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| 16 August 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: 17/01090/FUL

Location: 8 Hutson Terrace, London Road, Purfleet

Proposal: Extend terrace house to side to create a new dwelling house

3.2 Application No: 17/01158/FUL

Location: 1 Alfred Road, Aveley

Proposal: Subdivision of site and construction of attached two bedroom house

3.3 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)

4.0 Appeals Decisions:

The following appeal decisions have been received:

4.1 **Application No: 17/01537/HHA**

Location: 54 St Chads Road, Tilbury

Proposal: Drop kerb

Decision: Appeal Dismissed

4.1.1 The Inspector considered the main issue to be the effect of the proposal on highway safety.

4.1.2 The Inspector considered the technical details of the proposal and in particular, the potential for conflict between vehicles and other highway users and pedestrians. The Inspector concluded that the development would result in harm to highway and pedestrian safety and this environmental harm would outweigh any benefits that would arise from the proposal. The Inspector accordingly dismissed the appeal.

4.1.3 The full appeal decision can be found online.

4.2 **Application No: 18/00070/HHA**

Location: 28 Elmstead Close, Corringham

Proposal: Single storey rear extension, Loft conversion: hip to gable, enlarging existing front and rear dormer. Demolishing of existing garage.

Decision: **Appeal Allowed**

- 4.2.1 The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the appeal property, the semi-detached property of which it forms part, and the street scene.
- 4.2.2 The Inspector took the view that, despite being in conflict with the Council's Design Guidance, the proposal would not result in material harm, in part because of wider context and varied extensions found in the immediate location. The Inspector allowed the appeal on this basis.
- 4.2.3 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: To be confirmed.

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: To be confirmed.

6.0 APPEAL PERFORMANCE:

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

[illegible]

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

Report Author

**Leigh Nicholson,
Strategic Lead - Development Services**