

Appendix 1 – Appeals Performance from 01.04.24 – 30.09.24

Application reference	Address	Proposal	Officer Recommendation	Committee Decision / Date	Reasons for Refusal	Appeal Procedure	Appeal Decision / Date	Costs Decision	Inspector's Reasons
23/00623/HHFUL	Chestnut House North Side Thorney Peterborough PE6 0RL	Proposed ground floor extension to form a swimming pool, changing room, pool lounge area; first floor extension to form master bedroom to include balcony; loft conversion; installation of bay window, enlarged entrance porch, conversion of existing garage to store, erection of garage building, alterations to driveway and installation of heat pump and solar panels	Refuse	N/A	1. Out of keeping with host dwelling and conservation area	Written Reps	Appeal Allowed 12/04/24	N/A	Inspector disagreed, concluding the proposal, being to the rear would not be easily visible in the public realm and would have limited impact
23/00639/FUL	67 London Road Peterborough PE2 9BB	Existing residential (C3) use into a Bed and Breakfast Hotel (C1) with solar panels at the rear elevation.	Refuse	N/A	2. Unsafe access and insufficient parking 3. Noise/disturbance from vehicle movements 4. Noise from external plant	Written Reps	Appeal Dismissed 25/04/24	N/A	Inspector agreed with reasons for refusal
23/00882/FUL	109 -111 Park Road Peterborough PE1 2TR	Rear ground floor annex extension to existing hotel to provide two additional rooms	Refuse	N/A	1. Out of keeping 2. Loss of amenity space	Written Reps	Appeal Allowed 02/05/24	N/A	Inspector disagreed concluding that the proposal would be obscured from public view and would not take up excessive space. Furthermore sufficient amenity space would remain
23/00840/OUT	135 Eaglesthorpe New England Peterborough PE1 3RT	Outline application with all matters reserved for domestic dwelling in rear garden and additional land owned by applicant	Refuse	N/A	1. Backland development out of keeping 2. Overlooking 3. Inadequate access and parking	Written Reps	Appeal Dismissed 10/05/24	N/A	Inspector agreed with reasons for refusal

23/00825/FUL	Land To The Rear Of 27 High Street Maxey Peterborough PE6 9EB	Erection of new dwelling	Refuse	N/A	1. Out of keeping with conservation area 2. Noise from vehicular movements	Written Reps	Appeal Allowed 13/05/24	N/A	Inspector disagreed concluding the proposal not dissimilar to existing development. Noise/disturbance would be minimal
23/00479/FUL	43A Churchfield Road Walton Peterborough PE4 6HE	Construction of 2 new bungalows and with parking	Refuse	N/A	1. Backland out of keeping 2. overlooking	Written Reps	Appeal Dismissed 29/05/24	N/A	Inspector agreed with reasons for refusal
23/01020/FUL	15 Wordsworth Close Walton Peterborough PE4 6SU	Detached dwelling	Refuse	N/A	1. Noise and disturbance from adjacent road	Written Reps	Appeal Allowed 04/06/24	N/A	Inspector disagreed concluding that the site was already a garden and impact could be mitigated with acoustic fencing
23/01070/HHFUL	48 Monument Street Eastfield Peterborough PE1 4AG	Proposed ground floor extension, internal alterations & creation of front parking space	Refuse	N/A	2. Poor design 3. Inadequate parking	Written Reps	Appeal Dismissed 06/06/24	N/A	Inspector agreed with reasons for refusal
23/01148/HHFUL	2A Broadway Gardens Peterborough PE1 4DU	New vehicular access, replacement of pedestrian gate and fence and installation of railings above existing wall	Refuse	N/A	1. Harm to conservation area 2. Highway safety from lack of turning area	Written Reps	Appeal Dismissed 13/06/24	N/A	Inspector agreed with reasons for refusal
A. 23/01132/FUL B. 23/01133/ADV C. 23/01130/FUL D. 23/01131/ADV E. 23/01136/FUL F. 23/01137/ADV G. 23/01138/FUL H. 23/01139/ADV I. 23/01140/FUL J. 23/01141/ADV	Various sites at Long Causeway and Bridge Street	Multifunctional Communications Hubs	Refuse	N/A	1. Harm to conservation area	Written Reps	Split Decision 17/06/24 1. Appeals A, C, E, E and I Dismissed 2. Appeals B, D, F, H and J Allowed	N/A	Inspector agreed in some cases with reason for refusal but in the allowed appeals, the inspector took the view that the conservation area not harmed
23/00496/FUL	287 Gladstone Street Millfield Peterborough PE1 2BX	Conversion of dwelling into 2 flats with extensions to rear at first floor and roof level (part retrospective)	Refuse	N/A	1. Lack of amenity space	Written Reps	Appeal Dismissed 27/06/24	N/A	Inspector agreed with reasons for refusal
23/00866/FUL	Land To The Rear Of 99 Padholme Road Eastfield Peterborough	Construction of 1no. bed bungalow	Refuse	N/A	1. Out of keeping 2. Lack of amenity space	Written Reps	Appeal Dismissed 28/06/24	N/A	Inspector agreed it would be out of keeping but considered that the level of amenity space is sufficient

	PE1 5EH								
23/00670/HHFUL & 23/00671/LBC	Middle Farm Main Street Southorpe Stamford Stamford PE9 3BX	Proposed single storey rear extension to annex.	Refuse	N/A	1. Beyond village envelope 2. Detrimental to historic character of listed building 3. Detached annex in open countryside tantamount to new dwelling	Written Reps	Appeal Dismissed 03/07/24	N/A	Inspector agreed with reasons for refusal
23/01201/FUL	33 Eye Road Dogsthorpe Peterborough PE1 4SA	Demolition of garage and outbuildings and erection of single 2no. bed bungalow	Refuse	N/A	1. Out of keeping 2. Overlooking from neighbouring properties	Written Reps	Appeal Dismissed 23/07/24	N/A	Inspector agreed with reasons for refusal
17/00550/OUT	Construction of up to 14 prestige self-build dwellings and associated infrastructure with access secured and all other matters	Field To The East Of Old Pump House Old Leicester Road Wansford Peterborough	Would have been refusal (appeal was made against non determination)  Note – this was a redetermination of the appeal following the quashing of the original appeal decision as a result of judicial review by the appellant	N/A	Putative reasons for refusal 1. Unjustified Development beyond village envelope 2. Adverse impact on character of the area	Hearing	Appeal Dismissed 23/07/24	N/A	Inspector agreed with the putative reasons for refusal, concluding that there was no overruling need for self build plots that outweighed the adverse impact on the character of the area. He also considered that fact that the Council could not demonstrate a 5 year land supply did not outweigh the adverse impact.
23/01678/FUL	Change of use from agricultural land to Sui Generis to be used as a dog exercise field (retrospective)	Land Adjacent The Drove Way Peterborough	Refuse	N/A	1. Unjustified development in open countryside 2. Highways safety issues regarding the access	Written Reps	Appeal Dismissed 30/07/24	N/A	Inspector agreed with reasons for refusal
23/01467/OUT	Proposed self-build dwellinghouse with associated parking and landscaping with all matters reserved	Land North Of First Drift And East Of Kettering Road Wothorpe Stamford	Refuse	N/A	1. Unjustified development beyond village envelope 2. Adverse impact on character of the area	Hearing	Appeal Dismissed 14/08/24	N/A	Inspector agreed with reasons for refusal and did not agree that there was such a need for self build that it outweighed the conflict with policy
22/01539/FUL	Three storey side extension including conversion of	1036 Lincoln Road Peterborough PE4 6AS	Refuse	N/A	1. Amenity -Loss of light and privacy to neighbours and future occupiers	Written Reps	Appeal Dismissed 05/09/24	N/A	Inspector agreed with reasons for refusal

	roof space for habitable use to create 3x1 flats involving extension to dropped kerb and demolition of existing garage								
23/01744/HHFUL	Double storey side extension and wrap around single storey rear extension.	91 Figtree Walk Dogsthorpe Peterborough PE1 3SW	Refuse	N/A	1. Out of character with the area – terracing effect	Written Reps	Appeal Dismissed 23/09/24	N/A	Inspector agreed with reasons for refusal

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

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