

Meeting: Planning and Development
Committee

Agenda Item:

Date: 21 July 2025

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

Author – Linda Sparrow

Lead Officer – Alex Robinson

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1. APPEALS RECEIVED

1.1 NONE.

2. DECISIONS AWAITED

- 2.1. 24/00893/FP, Land Adjacent to 175 Vardon Road. Appeal against refusal of planning permission for the erection of a pair of semi-detached two-bedroom dwellings.
- 2.2. 21/01025/ENFAPL, 7 Boxfield Green. Appeal against the serving of an Enforcement Notice relating to the development not in accordance with approved plans under planning permission reference number 17/00734/FPH.

3. DECISIONS RECEIVED

- 3.1 24/00469/FPH, 7 Milestone Close. Appeal against refusal of planning permission for a single storey front extension.
- 3.2 The appeal is DISMISSED.
- 3.3 The Inspector found that whilst the proposed extension would be built in matching materials, owing to its irregular shaped footprint, substantial overall mass, and a contrasting roof construction to the main and porch roofs, it would disrupt the simple existing proportions and form of the dwelling. The awkward intersection of the development with the porch would furthermore contribute to its appearance as an unsympathetic addition to the building.
- 3.4 The Inspector noted that the Council and appellant were in dispute over the extension being described as a side or front extension but noted that the classification was irrelevant, by virtue of the combination of its incongruous design and positioning on the gable end that would unbalance the terrace, diminishing its symmetrical form and would be conspicuous due to its prominence and would fail to have a high quality of design.
- 3.5 In conclusion, the Inspector agreed with the Council that the proposal would be contrary to Policies SP8 and GD1 of the Local Plan and Principles HD1 and HD2 of the Design Guide SPD (2025). The appeal is dismissed and a copy of the appeal decision is attached.