbourhood Plan and this was recommending that the area concerned was no longer identified as an area of important green space. In view of this, officers could no longer defend the reason for refusal.

<b>Decided Appeals Dismissed :</b>	<b>3</b>	<b>75.00%</b>	
<b>Decided Appeals Allowed :</b>	<b>1</b>	<b>25.00%</b>	<b>M</b> Denotes Member
<b>Decided Appeals Withdrawn :</b>	<b>0</b>	<b>0.00%</b>	Decision against
<b>Decided Appeals Total :</b>	<b>4</b>	<b>100.00%</b>	Officer advice