

RECENT APPEAL DECISIONS TO THE END OF SEPTEMBER 2011

Application Ref: S10/1941/LB IVW

Planning Inspectorate No: APP/E2530/E/11/2151807/NWF

Appeal Type: **Written Evidence**

Appellant:	Miss D Daly
Proposal:	Alteration of listed building - erection of pergola (Dismissed at appeal); relocation of chimney stack, siting of satellite dish to rear elevation and alteration to velux rooflights (All Allowed at appeal)
Site:	Newton House, 44A, High Street, Colsterworth, Grantham, NG33 5NF

Appeal Decision – Date:	Appeal - split decision - 30 August 2011
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SUMMARY

See Inspector's decision

Application Ref: S10/2004/OUT PL

Planning Inspectorate No: APP/E2530/A/11/2148906/WF

Appeal Type: **Written Evidence**

Appellant:	Mr & Mrs J Holmes
Proposal:	Outline approval for the erection of a single storey dwelling with garage and parking with new vehicular access
Site:	Land To Rear Of 36, Church Street, Long Bennington, Newark, NG23 5EN

Appeal Decision – Date:	Appeal allowed with conditions - 01 September 2011
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SUMMARY

The application was refused under delegated powers on 22 March 2011 on highway grounds relating to the inadequate access drive and insufficient parking and turning provision.

The Inspector accepted that the driveway is not wide enough for two vehicles to pass but considered that the level of vehicle movements would be few with low speeds and would not pose a threat to highway safety. The Inspector also considered that the alternative parking layouts submitted as part of the appeal process were acceptable even though they fell below normal highway standards.

The Inspector also allowed a claim for costs.

Application Ref: S10/2525/FULL PJM

Planning Inspectorate No: APP/E2530/A/11/2149847/NWF

Appeal Type: **Written Evidence**

Appellant:	Mrs P Rai, PR Property Developments Ltd
Proposal:	Erection of 2 dwellings
Site:	Rear of Highgate, Church Street, Barrowby, Grantham, Lincolnshire, NG32 1BX

Appeal Decision – Date:	Appeal dismissed - 29 September 2011
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SUMMARY

The main issue in this appeal was the effect of the proposal on the character and appearance of the Conservation Area and setting of the Listed Building.

The Inspector observed that the openness of the site contributes positively to the character and appearance of the Conservation Area. The Inspector went on to comment that the position of within the site, combined with its width and height would mean that it would significantly erode the important openness that the site currently exhibits. In addition he added that it would not appear subservient to the frontage buildings and so would appear at odds with the positive aspects of the character that the Inspector had identified.

The appeal was dismissed.

Application Ref: S11/0762/HSH PL

Planning Inspectorate No: APP/E2530/D/11/2157222

Appeal Type: **Written Representation**

Appellant:	Mrs Joanne Roberts
Proposal:	Proposed UPVC French doors to first floor bedroom to replace adjacent window which is to be bricked up and construction of a new chimney stack on south western elevation
Site:	24, Belton Grove, Grantham, Lincolnshire, NG31 9HH

Appeal Decision – Date:	Appeal dismissed - 23 September 2011
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SUMMARY

The application was refused under delegated powers on 18 May 2011 on the grounds of loss of privacy and amenity to the residents of adjacent properties from the first floor French doors. The Inspector agreed with this assessment considering that there would be a significant and unacceptable degree of overlooking, harmful to the privacy of the neighbouring residents.