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| <b>18<sup>th</sup> May 2017</b>   |  | <b>ITEM: 6</b> |
| <b>Planning Committee</b>   |  |                |
| <b>Planning Appeals</b>   |  |                |
| <b>Wards and communities affected:</b><br>All                                 | <b>Key Decision:</b><br>Not Applicable |                |
| <b>Report of:</b> Leigh Nicholson, Development Management Team Leader         |  |                |
| <b>Accountable Head of Service:</b> Andy Millard, Head of Planning and Growth |  |                |
| <b>Accountable Director:</b> Steve Cox, Director of Environment and 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:** 16/00271/FUL

Location: Barn To North East Of St Cleres Hall Stanford Road  
Stanford Le Hope SS17 0LX

Proposal: Demolition of existing car storage building and erection of a residential terrace of 5no. three bedroom dwellings

**3.2 Application No: 16/00635/FUL**

Location: Oddsit Licenced Bookmakers 587 - 589 London Road  
West Thurrock Essex RM20 4AR

Proposal: Erection of a new mixed-use building comprising ground floor retail A1 shop unit with a separate self-contained 2-bed flat on the upper floors (amended application following 15/00449/FUL) incorporating a first floor roof terrace

**3.3 Application No: 16/00815/CLEUD**

Location: 123 Mollands Lane South Ockendon RM15 6DJ

Proposal: Retain mobile home on property

**4.0 Appeals Decisions:**

The following appeal decisions have been received:

**4.1 Application No: 16/01180/HHA**

Location: 27 Cecil Avenue Chafford Hundred Grays RM16 6QA

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

**Decision: Appeal Dismissed**

Summary of decision:

4.1.1 The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the surrounding streetscene.

4.1.2 The Inspector took the view that, due to the increase in ridge and chimney height, together with the proposed dormers, the proposal would appear as an incongruous addition to the otherwise uniform character and appearance of this group of dwellings. The Inspector concluded that the proposal would have an adverse effect on the character and appearance of the surrounding streetscene. The appeal was consequently dismissed.

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

**4.2 Application No: 16/01226/HHA**

Location: 68 River View Chadwell St Mary RM16 4BD

Proposal: Drop kerb to front of property.

**Decision: Appeal Dismissed**

Summary of decision:

- 4.2.1 The Inspector considered the main issue to be the effect of the proposal on the safety of public highway users.
- 4.2.2 The Inspector concurred with the Council's concerns relating to the width of the access and agreed that the access would not be nearly wide enough to accommodate smooth vehicular manoeuvring onto and off of the carriageway. The Inspector concluded that the proposal would unacceptably prejudice the safety of public highway users. The appeal was consequently dismissed.
- 4.2.3 The full appeal decision can be found [here](#)

**5.0 Forthcoming public inquiry and hearing dates:**

- 5.1 The following inquiry and hearing dates have been arranged:
- 5.2 None.

**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 | 2   |     |     |     |     |     |     |     |     |     |     |     |    |
| No Allowed          | 0   |     |     |     |     |     |     |     |     |     |     |     |    |
| % Allowed           |     |     |     |     |     |     |     |     |     |     |     |     | 0% |

**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: **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](http://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