

Meeting: Planning and Development
Committee

Agenda Item:

Date: Thursday 14 June 2022

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

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1. APPEALS RECEIVED

- 1.1 21/01101/FP, 303 Ripon Road. Appeal against refusal of planning permission for the conversion of 1 no. 4 bedroom dwelling to 3 no. studios, single storey front and rear extensions and conversion of garage including the change of use from public amenity land to residential use and associated parking

2. DECISIONS AWAITED

- 2.1 19/000474/FPM, Land West of Lytton Way. Appeal against refusal of planning permission for the demolition of existing office building (Use Class B1) and structures, and the construction of seven apartment buildings comprising 576 dwellings (Use Class C3) together with internal roads, parking, public open space, landscaping, drainage and associated infrastructure works.
- 2.2 21/00681/AD, McDonalds, Monkswood Retail Park, Elder Way. Appeal against refusal of advertisement consent for 1no. internally illuminated totem sign.
- 2.3 21/00809/FP. 168 Fairview Road. Appeal against refusal of planning permission for the erection on 1no. two bedroom detached dwellings with parking and access.
- 2.4 21/01152/ENF. 68 Basils Road. Appeal against the serving of an enforcement notice to remove the first floor of the two-storey rear extension which was refused under planning permission reference number 21/01256/FPH.
- 2.5 21/01256/FPH. 68 Basils Road. Appeal against the refusal of planning permission for the retention of a part two storey, part single storey rear extension.
- 2.6 21/01126/FP. 56 Austen Paths. Appeal against the refusal of planning permission for the change of use from a 6-bedroom House of Multiple Occupation (HMO) Class C4, to a 7-bedroom HMO (Sui Generis), 3 x car parking spaces; 8-bicycle parking spaces, and location of 7-bin storage facilities to the rear driveway

3. DECISIONS RECEIVED

- 3.1 21/01154/FPH, 40 Knights Templars Green. Appeal against refusal of planning permission for the construction of a rear dormer window and raising the ridge height.
- 3.2 The appeal was allowed.

- 3.3 The officer's report sets out that as a result of the previously approved increase in the ridge height of the property, the proposed dormer would exceed the height of the "original" dwelling. However, the Inspector states that the permitted development rights allowed for dormers on the "existing" dwelling and does not stipulate "original".
- 3.4 The appellant made the case that under permitted development rights, a similar sized dormer could be created had the previously approved permission to raise the height of the roof by 510mm. The Inspector accepted this fall-back position and went on to say that from the submissions, he considered the design of the box dormer to be permitted development and the fall-back position would be marginally more harmful to the character and appearance of the area.
- 3.5 The Inspector concluded that the dormer does not comply with policy GD1 of the Local Plan or the Design Guide SPD but as the appellant could implement a similar proposal under permitted development which would be marginally more harmful than the appeal scheme, on balance the appeal scheme should be allowed.