

Planning appeals monitoring follow up report

2018 Overturns table

Application number	Site address and brief description of development	Officer recommendation	Committee decision	Appeal decision	Costs sought	Costs awarded Yes/No
17/P/00987	Saddlers Arms, Ripley (one dwelling)	Approve	Refuse	No appeal		
17/P/2237	257 Guildford Rd (change of use from shop to flat)	Approve	Refuse	No appeal		
17/P/2306	12C Worplesdon Road (change of use to hot food take way)	Approve	Refuse	Appeal allowed	No	
17/P/2371	Longer End Cottage (House holder extension)	Refuse	Approved	No appeal		
17/P/2193	Unit 4 75-78 Woodbridge Rd (change of use to restaurant and take away)	Approve	Refuse	Appeal allowed	Yes	No
17/P/2194	Unit 4 75-78 Woodbridge Rd (change of use to restaurant and take away)	Approve	Refuse	Appeal allowed	Yes	No
18/P/00154	Breton House (three dwellings)	Approve	Refuse	Appeal dismissed		
18/P/00752	117 Stoke Road, Guildford (house in multiple occupation for 10 persons)	Approve	Refuse	Appeal dismissed	No	
18/P00975	14 Tunsgate (sign)	Approve	Refused	Appeal allowed	No	
18/P/1595	Land East of St Johns Close (fencing)	Approve	Refused	Appeal allowed	Yes	No
18/P/01733	179 Send Road, Send (House holder extension)	Approve	Refuse	Appeal allowed	Yes	No

Commentary

Eight overturn decisions were appealed; of those, 6 were allowed and two dismissed. As a proportion, this represents 75% of those decisions being allowed whilst 25% were dismissed. Three of the allowed appeal decisions related to hot food takeaways where there was concern over the use; however, inspectors found these were not justified in policy terms. The others related to signage, fencing and an extension where matters of planning judgement were disagreed with in terms of effect on local character etc. Of those appeals which were dismissed, one related to a point of housing mix in respect of a Neighbourhood Plan policy, the second related to an HMO where the inspector considered that there would be a detrimental effect on neighbouring amenity.

2018 overall appeal decisions as a comparison (note this INCLUDES the Committee overturn decisions):

Appeals determined	135
Appeals allowed	57
Appeals dismissed	64
Appeals withdrawn	9
Mixed decision	5
& dismissed	51%