

16 March 2017		ITEM: 6
Planning Committee		
Planning Appeals		
Wards and communities affected: All		Key Decision: Not Applicable
Report of: Leigh Nicholson, Development Management Team Leader		
Accountable Head of Service: Andy Millard, Head of Planning and Growth		
Accountable Director: Steve Cox, Director of Environment and Place		

Executive Summary

This report provides Members with information with regard to planning appeal performance.

1 Recommendation(s)

1.1 To note the report

2 Introduction and Background

2.1 This report advises the Committee of the number of appeals that have been lodged and the number of decisions that have been received in respect of planning appeals, together with dates of forthcoming inquiries and hearings.

3 Appeals Lodged:

3.1 Application No: 16/01180/HHA

Location: 27 Cecil Avenue, Chafford Hundred

Proposal: Loft conversion with front dormer, two rear dormers and extension of gable roof and chimney.

3.2 Application No: 16/00023/CUSE

Location: Storage Yard, Blockhouse Road, Grays

Proposal: Retention of mobile home

4 Appeals Decisions:

The following appeal decisions have been received:

4.1 Application No: 16/01098/HHA

Location: Monchique, Rainbow Road, Chafford Hundred

Proposal: Loft conversion with dormer

Decision: Appeal Dismissed

Summary of decision:

4.1.1 The Inspector considered the main issues to be:

- I. Whether the proposal would be inappropriate development in the Green Belt;
- II. The effect of the development on the openness of the Green Belt; and
- III. If the development would be inappropriate, whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify it.

4.1.2 In relation to (I), all parties agreed that the siting of the mobile home would be inappropriate development. The Inspector stated that 'great weight should be given to that harm'.

4.1.3 In relation to (II), the Inspector took the view that the development would give rise to conflict with paragraphs 79 of the NPPF and LDF CS Policy PMD6.

4.1.4 In relation to (III), the Inspector considered the appellant's case for the development but did not find there to be sufficient functional need to warrant the mobile home. The Inspector concluded that the matters raised by the appellant in support of the development did not outweigh the substantial harm to the Green Belt by reason of the inappropriateness of the development and the harm that would be caused to the Green Belt's openness. The Inspector accordingly dismissed the appeal.

4.1.5 The full appeal decision can be found [here](#)

4.2 Application No: 16/01118/HHA

Location: 22 Alderton Road, Orsett, Essex, RM16 3DZ

Proposal: Proposed two storey side extension.

Decision: Appeal Approved

Summary of decision:

4.2.1

4.2.2

4.2.3

4.2.4

4.2.5 The full appeal decision can be found [here](#)

4.3 Application No: 16/00881/HHA

Location: 19 Field Road, Aveley, Essex, RM15 4AL

Proposal: Part single storey and part two storey rear extension with two storey side extension.

Decision: Appeal Dismissed

Summary of decision:

4.3.1

4.3.2

4.3.3

4.3.4

4.3.5 The full appeal decision can be found [here](#)

4.4 Application No: 16/01094/HHA

Location: 50 King Edward Drive, Grays, Essex, RM16 4AQ

Proposal: Conversion and extension of existing garage to form ancillary granny annexe

Decision: Appeal Allowed

Summary of decision:

4.4.1

4.4.2

4.4.3

4.4.4

4.4.5 The full appeal decision can be found [here](#)

4.5 Application No: 16/00926/HHA

Location: Silverside, Vange Park Road, Vange, SS16 5LA

Proposal: Proposed side/rear extension and two dormer roof extensions.

Decision: Appeal Dismissed

Summary of decision:

4.4.1

4.4.2

4.4.3

4.4.4

4.4.5 The full appeal decision can be found [here](#)

4.6 Application No: 16/00247/HHA

Location: 2 Marie Close, Corringham, Essex, SS17 9EX

Proposal: Removal of existing conservatory and retention of extended games room.

Decision: Appeal Dismissed

Summary of decision:

4.6.1

4.6.2

4.6.3

4.6.4

4.6.5 The full appeal decision can be found [here](#)

4.7 Application No: 16/01311/HHA

Location: The Gables, Brentwood Road, Bulphan, Essex

Proposal: Detached garage

Decision: Appeal Dismissed

Summary of decision:

4.7.1

4.7.2

4.7.3

4.7.4

4.7.5 The full appeal decision can be found [here](#)

4.8 Application No: 16/00992/FUL

Location: 3 Longley Mews, Grays, Essex, RM16 3AG

Proposal: Proposed front extension and dormer to garage and subsequent conversion to self contained annexe.

Decision: Appeal Dismissed

Summary of decision:

4.8.1

4.8.2

4.8.3

4.8.4

4.8.5 The full appeal decision can be found [here](#)

4.9 Application No: 15/01342/FUL

Location: Bulimba, Butts Road, Stanford Le Hope, SS17 0JH

Proposal: Proposed front extension and dormer to garage and subsequent conversion to self contained annexe.

Decision: Appeal Dismissed

Summary of decision:

4.9.1

4.9.2

4.9.3

4.9.4

4.9.5 The full appeal decision can be found [here](#)

4.10 Application No: 14/00321/CUSE

Location: Bulimba, Butts Road, Stanford Le Hope, SS17 0JH

Proposal: Appeal against Enforcement Notice

Decision: Appeal Allowed

Summary of decision:

4.10.1

4.10.2

4.10.3

4.10.4

4.10.5 The full appeal decision can be found [here](#)

5 Forthcoming public inquiry and hearing dates:

5.1 The following inquiry and hearing dates have been arranged:

5.2 None.

6 APPEAL PERFORMANCE:

6.1 The following table shows appeal performance in relation to decisions on planning applications and enforcement appeals.

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	
Total No of Appeals	5	2	4	0	0	4	1	3	1	0	9	0	29
No Allowed	2	0	0	0	0	4	1	1	1	0	0	0	12
% Allowed													41%

7 Consultation (including overview and scrutiny, if applicable)

7.1 N/A

8 Impact on corporate policies, priorities, performance and community impact

8.1 This report is for information only.

9 Implications

9.1 Financial

Implications verified by: **Sean Clark**
Head of Corporate Finance

There are no direct financial implications to this report.

9.2 Legal

Implications verified by: **Vivien Williams**
Principal Regeneration Solicitor

The Appeals lodged will either have to be dealt with by written representation procedure or (an informal) hearing or a local inquiry.

Most often, particularly following an inquiry, the parties involved will seek to recover from the other side their costs incurred in pursuing the appeal (known as 'an order as to costs' or 'award of costs').

9.3 **Diversity and Equality**

Implications verified by: **Rebecca Price**
Community Development Officer

There are no direct diversity implications to this report.

9.4 **Other implications** (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

None.

10 **Background papers used in preparing the report** (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- All background documents including application forms, drawings and other supporting documentation can be viewed online: www.thurrock.gov.uk/planning. The planning enforcement files are not public documents and should not be disclosed to the public.

11 **Appendices to the report**

- None

Report Author:

Leigh Nicholson
Development Management Team Leader