

Appendix 1 – Appeals Performance from 01.07.2021 to 30.09.2021

Application reference	Address	Proposal	Officer Recommendation	Committee Decision / Date	Reasons for Refusal	Appeal Procedure	Appeal Decision / Date	Costs Decision	Inspector's Reasons
20/00605/FUL	Ivy Cottage Guntons Road Newborough Peterborough PE6 7RU	Three-bed detached dwelling with double garage	Refusal	N/A	<ol style="list-style-type: none"> 1. Site lies outside settlement boundary and is open countryside. Proposal would represent an unwarranted and unjustified intrusion into the open countryside- contrary to LP2, LP4 and LP11. 2. Submitted Flood Risk Assessment insufficient as fails to demonstrate that the sequential and exceptions tests are passed – contrary to LP32 and paras 158-161 of NPPF. 	Written Representations	Dismissed 31.08.2021	N/A	<ul style="list-style-type: none"> - The site is set apart from the village of Newborough and has a closer relationship to the open countryside than to nearby ribbon of housing. - Development would introduce a dwelling onto undeveloped land, thereby urbanising the site and encroaching into the countryside. Resultant effect would greatly reduce the rural character and appearance of the area. - Development would not provide a suitable location for housing, contrary to LP2 and LP11. - Flood Risk Assessment states that a search did not identify any land that is being currently marketed within Newborough and allocated sites in Newborough are also in Flood Zone 3. - Therefore proposed development would not have an adverse effect on flooding.
20/00775/FUL	Cobnut Cottage 45 Peterborough Road Castor Peterborough PE5 7AX	Construction of four-bed detached dwelling with integral garage	Refusal	N/A	<ol style="list-style-type: none"> 1. Proposal would adversely impact the health and amenity value of mature trees on site, including trees protected by Tree Preservation Orders – contrary to LP29. 2. Owing to significant shading and sap drip from trees on the site, unacceptable level of amenity for future occupiers would be provided - contrary to LP17. 3. No Unilateral Undertaking secured which is necessary to cease an existing use and prevent undue highway impacts - contrary to LP13. 	Written Representations	Dismissed 19.07.2021	N/A	<ul style="list-style-type: none"> - 2no. parking spaces proposed within the root protection areas of protected trees. No demonstration of need to construct the parking spaces within the RPAs of the trees and method statement does not overcome concerns. - Trees would be likely to cast shade on the garden and several rooms of the dwelling for a significant proportion of the year. Would consequently be likely to cause rooms to become unduly gloomy and during summer, would harm enjoyment of the garden. - Honeydew/sap deposit from the trees to surfaces would increase the likelihood of occupier concerns. - Effects are likely to result in future requests to prune / remove the trees which are likely to be difficult to resist irrespective of TPO status. - Access serving the site is substandard and would not enable two vehicles to pass one another, with limited opportunities for turning/waiting on the drive. - The additional waiting and reversing manoeuvres on Peterborough Road would give rise would cause harm to highway

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									safety which would not be addressed through ceasing the bed and breakfast use.
20/01408/FUL	The Bungalow Buntings Lane Stanground Peterborough PE7 3BS	Proposed one and a half storey dwelling	Refusal	N/A	1. Proposal would result in unacceptably overbearing impact to the garden area of the adjacent dwelling, harming occupant amenity – contrary to LP17.	Written Representations	Allowed 19.07.2021	N/A	<ul style="list-style-type: none"> - Whilst the dwelling would lie close to that boundary and there would be some loss of outlook from the garden of the neighbour, it would generally be subservient within views and result in a satisfactory outlook. - Although the dwelling would fill the outlook from a further side of the garden, the two remaining sides would have a generally natural outlook of mature trees and vegetation. This would adequately compensate for the more restricted outlook to the other sides of the garden.