

RECENT APPEAL DECISIONS TO 13 DECEMBER 2011

Application Ref: S11/0263/ADV PL
Planning Inspectorate No: APP/E2530/H/11/2153663

Appeal Type: **Written Evidence**

Appellant:	Mr J Cooke, Wagtail Country Park
Proposal:	Advance directional sign for Wagtail Country Park
Site:	Land Adjacent A1 Northbound, Tollbar Road, Marston

Appeal Decision – Date:	Appeal dismissed - 01 December 2011
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SUMMARY

The application was to erect an advance directional sign for Wagtail County Park adjacent to the A1.

In dismissing the appeal the Inspector agreed with the Highways Agency that the proposed sign is in direct contravention to the Regulations and they considered that any highway safety gain from the advance warning to drivers of the turn would be outweighed by the presumption against advertisements which would distract drivers.

Application Ref: S11/0264/ADV PL
Planning Inspectorate No: APP/E2530/H/2153664

Appeal Type: **Written Evidence**

Appellant:	Mr J Cooke, Wagtail Country Park
Proposal:	Advance directional sign for Wagtail Country Park
Site:	Land Adjacent A1 Southbound, Tollbar Road, Marston

Appeal Decision – Date:	Appeal dismissed - 01 December 2011
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SUMMARY

The application was to erect an advance directional sign for Wagtail County Park adjacent to the A1.

In dismissing the appeal the Inspector agreed with the Highways Agency that the proposed sign is in direct contravention to the Regulations and they considered that any highway safety gain from the advance warning to drivers of the turn would be outweighed by the presumption against advertisements which would distract drivers.

Application Ref: S11/0737/FULL JST
Planning Inspectorate No: APP/E2530/A/11/2159520

Appeal Type: **Written Evidence**

Appellant:	Mr K Singh Sunner
Proposal:	Erection of dwelling on garden land adjacent 1 Fane Close
Site:	Adj 1, Fane Close, Stamford

Appeal Decision – Date:	Appeal dismissed - 07 December 2011
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SUMMARY

This application was determined under delegated powers and related to the proposed erection of a two storey dwelling on land forming part of the side and rear garden areas to No. 1 Fane Close. The application was refused on the grounds that the proposal would lead to a cramped form of development which was out of character with its locality and that insufficient private amenity space would be provided for the future residents.

In dismissing the appeal, the Inspector upheld the Council's refusal reasons in concluding that the scheme would not be in keeping with the existing more spacious form of development on Fane Close and that the small size of the garden being proposed would cause harm to the living conditions of future occupiers. The Inspector noted the appellant's arguments in respect of the site being sustainable in terms of its urban location and the contention that there was a shortfall in the supply of deliverable housing, but did not consider that these matters would outweigh the identified negative impacts of the scheme. The Inspector therefore agreed that the proposed development would be contrary to Policy EN1 of the South Kesteven Core Strategy (2010).

Application Ref: S11/0795/OUT NB
Planning Inspectorate No: APP/E2530/A/11/2159612/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr & Mrs P Briggs
Proposal:	Erection of dwelling
Site:	Land adjacent Glen Lodge, Greatford

Appeal Decision – Date:	Appeal dismissed - 09 December 2011
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SUMMARY

The application was determined under delegated powers and refused permission on the grounds that it would be contrary to policies SP1 & H1 of the Adopted Core Strategy. The application was for the erection of a new dwelling in open countryside with no justification for it other than that it would be adjacent to a recently constructed dwelling that was a replacement for a Dutch barn.

The Inspector dismissed the appeal on the grounds of the proposal being contrary to the aforementioned policies. In addition the appeal decision made reference to the fact that the proposal would be detrimental to the open character of the countryside.

Application Ref: S11/1296/HSH NB

Planning Inspectorate No: APP/E2530/D/11/216922

Appeal Type: **Written Representation**

Appellant:	Mrs J Digby
Proposal:	Two storey side and front extension
Site:	4, Caesar Close, Baston, Peterborough, Lincolnshire, PE6 9PN

Appeal Decision – Date:	Appeal dismissed - 08 December 2011
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SUMMARY

The application was refused permission under delegated powers on the grounds that the front aspect of the extension, a room above an existing detached garage, would be out of character with the area as well as result in an overbearing impact that would be detrimental to the amenity of neighbouring impacts.

The Inspector dismissed the appeal and in doing so considered there to be two key issues, firstly, impact on the character of the area and, secondly, on the living conditions of neighbouring properties. On both points the Inspector agreed with the reason for refusal attached to the permission and, as a result, dismissed the appeal.