

RECENT APPEAL DECISIONS TO 22 NOVEMBER 2013

Application Ref: S12/1665/FULL JJ
Planning Inspectorate No: APP/E2530/A/13/2197276

Appeal Type: **Informal Hearing**

Appellant:	D Pennell, Burghley House Preservation Trust
Proposal:	Retrospective application for retention of Marquee with associated bar/servery and toilets
Site:	The William Cecil, High Street, St Martins, Stamford, Lincolnshire, PE9 2LJ

Appeal Decision – Date:	Appeal allowed with conditions - 18 October 2013
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SUMMARY

This was a linked appeal against the refusal of planning permission and enforcement action to retain a marquee at the William Cecil, High St, St Martins, Stamford.

The Inspector considered the main issue in the appeals to be the effect of the development on the living conditions of the occupants of Park House and other nearby properties. Following significant debate the Inspector concluded that with the imposition of conditions limiting the type of music in the marquee and limiting the times when it can be used for functions, the development would be in accordance with the Council's Core Strategy.

Application Ref: S12/3212/FULL SP
Planning Inspectorate No: APP/E2530/A/13/2196445

Appeal Type: **Written Evidence**

Appellant:	Miss Rachel, Coulson
Proposal:	Four bedroom bungalow
Site:	Land to the rear of, 33, Main Street, Claypole, NG23 5BA

Appeal Decision – Date:	Appeal dismissed - 22 October 2013
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SUMMARY

The application sought planning permission for a four bed roomed bungalow. The application was refused on the grounds that the site was not located in a sustainable settlement and was therefore contrary to Core Strategy policy SP1.

The Inspector found that the refusal accorded with the objectives of Core Strategy policy SP1 which seeks to direct development towards villages classified as local service centres and dismissed the appeal.

RECENT APPEAL DECISIONS TO 22 NOVEMBER 2013

Application Ref: S13/0491/FULL RV
Planning Inspectorate No: APP/E2530/C/13/2199123

Appeal Type: **Written Evidence**

Appellant:	Philip Heath
Proposal:	Proposed new dwelling adjacent to 1 Albert Road and alterations and improvements including demolition of existing extension and erection of new extension at 1 Albert Road
Site:	1, Albert Road, Stamford, Lincolnshire, PE9 2EA

Appeal Decision – Date:	Appeal dismissed - 29 October 2013
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SUMMARY

An application was submitted for the erection of a new dwelling and demolition of extension and erection of new extension to the existing dwelling (1 Albert Road).

The erection of the a new dwelling was considered to be unacceptable as the size and scale of the proposal would be detrimental to the residential amenity of the neighbouring property (2 Albert Road) through an overbearing impact and loss of light. It was also felt to be unacceptable as the development on this limited site would give a cramped and overdeveloped appearance out of character with the surrounding area and would also have no provision for parking on an already congested street. The proposed pedestrian access could also lead to noise nuisance to No 2 Albert Road. The application was therefore refused by notice dated the 14th May 2013.

The Inspector, indicated that he found for the appellant on the latter three issues above but went on to say that this did not outweigh the harm that would be caused to the living conditions of the neighbouring occupiers at No. 2 Albert Road through the overbearing impact on their outlook. He did not feel that this could be mitigated by the imposition of conditions. The Inspector concluded that the appeal should not succeed in relation to the proposed dwelling. He did however issue a split decision which dismissed the appeal for the new dwelling but allowed the appeal in relation to the extension to the existing dwelling subject to standard conditions.

No application for costs was made by either party.