

Appendix 1 – Appeals Performance from 01.01.24 – 31.03.24

Application reference	Address	Proposal	Officer Recommendation	Committee Decision / Date	Reasons for Refusal	Appeal Procedure	Appeal Decision / Date	Costs Decision	Inspector's Reasons
22/01245/FUL	Land To Rear Of 1 Southfields Drive Stanground Peterborough PE2 8QA	Demolition of existing garage and construction of a two storey 1-bed dwelling with associated access, parking, landscaping and 1.8m high close boarded fencing	Refusal	no	Overbearing impact on neighbouring properties	Written Representation	Dismissed	N	Inspector agreed with reason for refusal
22/01400/FUL	Land Southwest Of Northy Road Adj To Barsby Meats Northey Road Peterborough PE6 7YX	The use of land for the stationing of caravans for residential purposes and the erection of a dayroom and laying of hardstanding ancillary to that use	Refusal	no	Insufficient information to demonstrate that there is a need for gypsy/traveller site or that the applicant fits the definition of gypsy/traveller. Therefore does not met the criteria for gypsy/traveller site required under Local Plan Policy LP10	Hearing	Appeal Allowed	Y partial costs awarded	At the appeal, the Council decided not to defend the issue relating to whether the appellant met the gypsy/traveller definition. However the inspector concluded that there was no need for the appellant to prove any personal need for a new site, as a general need in the district was already established in the latest Gypsy and Traveller Accommodation Assessment. A partial award of costs was awarded to the appellant on the grounds that the Council had acted unreasonably in not giving proper weight to a key material consideration i.e. national policy as set out in Planning Policy for Traveller Sites
23/00103/HHFUL	15 Temple Grange Werrington Peterborough PE4 5DN	Erection of detached double garage and conversion of existing garage to create study and remodel existing wc	Refusal	no	Unduly prominent and out of keeping with the are by virtue of design and siting	Fast Track	Dismissed	N	Inspector considered design of garage in itself to be acceptable, but agreed that it would be out of keeping in this context

23/00596/HHFUL	28 Westwood Park Road Peterborough PE3 6JL	Two storey side and single storey rear extension and loft conversion, erection of porch and alterations to existing dwelling	Refusal	no	Overdevelopment of the site. Incongruous and out of keeping with the Thorpe Road Special Character Area Adverse amenity impact on neighbours through overlooking and overbearing	Fast Track	Appeal Allowed	N	Inspector considered that whilst extensions large, they would be in keeping with the existing dwelling and special character area Inspector considered that there would be no adverse amenity impact due to adequate separation distances
23/00710/HHFUL	Daisy House Aldermans Drive West Town Peterborough PE3 6AR	Existing rear dormer extension	Refusal	no	Unacceptable overlooking	Fast Track	Appeal Allowed	N	Inspector considered that there would be no greater impact than existing due to oblique angle and separation distance