

## Report for Information

**Report to** Planning Applications Committee  
13th May 2010

**Item**

**7**

**Report of** Head of Planning Services

**Subject** Performance of the Development Management Service:  
Appeals: 1st January 2010 to 31st March 2010  
(Quarter 4)

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### **Purpose**

To report the performance on planning appeals to members of the Committee.

### **Recommendations**

That the report be noted.

### **Financial Consequences**

The financial consequences of this report are none.

### **Strategic Priority and Outcome/Service Priorities**

The report helps to meet the strategic priority “Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future” and the implementation of the planning improvement plan.

### **Contact Officers**

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### **Background Documents**

None.

# Report

## Background

1. On 31 July 2008 Planning Applications Committee considered a report regarding the improved working of the Committee which included a number of suggested changes to the way the Committee operates. In particular it suggested performance of the development management service be reported to the Committee and details of appeals provided.

## Performance of the development management service

2. This report is in relation to the Appeals aspect only of the service. Appendix 1a, 1b and 1c provide details of appeals lodged which are pending and determined. The paragraphs below attempt to briefly summarise the information.
3. It can be seen from Appendix 1a that there are four planning appeals pending or awaiting decision, of these one was lodged in Quarter 3 2009/10 and three have been lodged in Quarter 4 2009/10. All four are due to be determined by written representation. None of the four appeals pending are instances where members have refused planning permission contrary to the officers' recommendation.
4. You will see from Appendix 1b and 1c that there have been two appeals determined in Quarter 4. Of these the Planning Inspectorate has dismissed the appeal in one case and upheld the appeal in one case.
5. The upheld case related to the erection of a single-storey side extension forming annexe accommodation. The case was dealt with under the Householder Appeals Service. As the site is not in a Conservation Area there was no requirement to advertise in the Press or on site but neighbours were consulted. There was one objection received from neighbours whose primary concern was an increase in noise; the other concern being reduced parking provision. The application was refused under the Head of Planning's delegated powers. At appeal the Inspector considered the one main issue to be the effect of the proposed extension on the character and appearance of the host dwelling and the street scene in Earlham Green Lane and Runcton Close.
6. The appeal property is a semi-detached dwelling which occupies a large corner plot with a spacious layout; there is also a large grassed area in front of the dwellings. It was the Inspector's view, however, that "neither the immediate locality nor the estate generally has any strong prevailing character or especially local distinctiveness".
7. The proposed single-storey extension would be the full depth of the house and also project slightly forward of the front elevation. It would also tie in to an existing single-storey extension at the rear of the property. The Inspector was satisfied that "the extension would neither dominate nor overwhelm the host dwelling and represents an acceptable design solution in this context". He also considered the proposals would not harm the openness and spaciousness

around the junction and would not extend beyond the building line formed by the block of garages in Runcton Close and therefore be reasonably set back from the street.

8. The Inspector considered the representations received regarding increased noise and reduced parking space and concluded the noise issues are covered by other legislation and there would be ample additional parking space within the site. The Inspector's overall judgement was that the proposed extension would not harm the character and appearance of the host dwelling and the street scene. The appeal decision was subsequently issued with standard time and drawings conditions and a condition relating to the details of materials to be used in the construction of the external surfaces of the extension.

**Planning Appeals In Progress at 31st March 2010**

<b>Application Ref No</b>	<b>Planning Inspectorate Ref No</b>	<b>Address</b>	<b>Proposal</b>	<b>Date Appeal Valid</b>	<b>Type of Appeal</b>	<b>Decision</b>
09/00019/REF	APP/G2625/H/09/2117043	Street Cabinet In Front Of 120 Thorpe Road Norwich	Refusal of advertisement consent for Display of non-illuminated poster advertisement on telecommunications street cabinet.	18th November 2009	W	IN PROGRESS Written Representation
10/00001/REF	APP/G2625/A/10/2121144/ WF	20 Elm Hill Norwich NR3 1HG	Refusal of planning permission for Change of use of ground floor from shop (Class A1) to residential (Class C3).	25th January 2010	W	IN PROGRESS Written Representation

W= Written statements only

I = Informal Hearing

P = Public Inquiry

Date Produced: Wednesday, 10 February 2016

Decision Codes – ALLOW =Allowed, DISMISS = Dismissed, PTAPD=Part allowed part dismissed, INPROG = In progress

Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
10/00003/REF	APP/G2625/A/10/2121894/ NWF	Duke Of Connaught 60 Livingstone Street Norwich NR2 4HE	Refusal of planning permission for Demolish existing buildings/construction of 4 no. 1 bedroom houses.	10th February 2010	W	IN PROGRESS Written Representation
10/00004/REF	APP/G2625/A/10/2124067/ WF	14 Branksome Road Norwich NR4 6SN	Refusal of planning permission for Outline application for demolition of existing garage and erection of bungalow in rear garden.	8th March 2010	W	IN PROGRESS Written Representation

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## Planning Appeals Dismissed – Quarter 4: 2009 / 2010

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
09/00020/REF	APP/G2625/A/09/2117205/ NWF	St Williams House 1A St Williams Way Norwich NR7 0AH	Refusal of planning permission for Sub-division of curtilage and erection of a pair of semi-detached houses.	20th November 2009	W	DISMISS 10th March 2010

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Date Produced: Wednesday, 10 February 2016

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## **Planning Appeals Upheld – Quarter 4: 2009 / 2010**

<b>Application Ref No</b>	<b>Planning Inspectorate Ref No</b>	<b>Address</b>	<b>Proposal</b>	<b>Date Appeal Valid</b>	<b>Type of Appeal</b>	<b>Decision</b>
10/00002/REF	APP/G2625/D/10/2121491	189 Earlham Green Lane Norwich NR5 8RF	Refusal of planning permission for Erection of single storey side extension forming annexe accommodation.	29th January 2010	W	ALLOW 8th March 2010

W= Written statements only

I = Informal Hearing

P = Public Inquiry

Date Produced: Wednesday, 10 February 2016

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