

**Appendix 1 – Appeals Performance from 01.10.2021 to 31.12.2021**

Application reference	Address	Proposal	Officer Recommendation	Committee Decision / Date	Reasons for Refusal	Appeal Procedure	Appeal Decision / Date	Costs Decision	Inspector's Reasons
20/00846/HHFUL	21 Cherryfields Orton Waterville Peterborough PE2 5XD	Installation of external wall insulation with grey render at ground floor level and off-white render at first floor level, mosaic tile at first floor level to the rear, and the installation of 7no. new AC units located within acoustic housing and the removal of 2no. existing AC units, and associated alterations (Part-retrospective)	Permitted	20.04.2021	1. Air condition units and their housing represent a bulky, unattractive and alien addition to the dwelling and are visually unacceptable – contrary to LP16.	Householder Appeals Service	Allowed 12.11.2021	N/A	<ul style="list-style-type: none"> <li>- The proposed AC units and their associated noise attenuation housing units would only be visible over short distances from the adjacent properties and when passing the site. The proposed units would be seen in the context of the current varied architectural styles and varied palette of materials at the host property and in the surrounding area.</li> <li>- The scale, form and siting of the proposed AC units and their associated noise attenuation housing units would not look significantly out of place or excessive.</li> </ul>
20/01290/ADV	Land Adjacent 26 London Road London Road Peterborough PE2 8AR	Removal of three advertisements and replacement with 48 sheet illuminated freestanding digital advert	Refusal	N/A	<ol style="list-style-type: none"> <li>1. The close proximity of four advertisements together would cause an unnecessary proliferation of sizable advertisements to the detriment of the appearance and visual amenity of the immediate area – contrary to LP16.</li> <li>2. Advert would be adjacent to a signalised traffic junction that manages high levels of traffic and would cause increased distraction to road users – contrary to LP13.</li> </ol>	Commercial Appeals Service	Dismissed 23.12.2021	N/A	<ul style="list-style-type: none"> <li>- Whilst removal of 3no. signs are proposed, these fall outside the red line boundary. Cannot be sure that the removal of all three signs can be secured by condition because of this.</li> <li>- If the existing hoardings were not removed, the display of the digital advertisement would result in consecutive substantial signs along an extended section of road frontage and would collectively appear intrusive in the street.</li> <li>- Subject to conditions restricting illumination as suggested by the appellant, it has not been demonstrated that there would be any increased risk to highway safety.</li> </ul>

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20/01310/FUL	43A Churchfield Road Walton Peterborough PE4 6HE	Erection of 2 new dwellings including private parking and turning area	Refusal	N/A	<p>1. Siting of dwellings would be out of keeping with the established pattern of development of the immediate area, exacerbated by the design which would fail to respond to the character and appearance of the area. Development would appear cramped and overdeveloped – contrary to LP16.</p> <p>2. Bin drag distances for the proposed dwellings would exceed minimum standards, and bin storage for existing/permitted flats would be displaced without replacement – contrary to LP16 and LP17.</p> <p>3. Adequate parking and turning demonstrated for existing and proposed dwellings, resulting in highway safety risk – contrary to LP13.</p> <p>4. Unacceptable loss of privacy to neighbouring occupants and loss of outdoor amenity space for existing/permitted flats – contrary to LP17.</p> <p>5. Poor amenity for future occupiers – contrary to LP17.</p>	Written Representations	Dismissed 29.11.2021	N/A	<ul style="list-style-type: none"> <li>- Previous permission on the site in 2017 allowed for the erection of a two-storey building to provide two, 2 bedroomed apartments and conversion of existing dwelling into 3 separate apartments with dedicated parking area. This appears to have been implemented, albeit not in accordance with the approved plans.</li> <li>- The back land location of the proposal would be at odds with the established neighbouring development and the lack of rear garden space would not reflect the area's character. The dwellings would appear as prominent and incongruous features.</li> <li>- Due to the single aspect nature of the accommodation, the size of the window openings and the living accommodation being on the upper floors, unacceptable overlooking of neighbouring properties would result.</li> <li>- The development would provide satisfactory living conditions for the future occupiers of the proposed dwellings with particular regard to privacy and the provision of garden space.</li> <li>- No evidence that the parking arrangements would lead to occupiers of the proposed development parking in unsafe locations.</li> <li>- Satisfied that there is space within the appeal site to provide bin storage for the existing and proposed development.</li> </ul>
20/01391/HHFUL	2 Hornbeam Road Hampton Hargate Peterborough PE7 8FY	Removal of existing garage, replace with two storey side extension and single storey rear extension	Refusal	N/A	<p>1. Height, depth and proximity of extension to boundaries with neighbours would result in unacceptable harm to neighbour amenity – contrary to LP17.</p>	Householder Appeals Service	Dismissed 16.11.2021	N/A	<ul style="list-style-type: none"> <li>- Overall scale, siting and design of the proposal, and the separation distance between the properties, would introduce a dominant and enclosing structure which would cause an overbearing effect and an unacceptable loss of outlook for the occupiers of No. 4.</li> <li>- The proposed two storey side extension would introduce a dominant and enclosing structure that would restrict the outlook and create overshadowing at different parts of the day to Nos. 125 and 127.</li> </ul>
21/00054/HHFUL	9 Westwood Park Road Peterborough PE3 6JL	Retrospective construction of carport	Refusal	N/A	<p>1. Car port results in unacceptable visual harm to the character and appearance of the site and surrounding area. Its siting, size and materials make the structure unacceptably dominant and an</p>	Householder Appeals Service	Dismissed 15.11.2021	N/A	<ul style="list-style-type: none"> <li>- The carport is visually over dominant at the southern end of Westwood Park Road when entering the character area from Thorpe Road.</li> <li>- Policy LP20 aims to preserve the special character of this area by requiring new</li> </ul>

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					incongruous feature within the street scene and surrounding area – contrary to LP16, LP19 and LP20.				development to respect established properties and encouraging the siting of garages to the side of the houses rather than in front
21/00101/ADV	Starbucks Lincoln Road Peterborough PE4 6AB	1 x Internally illuminated Pylon disk drive thru arrow sign	Refusal	N/A	1. Proposal would be sited in close proximity to an existing totem. Would represent unnecessary proliferation of adverts, harmful to the character of the area – contrary to LP16.	Commercial Appeals Service	Allowed 01.12.2021	N/A	<ul style="list-style-type: none"> <li>- Advertisement consent exists for a similar totem sign further towards the access road leading into the retail park.</li> <li>- Satisfied that the gap would be sufficient and the proposal would sit comfortably alongside the existing totem sign. When viewed against the backdrop of the McDonalds unit and the wider retail park, the proposed and existing signs would not appear prominent and would not amount to visual clutter even when illuminated.</li> <li>- However, condition is necessary to ensure that the previously consented totem is not also installed.</li> </ul>
21/00188/HHFUL	14 Huntsmans Gate Bretton Peterborough PE3 9AU	First floor extension over existing garage	Refusal	N/A	<p>1. Proposal would lead to a visually overbearing appearance at odds with the established character of the area. The proposal would appear an unduly dominant, obtrusive and incongruous form – contrary to LP16.</p> <p>2. Proposal would result in an unacceptable level of overbearing and overshadowing impact to the primary habitable rooms of No.12 Huntsmans Gate – contrary to LP17.</p>	Householder Appeals Service	Allowed 12.11.2021	N/A	<ul style="list-style-type: none"> <li>- The degree of projection would not appear excessive due to the staggered built form along Huntsmans Gate. Whilst the proposed front extension would be located in a relatively prominent position, it would be seen in the context of the current varied architectural styles around the host property and in the surrounding area.</li> <li>- Whilst accept that the proposal would result in some impact, the design of the proposal alongside the degree of separation would ensure no unacceptable overshadowing impact.</li> </ul>
21/00369/HHFUL	25 Upton Close Stanground Peterborough PE2 8LU	Proposed loft conversion	Refusal	N/A	1. Proposed dormer would be visually too large and out of scale with the character and proportions of the roof slope and host dwelling. It would appear a prominent and visually incongruous feature – contrary to LP16.	Householder Appeals Service	Dismissed 12.11.2021	N/A	<ul style="list-style-type: none"> <li>- The proposed roof alteration would result in additional bulk at the front of the main dwelling that would be very much at odds with the more modest form and appearance of the host building.</li> <li>- Would result in an incongruous and out-of-keeping addition that would cause unacceptable harm to the host property and the area.</li> </ul>

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