

RECENT APPEAL DECISIONS TO THE END OF OCTOBER 2011

Application Ref: S11/0936/HSH RV

Planning Inspectorate No: APP/E2530/D/11/2160393

Appeal Type: **Written Evidence**

Appellant:	Mr M Cox
Proposal:	Two storey rear extension to dwelling
Site:	85, Lady Margaret's Avenue, Deeping St James, Peterborough, Lincolnshire, PE6 8TQ

Appeal Decision – Date:	Appeal dismissed - 12 October 2011
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SUMMARY

An application was submitted for a two storey rear extension to the existing dwelling.

The proposal was considered to be a visually unacceptable extension to the north gable of the existing dwelling creating a long ridge line resulting in an incongruous and out of character in the street scene. In addition it would have created a dominant and overbearing extension resulting in a cramped environment and loss of sunlight to the adjacent properties (25 and 26 Blackthorn Close) due to close proximity of the extension to the boundaries of these properties.

The Inspector, whilst indicating that he did not think the proposal would have a major impact on number 25 Blackthorn Close, accepted that the extension would impact on 26 Blackthorn Close and is out of keeping with the existing dwelling. He also stated that it would appear incongruous within the street scene and out of character with the surrounded area. He concluded that the proposal would be contrary to Policies SP1 and EN1 IN THE South Kesteven Core Strategy (2010).

No application for costs was made by either party.

Application Ref: S10/2336/FULL PWM

Planning Inspectorate No: APP/32530/A/11/2157184/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr Stephen T Jackson, TRH Jackson & Partners
Proposal:	Retention of mobile caravan to be used as holiday accommodation
Site:	Mill Farm, Dallygate, Great Ponton, Grantham, NG33 5DP

Appeal Decision – Date:	Appeal dismissed - 12 October 2011
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SUMMARY

This retrospective application was refused under delegated powers on 12 October 2011 as it is considered that the caravan was a prominent and discordant feature in the landscape that would harm the setting of the adjacent converted farm buildings and the appearance and character of the wider rural setting

The Inspector generally agreed with this assessment and the appeal was **dismissed**.

No application for costs was made by either party.

The matter is now being dealt with by the Planning Enforcement Officer with a view to removal of the caravan.

Application Ref: S10/2198/FULL PWM
Planning Inspectorate No: APP/E2530/A/11/2157463/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr Tim Gadsby
Proposal:	Extension to outbuilding to create a dwelling
Site:	The Malting House, Church Street, Barrowby, Grantham, NG32 1BX

Appeal Decision – Date:	Appeal dismissed - 24 October 2011
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SUMMARY

This application was refused under delegated powers on 24 October 2011 on the grounds that

1. By virtue of the design, scale and materials to be used, it would harm the character of the conservation area and the setting of the adjacent grade II listed building.
2. It would be an unsatisfactory form of backland development that would harm the long term future viability and preservation of the adjacent listed building.

The Inspector generally agreed with this assessment and the appeal was **dismissed**.

No application for costs was made by either party.