

15 December 2016		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.

1.0 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:** 16/00448/HHA

Location: 487 London Road, South Stifford

Proposal: Front boundary wall, with a maximum height of 1.8M
(Retrospective planning application)

3.2 **Application No:** 16/00963/HHA

Location: 27 Fleming Road, Chafford Hundred

Proposal: Retention of rear garden shed

3.3 Application No: 16/00420/HHA

Location: 24 Davis Road, Chafford Hundred

Proposal: Retrospective application for a 2m metal fence be erected around the drive to protect the car.

3.4 Application No: 16/01110/FUL

Location: 92 Thames Crescent, Corringham

Proposal: First floor extension into existing loft space including extending front existing dormer and rear flat roof dormers and insertion of new first floor side window

4.0 Appeals Decisions:

The following appeal decisions have been received:

4.1 Application No: 16/00005/HHA

Location: 3 Silverdale East, Stanford Le Hope

Proposal: Two storey side and rear extension

Decision: Appeal Allowed

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 street.

4.1.2 The Inspector disagreed with the Council's reasons for refusal and took the contrary view that the development would not be harmful to the character or appearance of the streetscene. In making a decision contrary to Annex A1, the Inspector took the view that the presence of a common passageway at the side of the property would prevent future terracing of the properties in this part of the street.

4.1.3 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	5	2	4	0	0	4	1	3	1	0	0	0	20
No Allowed	2	0	0	0	0	4	1	1	1	0	0	0	9
% Allowed													45%

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. 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