

Report to Planning Committee

Review of Planning Appeals 2013_14

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Delegated Decisions

	Number	Upheld	Dismissed	% Upheld
Q1_13	6	2	4	33
Q2_13	7	1	6	14
Q3_13	7	0	7	0
Q4_13	4	0	4	0

Committee Decisions

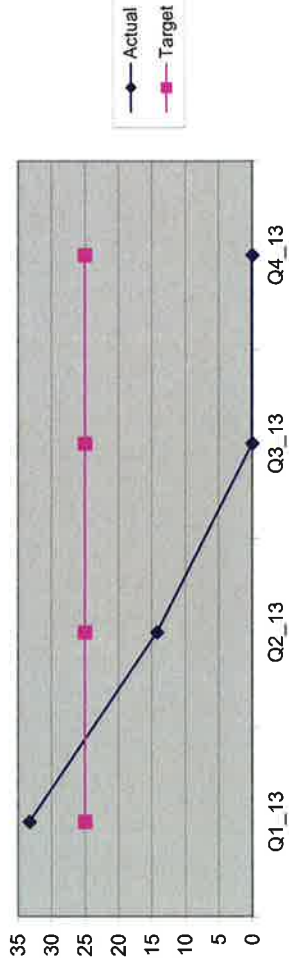
	Number	Upheld	Dismissed	% Upheld
Q1_13	2	2	0	100
Q2_13	5	2	3	40
Q3_13	0	0	0	0
Q4_13	2	1	1	50

	Delegated	Committee (with rec)	Committee (contrary to rec)
2012	0	0	0
2013	0	0	2

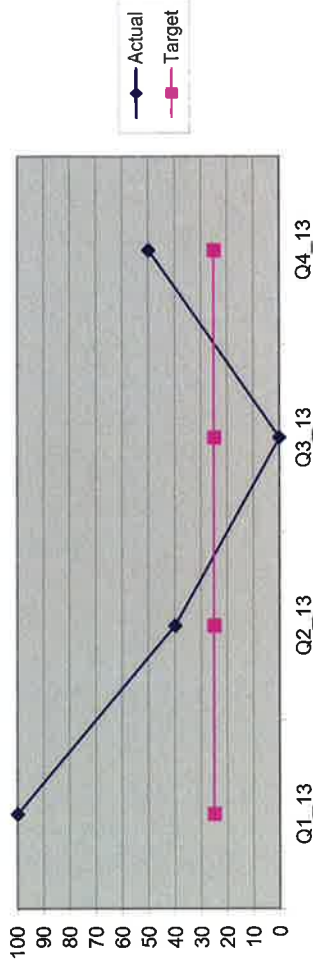
Overall performance

Number of appeals	33
Appeals upheld	8
% upheld	24.24

% Delegated Decisions Upheld



% Committee Decisions Upheld



	Main Issues	Inspector's decision
12_433	The effect of the proposals on (i) the character of the area; (ii) living conditions of occupiers of nearby dwellings; and (iii) highway safety in the vicinity of the site.	Harm outweighed the economic benefits
13_208	The effect of the proposed development on the character and appearance of the area and highway safety, and the adequacy of the proposed sewerage disposal facilities	Did not support reasons for refusal
13_235	The effect of the proposed dwelling on the character and appearance of the area, the living conditions of occupiers of adjoining residential properties with particular regard to the effect on outlook and highway safety in the vicinity of the site	Due to the adverse effect of the development on the character of the area, the harm to the living conditions of occupiers of adjoining residential properties, and the potential harm to highway safety, I conclude that the proposals are contrary to paragraphs 17 and 58 of the Framework.
13_317	Whether the proposed development comprises a sustainable form of development in accordance with advice in the National Planning Policy, • The effect of the proposed development on the character of the area; and • The effect of the proposed development on highway safety in the vicinity of the site	The development would not comprise sustainable development in accordance with the Framework. It would also be harmful to the character of the area and be likely to be harmful to highway safety. The development would conflict with the development plan and the Framework and so the appeal is dismissed.
13_466	The effect of the proposal on the character and appearance of the area.	The proposal is contrary to the National Planning Policy Framework and specifically one of its Core Principles which is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
13_484	The effect of the proposed extension on the character and appearance of the host property and the street scene; whether the proposed extension would preserve or enhance the character or appearance of the Alkham Conservation Area; whether the proposed extension would conserve and enhance the natural beauty of the Kent Downs Area of Outstanding Natural Beauty (AONB).	The proposed development would have an unacceptably harmful impact on the character and appearance of the host property and the street scene. It would neither preserve nor enhance the character and appearance of the Alkham Conservation Area in which it is located. Furthermore it would fail to conserve and enhance the natural beauty of the Kent Downs AONB.

Appeals against Committee decisions

Case	Address	Proposal	Appeal Decision	Date	With Officer Rec	Costs
12_500	St Margarets bay	Holiday Lodges	Allowed	10/04/2013	No	Yes
12_150	Old Fairground	Dwelling	Allowed	24/05/2013	Yes	
12_311	Mill Rd	Dwelling	Allowed	08/08/2013	No	Yes
12_818	Castle Ave	Dwelling	Dismissed	21/08/2013	No	
11_774	High Gaut	Alterations	Dismissed	22/08/2013	No	
11_823	High Gaut	Extension	Dismissed	22/08/2013	No	
11_553	Park Farm	Mobile Homes	Allowed	23/09/2013	No	
13_208	Cross Road	Dwelling	Allowed	17/01/2014	Yes	No
12_433	Stourmouth House	Change of Use	Dismissed	17/03/2014	No	No

Appeals against delegated decisions

Year	Case	Address	Proposal	Appeal Decision	Date	Costs
12	112	Bay Hill House	Dwelling	Allowed	04/04/2013	
12	269	44 Salisbury Rd	Flats	Dismissed	07/05/2013	
12	706	Monastary Avenue	Dwelling	Dismissed	08/05/2013	
11	856	Oak Barn	Alterations	Dismissed	17/05/2013	
12	772	The Old Fairground	Dwelling	Dismissed	24/05/2013	
12	730	Cardrona	Dwelling	Allowed	29/07/2013	
13	149	Blamoral Rd	Extension	Dismissed	02/08/2013	
12	865	Salisbury Rd	Dwelling	Allowed	21/08/2013	
12	473	Red Lion	Dwelling	Dismissed	29/08/2013	
12	474	Red Lion	Wall	Dismissed	29/08/2013	
13	339	Middle Deal	Dormer	Dismissed	10/09/2013	
12	309	Sunnyside	Extension	Dismissed	30/09/2013	
12	999	Sibert's Close	Dwelling	Dismissed	30/09/2013	
13	294	Kismet	Extension	Dismissed	11/10/2013	
13	4	The Strand	Dwelling	Dismissed	22/10/2013	
12	940	Breakers, Goodwin Rd	Extensions	Dismissed	21/11/2013	
13	337	Honeysuckle Cottage	Coach House	Dismissed	10/12/2013	
13	209	Dover Road	Conversion of Garage	Dismissed	30/10/2013	
12	954	Eythorne Court Barn	Velux Windows	Dismissed	30/10/2013	
12	943	Cedarwood	Changes to flat roof	Dismissed	05/11/2013	
13	484	Apple Tree Cottage	Rear Extension	Dismissed	29/01/2014	
13	466	Redstones	Decking to shed roof	Dismissed	22/01/2014	
13	317	Astley Avenue	Residential Development	Dismissed	17/01/2014	
13	235	59 Westcourt Lane	Dwelling	Dismissed	08/01/2014	