

TEWKESBURY BOROUGH COUNCIL

Report to:	Planning Committee
Date of Meeting:	21 July 2020
Subject:	Current Appeals and Appeal Decisions Update
Report of:	Technical Planning Manager
Corporate Lead:	Deputy Chief Executive
Lead Member:	Lead Member for Built Environment
Number of Appendices:	1

Executive Summary:

To inform Members of current planning and enforcement appeals and Ministry of Housing, Communities and Local Government (MHCLG) appeal decisions issued.

Recommendation:

To **CONSIDER** the report.

Reasons for Recommendation:

To inform Members of recent appeal decisions.

Resource Implications:

None

Legal Implications:

None

Risk Management Implications:

None

Performance Management Follow-up:

None

Environmental Implications:

None

1.0 INTRODUCTION/BACKGROUND

- 1.1 At each Planning Committee meeting, Members are informed of current planning and enforcement appeals and Ministry of Housing, Communities and Local Government (MHCLG) appeal decisions that have recently been issued.

2.0 APPEAL DECISIONS

- 2.1 The following decisions have been issued by the MHCLG:

Application No	19/00647/FUL
Location	121 Moorfield Road Brockworth Gloucester Gloucestershire GL3 4JQ
Development	Erection of single storey rear and two storey side and rear extensions including conversion of existing garage.
Officer recommendation	Refuse
Decision Type	Written Reps
DCLG Decision	Appeal Dismissed
Reason	<p>The Inspector considered that the proposed dormer structure would cover most of the length of the extended front roof space. In doing so any existing balance with the paired dwelling would be lost. It would be an unsympathetic addition which would adversely affect the appearance of the host and paired dwelling. Whilst the harm would be localised, the proposal would materially erode the pleasant appearance of this part of Moorfield Road. The proposed use of matching materials would not mitigate this harm.</p> <p>The Inspector identified that, although the rear extension would not be prominent in the street scene, its scale and design with different forms, materials and levels would overwhelm this aspect of the dwelling. This part of the proposal would not reflect that of the host property or its attached neighbour. The extension would engulf the host property and would significantly alter its appearance eroding its design and that of its attached neighbour.</p> <p>The Inspector concluded that the proposal would be harmful to the character and appearance of the existing dwelling and the surrounding area, contrary to Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 (2006), Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2017 and emerging Policy RES10 of the Pre-submission Borough Plan which, collectively, require that new development responds positively to, and respects the character of the site and its surroundings, enhancing local distinctiveness. There would also be conflict with the design aims of the Framework. The Inspector therefore dismissed the appeal.</p>
Date	19.06.2020

3.0 ENFORCEMENT APPEAL DECISIONS

3.1	None
4.0	OTHER OPTIONS CONSIDERED
4.1	None
5.0	CONSULTATION
5.1	None
6.0	RELEVANT COUNCIL POLICIES/STRATEGIES
6.1	None
7.0	RELEVANT GOVERNMENT POLICIES
7.1	None
8.0	RESOURCE IMPLICATIONS (Human/Property)
8.1	None
9.0	SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)
9.1	None
10.0	IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)
10.1	None
11.0	RELATED DECISIONS AND ANY OTHER RELEVANT FACTS
11.1	None

Background Papers: None

Contact Officer: Appeals Administrator
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Appendices: Appendix 1: List of Appeals received

None

Process Type

- **FAS** indicates FastTrack Household Appeal Service
- **HH** indicates Householder Appeal
- **W** indicates Written Reps
- **H** indicates Informal Hearing
- **I** indicates Public Inquiry