

22 November 2018		ITEM: 6
Planning Committee		
Planning Appeals		
Wards and communities affected: All		Key Decision: Not Applicable
Report of: Leigh Nicholson, Strategic Lead - Development Services		
Accountable Assistant Director: Andy Millard, Assistant Director – Planning, Transportation and Public Protection.		
Accountable Director: Steve Cox, Corporate Director – Place		

Executive Summary

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

1.0 Recommendation(s)

1.1 To note the report

2.0 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.

3.0 Appeals Lodged:

3.1 Application No: 18/00034/BUNWKS

Location: Police Station, Gordon Road, Corringham

Proposal: Unauthorised works without the benefit of planning permission.

3.2 Application No: 17/00342/AUNWKS

Location: Baker Street Mills, Stifford Clays Road, Orsett

Proposal: The storage of shipping containers / building material in the Green Belt

4.0 Appeals Decisions:

The following appeal decisions have been received:

4.1 Application No: 18/00735/HHA

Location: 68 Chestnut Avenue, Grays

Proposal: Single storey rear extension and roof extensions following demolition of existing conservatory

Decision: Appeal Dismissed

The Inspector considered the main issue to be the effect of the proposal upon the character and appearance of the host dwelling and surrounding area.

The Inspector took the view that, due to bulk and design, the rear extension would totally overwhelm the appearance of the original dwelling.

It was therefore concluded that the proposal would have an adverse effect on the character and appearance of the host dwelling and surrounding area.

The full appeal decision can be found online.

4.2 Application No: 17/01675/FUL

Location: 1 Kingsley Walk, Chadwell St Mary

Proposal: Erection of two storey house on land adjacent to 1 Kingsley Walk (resubmission of 17/01029/FUL Subdivision of the site for the erection of 1 x 3 bedroom dwelling and one- and two-storey rear extension to existing dwelling)

Decision: Appeal Dismissed

The Inspector considered the main issues to be the effect of the proposed development on the character and appearance of the site and surroundings and the impact on the living conditions of neighbouring occupiers and future occupiers of the site.

The Inspector considered that large gardens were characteristic features in this suburban location and the reduction in garden size would be out of keeping with the area. He also found the proposal would fail to provide adequate amenity space for the proposed dwelling and the retained dwelling.

The Inspector was of the view that the introduction of a short terrace would not be in keeping in a road consisting exclusively of semi-detached properties and in terms of addressing the 5 year housing supply that the additional dwelling would provide little social, environmental or economic benefit.

The full appeal decision can be found online.

4.3 Application No: 18/00606/HHA

Location: Woodside, Kirkham Road, Horndon On The Hill

Proposal: New pitched roof over existing single storey rear extension and loft conversion incorporating rear dormer windows and roof lights

Decision: Appeal Allowed

The Inspector considered the main issue to be the impact of the proposal on the Green Belt. The principal focus was the effect of the rear dormer, both in its own right and in combination with the pitched roof.

The Inspector took the view that, given the majority of the additional floorspace already existed in the roof void and the additions would not be disproportionate.

It was therefore concluded that the proposal would not be inappropriate development in the Green Belt and that there would be no harmful effects on the openness of the Green Belt or the character and appearance of the host dwelling.

The full appeal decision can be found online.

5.0 Forthcoming public inquiry and hearing dates:

5.1 Application No: 17/00390/CUSE - 17/00076/CLEUD

Location: Hovels Farm, Vange Park Road

Proposal: Unauthorised use of the land.

Dates: Postponed

5.2 Application No: 16/01512/FUL

Location: Land Adjacent Astons Villa and Appletons, Brentwood Road, Bulphan

Proposal: Change of use of land to residential use for Romani Gypsy family and stationing of one caravan and one camper van for residential occupation with ancillary works comprising modified access and area of hardstanding.

Dates: 11th December 2018

5.3 Application No: 18/00034/BUNWKS

Location: Police Station, Gordon Road, Corringham

Proposal: Unauthorised works without the benefit of planning permission.

Dates: 29th January 2018

6.0 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	0	4	2	0	2	3						16
No Allowed	0	0	0	1	0	1	1						3
% Allowed													18.7%

7.0 Consultation (including overview and scrutiny, if applicable)

7.1 N/A

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

8.1 This report is for information only.

9.0 Implications

9.1 Financial

Implications verified by: **Laura Last**
Management Accountant

There are no direct financial implications to this report.

9.2 Legal

Implications verified by: **Benita Edwards**
Interim Deputy Head of Law (Regeneration)
and Deputy Monitoring Officer

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: **Natalie Warren**
Strategic Lead Community Development
and Equalities

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