
Report to
Planning Committee

Report of
Head of Planning and Regulation

Ward(s) affected:
All

Title:
Appeals progress report

Is this a key decision?
No

This report is for information

Executive Summary:

The appeals progress report provides a summary of appeal decisions in order to keep Members informed about planning and enforcement appeals made against planning decisions taken by the City Council.

Recommendations:

Planning committee are recommended to note the content of the report

List of Appendices included:

None

Background papers:

N/A

Other useful documents

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Appeals progress report

1. Context (or background)

The purpose of this report is to inform Members of appeals lodged and determined in the period 1 January 2019 to 28 February 2019.

When a planning application is refused, the applicant has the right to appeal within six months of the date of decision for non-householder appeals. For householder applications the time limit to appeal is 12 weeks. Appeals can also be lodged against conditions imposed on a planning approval and against the non-determination of an application that has passed the statutory time period for determination.

Where the Council has taken enforcement action, the applicant can lodge an appeal in relation to the served Enforcement Notice. An appeal cannot be lodged though in relation to a breach of condition notice. This is on the basis that if the individual did not agree with the condition then they could have appealed against the condition at the time it was originally imposed.

Appeals are determined by Inspectors appointed by the Secretary of State and administered independently by the Planning Inspectorate.

3. Recommendation

Members are requested to note the appeal decisions of either the Secretary of State or the relevant Inspector that has been appointed to determine appeals within the defined period.

In line with the parameters above the report sets out the main issues of the appeals and summarises the decisions. Where claims for costs are made and/or awarded, either for or against the Council, the decisions have been included within the report.

4. Monitoring

Monitoring of all appeal decisions is undertaken to ensure that the Council's decisions are thoroughly defended and that appropriate and defensible decisions are being made under delegated powers and by Planning Committee. The lack of any monitoring could encourage actions that are contrary to the Council's decision, possibly resulting in poor quality development and also costs being sought against the Council.

5. Financial & legal considerations

An appeal may be determined after a Public Inquiry, a Hearing or most commonly written representations. It is possible for cost applications to be made either by the appellants against the Council or vice versa if it is considered that either party has acted in an unreasonable way.

It is possible for decisions, made by Inspectors on appeal to be challenged through the courts. However, this is only if it is considered that an Inspector has erred in law, for instance by not considering a relevant issue or not following the correct procedure.

A decision cannot be challenged just because a party does not agree with it. A successful challenge would result in an Inspector having to make the decision again following the correct procedure. This may ultimately lead to the same decision being made.

It is possible for Inspectors to make a 'split' decision, where one part of an appeal is allowed but another part is dismissed.

SUMMARY OF APPEALS IN PERIOD OF 1 JANUARY TO 28 FEBRUARY 2019

No. APPEALS PENDING	53
No. APPEALS RECEIVED	5
No. APPEAL DECISIONS RECEIVED	5
No. ENFORCEMENT APPEALS LODGED	0
No. ENFORCEMENT APPEAL DECISIONS RECEIVED	0
No. OFFICER DECISIONS ALLOWED	5
No. MEMBER DECISIONS ALLOWED	1

Site Address:	84a Kenilworth Road
Reference Number:	FUL/2018/0906
Description:	Erection of car port, new access and new boundary wall
Decision Level:	Delegated
Decision:	Refused on 30/08/2018
Appeal Decision:	<i>Allowed on 18/01/2019</i>

Summary of Decision

The main issue is the effect of the proposal on the character and appearance of the area.

No.84A Kenilworth Road shares its access with no.84, which passes through 'The Spinney', a Local Wildlife Site within the Kenilworth Road Conservation Area. The Inspector notes that the proposed access would separate from the existing shared access at a point within The Spinney and would enter the property next to a dead tree stump. An Arboricultural report submitted with the application found the proposal would have no effect on any significant mature trees. The Inspector is satisfied that the alignment of the short length of drive has been carefully chosen to ensure that, other than saplings, no significant trees would need to be removed and the drive could be constructed using a no-dig system to minimise any impact on root protection areas. Although it would entail the removal of undergrown the

Inspector considers this would not be noticeable from the Kenilworth Road as it is set well back and concludes that the proposal would not harm the character and appearance of the area and the significance of the Kenilworth Road Conservation Area would be preserved. He does not consider the proposal would conflict with Policies GE2 and GE4 of the Coventry Local Plan as there would be no unacceptable loss of or damage to trees, there would be appropriate replacement planting and trees worthy of protection would be protected and there would not be any loss of green space.

A preliminary ecological appraisal for bats submitted with the application found that neither the proposed garage or driveway would be likely to adversely impact bats and on this basis the Inspector found no conflict with Policy GE3.

The appeal is allowed with conditions relating to: time limit for implementation; development in accordance with approved plans; materials to match the existing building; submission of tree protection details required prior to development; submission of planting details prior to development; submission of bat/nesting box details prior to development; submission of a small animal and amphibian survey prior to development; development to be carried out in full accordance with the preliminary ecological appraisal; and the development to be carried out in full accordance with the methodology and surfacing materials details in the arboricultural study.

Site Address:	56 Craven Street
Reference Number:	OUT/2018/0756
Description:	Outline planning permission (matters relating to access and scale only) for the erection of a two-bedroomed dwelling house (two storey in height). All other matters reserved.
Decision Level:	Planning Committee
Officer recommendation:	To grant planning permission
Decision:	Refused on 14/06/2018
Appeal Decision:	<i>Allowed on 21/01/2019</i>

Summary of Decision

The main issue is the effect of the proposal on parking provision and highway safety and access.

Appendix 5 in association with Policy AC3 of the Coventry Local Plan requires a maximum of three vehicle spaces for the development proposed. No off-street parking is proposed and the development would rely on the availability of on-street spaces. The Inspector notes that the two parking surveys submitted with the application showed that in the most part there is capacity on-street for additional vehicles to park on-street and he is satisfied that the evidence portrays a realistic picture of the parking situation around the appeal site. He recognises that there may be competition for parking, particularly from visitors in the evenings, but notes that para.109 of the NPPF sets out that development should only be prevented or

refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, and based on the evidence before him, the Inspector concludes that the frequency and number of visitor unable to park would not have a severe impact. Furthermore, he notes the accessible location of the site in reasonable walking distance of a bus stop which would provide residents and visitors with a choice of more sustainable modes of transport.

Concerns were raised about access to No.56, but the Inspector is satisfied the this could be accommodated to the front of the property in line with the supporting statement and heritage statement and could be secured by condition.

The Inspector concludes that the proposal would not pose a hazard to the safe operation of the highway in the vicinity of the appeal site and as such complies with Policy AC3 of the Local Plan and the NPPF. Consequently, the appeal is allowed with conditions relating to: details of reserved matters must be submitted; restrictions on timescales for submission of reserved matters and commencement of development; development to be carried out in accordance with approved plans; reserved matters to include details of levels, cycle and bin storage, joinery details of window and door frames, and brick detailing including plinths, corbelling, cill and window heads, feature chimney and chimney pots and rain water goods; and submission of a construction method statement.

Site Address:	62 Northumberland Road
Reference Number:	LDCE/2018/0743
Description:	Application for a Lawful Development Certificate for the existing use of the site as a 7 bedroom House in Multiple Occupancy (HiMO)
Decision Level:	Delegated
Decision:	Refusal on 15/08/2018
Appeal Decision:	<i>Dismissed on 01/02/2019</i>

Summary of Decisions

The main issue is whether the Council's refusal was well founded; whether there has been a material change of use and if so, is that use permitted development.

The definition of development in s55 of the 1990 Act includes the making of any material change in the use of any buildings or other land and on this the Inspector is clear that if there has been a material change in the use of the appeal property then planning permission is required. Case law confirms that a material change of use only occurs when there has been a change in the character, nature and intensification of the use.

The Inspector notes that the Town and Country Planning (Use Classes) Order 1987 as amended specifies that a C4 use is a house in multiple occupation which is 'use of a dwellinghouse by not more than six residents as a 'house in multiple occupation''. Therefore, he states that the use of a dwellinghouse by more than six

people falls outside the definition of a C4 use and is a sui generis use as a large house in multiple occupation. Under the terms of the GPDO there is no permitted change from a C4 to a sui generis use.

Consequently, the Inspector is clear that, based on the merits of the case, as a result of the increased intensification in the use of the appeal property from a C4 use to a sui generis large HMO the character and nature of the use has changes. Planning permission will be required because a material change of use is considered to have taken place and such permission is not granted by virtue of the GPDO. The Inspector concludes that the material change of use which has occurred is not immune from enforcement action and therefore permission is required and that the Council's decision to refuse the application was well-founded.

Site Address:	8 Marina Close
Reference Number:	HH/2018/2546
Description:	Erection of a single storey rear extension, 2 storey side extension and front porch (Retrospective)
Decision Level:	Delegated
Decision:	Refusal on 31/10/2018
Appeal Decision:	<i>Allowed on 25/02/2019</i>

Summary of Decision

Although the refusal referred to overlooking, the Inspector has not considered this as it is unclear from the written evidence or observations on site, how overlooking has resulted. Consequently, the main issues in the appeal are: the effects of the appeal scheme on the living conditions of the occupiers of 6 Marina Close with regard to outlook and light; and its effects on the character and appearance of the area including the Marina Close street scene.

In looking at living conditions, the Inspector notes that the rear extension is not significantly higher than the remainder of the boundary and does not consider it to be materially more visually obtrusive than any other hard boundary structure of similar or even slightly lesser height. Furthermore, he considers the rear gardens of properties in Marina Close are generous and create an overall spacious aspect from the rear rooms and does not consider that the extension has an unacceptable effect on the outlook from no.6. Whilst he acknowledges that the extension may have had an effect on the amount of light reaching no.6's rear room, the Inspector does not consider that material harm has been caused to the living conditions of no.6 and even though it is in breach of the Council's SPG it does not follow that it will result in harm. On this matter the Inspector concludes that the proposal does not conflict with Policy DE1 of the local plan.

In looking at character and appearance, the Inspector acknowledges that the scheme has resulted in a dwelling of greater width and it has lost its hipped roof, having been built with a gable end. However, he considers that there has been no material change to the building line and that the overall rhythm of the street scene has been maintained. He considers that the wider area is characterised by many

different building styles and in the overall surrounding context the appeal scheme is not out of place. On this matter the Inspector concludes that whilst the development has resulted in some change to the street scene, it is localised and the effects are minimal and acceptable and therefore in accordance with Policy DE1.

The appeal is allowed in accordance with the submitted plans.

Site Address:	Abbeyfield House Durham Crescent
Reference Number:	FUL/2018/0895
Description:	Change of use from Care Home (Use Class C2) to two cluster flats with a total of 12 bedrooms (retrospective)
Decision Level:	Delegated
Decision:	Refusal on 03/10/2018
Appeal Decision:	<i>Allowed on 27/02/2019</i>

Summary of Decision

The main issue is the effect of using the property as a large house in multiple occupation (HMO) on the living conditions of the occupiers of neighbouring properties by reason of comings and goings.

The appeal property is a former care home located on a corner plot with a predominantly residential area. The Inspector has considered the appeal on the basis that occupancy of the property would be limited to 15 people. He recognises that it is probable that the use of the property as a HMO by 15 people is likely to result in more comings and goings than the previous use as a care home for 9 residents and 5 staff but saw no objection from Environmental Protection officers because of concerns about noise and disturbance.

The Inspector notes that by reason of the size of the curtilage, the detached property is set back from the footways on Durham Crescent and Barnfield Avenue and that parking and rear amenity areas provide a buffer between the property and the neighbouring dwellings to the north and east. Although he accepts that greater activity is associated with a large HMO compared to a care home, he considers that the degree of separation of the property from the neighbouring dwellings reduces the potential of unacceptable harm associated with the comings, goings and other activities of the residents of the HMO.

Concerns about the development have been raised by local residents, including the issue of parking and this is considered by the Inspector. He notes that the provision of 2 additional parking spaces within the site would satisfy the Council's parking standard and that highways officers have raised no objections. Furthermore, he considers that there is space within the curtilage for adequate refuse and recycling containers.

The Inspector concludes that, subject to a limitation of the number of residents, using the property as a large HMO does not cause unacceptable harm to the living

conditions of the occupiers of neighbouring properties by reason of comings and goings and as such does not conflict with Policy H11 of the Local Plan.

The appeal is allowed with conditions relating to: development being carried out in accordance with approved plans; the number of occupants restricted to no more than 15 at any time; the provision of bicycle storage and additional parking spaces within 2 months of the decision.

PLANNING APPEAL PROGRESS REPORT – SUMMARY TABLE

CURRENT APPEALS LODGED

Application Reference & Site Address	Case Officer	Type	Proposal	Progress & Dates
TP/2017/1283 3 Staircase Lane	<i>Robert Penlington</i>	Written Representations	Oak tree – shorten x12 low branches by 4m from dwellings 1 & 3 Staircase Lane	Lodged date: 04/01/2018 Start date: 04/01/2018 Questionnaire: 31/01/2018
FUL/2018/0776 5 Davenport Road	<i>Ayesha Saleem</i>	Written Representations	Extension to detached garage and change of use to create single bedroom house	Lodged date 20/07/2018 Start date: 08/10/2018 Questionnaire/Statement: 10/10/2018
FUL/2018/0943 1A Brandon Lane	<i>Shamim Chowdhury</i>	Written Representations	Change of use of the land to create additional car parking space and erection of boundary fence (retrospective)	Lodged date: 04/09/2018 Start date: 18/10/2018 Questionnaire: 24/10/2018
S73/2018/0583 8 Station Avenue	<i>Anne Lynch</i>	Written Representations	Variation of condition 2 – to extend opening hours: imposed on planning permission FUL/2018/2113 for change of use from retail (A1) to café/take-away (A3 and A5), external extraction flue, alterations to shop front and raise planters granted on 30/09/2016	Lodged date: 05/09/2018 Start date: 03/10/2018 Questionnaire /Statement: 19/10/2018
FUL/2018/0613 51 Bulls Head Lane	<i>Shamim Chowdhury</i>	Written Representations	Erection of a dwelling	Lodged date: 07/09/2018 Start date: 02/10/2018 Questionnaire/Statement: 09/10/2018
HH/2018/1181 6 Harvest Hill Cottages Oak Lane	<i>Shamim Chowdhury</i>	Written Representations	Erection of wooden outbuilding for use as a home officer (retrospective)	Lodged date: 27/09/2018 Start date: 07/12/2018 Questionnaire/Statement: 13/12/2018

FUL/2018/0488 4 Thimble Road	<i>Shamim Chowdhury</i>	Written Representations	Change of use of a dwellinghouse into 8 bedroom House in Multiple Occupation (HMO, sui generis) (retrospective application) revised submission	Lodged date: 12/10/2018 Start date: 16/11/2018 Questionnaire/Statement: 19/11/2018
OUT/2018/1290 74a Nailcote Avenue	<i>Ayesha Saleem</i>	Written Representations	Outline application for erection of a new dwelling (with access and layout submitted)	Lodged date: 15/10/2018 Start date: 10/12/2018 Questionnaire/Statement: 11/12/2018
FUL/2018/1638 4 Queensland Avenue	<i>Liam D'Onofrio</i>	Written Representations	Change of use to nine bedroom HMO	Lodged date: 16/10/2018 Start date: 15/11/2018 Questionnaire/Statement: 16/11/2018
FUL/2018/0930 651 Foleshill Road	<i>Shamim Chowdhury</i>	Written Representations	Erection of a new shop canopy and security shutters	Lodged date 23/10/2018 Start date: 07/12/2018 Questionnaire/Statement: 13/12/2018
ADV/2018/2010 OS The Richard Crossman Building Jordan Well	<i>Mary-Ann Jones</i>	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged Date: 31/10/2018 Awaiting start date
ADV/2018/2011 OS Cosy Club Cathedral Lanes Shopping Centre	<i>Mary-Ann Jones</i>	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2012 Lady Godiva News Broadgate	<i>Mary-Ann Jones</i>	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2013 Primark Stores Broadgate	<i>Mary-Ann Jones</i>	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date

AV/2018/2014 2-10 Trinity Street	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2015 Coventry Transport Museum Hales Street	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2016 3 Trinity Street	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2017 2 Cross Cheaping	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2018 40-44 The Precinct	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2019 25 Upper Precinct	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2020 W H Smith Smithford Way	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2021 1 Bull Yard	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2022 14-16 Market Way	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date

ADV/2018/2023 10-12 Market Way	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2024 Carphone Warehouse Market Way	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
ADV/2018/2025 30 Market Way	Mary-Ann Jones	Written Representations	Installation of a freestanding single –sided internally-illuminated digital display screen in association with telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO 2018/1993 Outside The Richard Crossman Building Jordan Well	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/1994 Outside Cosy Club Cathedral Lanes Shopping Centre	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/1995 Os Lady Godiva News Broadgate	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/1996 Adj Primark Broadgate	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/1997 Adj The Flying Standard Trinity Street	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/1999 3 Trinity Street	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2000 Os Blue Arrow Cross Cheaping	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date

TELO/2018/2001 Os JD Sports 40-44 The Precinct	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2002 Os Clintons Cards 25-27 Upper Precinct	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2003 OS WH Smith Smithford Way	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2004 Adj Pravha Bull Yard	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2005 Adj Halifax 14 Market Way	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2006 IFO Poundland Market Way	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2007 Adj Carphone Warehouse Market Way	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date
TELO/2018/2008 OS Max Mobility 30 Market Way	Mary-Ann Jones	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 31/10/2018 Awaiting start date

ADV/2018/2026 36-42 Corporation Street	<i>Mary-Ann Jones</i>	Written Representations	Installation of a freestanding single-sided internally illuminated digital display screen in association with telephone kiosk	Lodged date: 01/11/2018 Awaiting start date
TELO/2018/1998 Opp pool Meadow Bus Station Hales Street	<i>Mary-Ann Jones</i>	Written Representations	Prior approval for the installation of ground based electronic communications apparatus comprising a freestanding digital display screen and telephone kiosk	Lodged date: 01/11/2018 Awaiting start date
FUL/2018/1549 62 Northumberland Road	<i>Shamin Chowdhury</i>	Written Representations	Change of use from a small scale house in multiple occupation (6 bed, use class C4) to a large scale house in multiple occupation (7 bed, sui generis) and retention of rear dormer in a modified form (retrospective application)	Lodged date: 05/11/2018 Start date: 08/02/2019 Questionnaire/Statement: 15/01/2019
FUL/2018/2258 4 Thimble Road	<i>Shamim Chowdhury</i>	Written Representations	Change of use of a small scale house in multiple occupation (HIMO, use class C4) into a 7 bedroom house in multiple occupation (HIMO, sui generis)	Lodged date: 20/11/2018 Start date: 09/01/2019 Questionnaire/statement: 16/01/2019
HH/2018/0609 214 London Road	<i>Shamim Chowdhury</i>	Written Representations	Proposed installation of footway crossing for vehicular access and driveway	Lodged date: 26/11/2018 Start date: 18/12/2018 Questionnaire/Statement: 02/01/2019
FUL/2018/1796 76 Bransford Avenue	<i>Liam D'Onofrio</i>	Written Representations	Proposed change of use from a dwellinghouse to five self-contained flats (four x one bedroom and one x two-bedroom) for student accommodation (retrospective)	Lodged date: 27/11/2018 Start date: 24/12/2018 Questionnaire/statement: 03/01/2019
FUL/2018/1582 9 Queen Isabels Avenue	<i>Liam D'Onofrio</i>	Written Representations	Proposed conversion of single property to two properties (retrospective)	Lodged date 20/12/2018 Start date: 09/01/2019 Questionnaire/statement: 25/01/2019

FUL/2018/1423 1 Grenville Avenue	<i>Ayesha Saleem</i>	Written Representations	Erection of a dwellinghouse	Lodged date 02/01/2019 Awaiting start date
OUT/2017/1071 28 and land to rear Tallants Road	<i>Nigel Smith</i>	Written Representations	Demolition of 28 Tallants Road, new access and erection of 11 dwellings on land to rear 9outline application with access and layout submitted)	Lodged date 03/01/2019 Start date:18/01/2019 Questionnaire/Statement: 24/01/2019
FUL/2018/2432 2 Pennington Way	<i>Ayesha Saleem</i>	Written Representations	Erection of two flats	Lodged date 17/01/2019 Start date: 06/02/2019 Questionnaire/statement: 18/02/2019
FUL/2018/3298 77 Humber Avenue	<i>Shamim Chowdhury</i>	Written Representations	Change of use from existing retail (use class A1) to hot food takeaway (use class A5), new shopfront and extraction flue	Lodged date 01/02/2019 Start date:25/02/2019 Questionnaire/Statement: 04/03/2019
FUL/2018/3452 89 Windmill Road	<i>Liam D'Onofrio</i>	Written Representations	Change of use of former public house to 11 Bed House in Multiple Occupation	Lodged date 28/02/2019 Start date: 18/03/2019

APPEAL DECISIONS RECEIVED

Application Reference Site Address	Case Officer	Type	Proposal	Appeal Decision & date
FUL/2018/0906 84a Kenilworth Road	<i>Peter Anderson</i>	Written Representations	Erection of car port, new access and new boundary wall	Decision : ALLOWED 18/01/2019 decision type: <i>Delegated</i>
OUT/2018/0756 56 Craven Street	<i>Mary-Ann Jones</i>	Written Representations	Outline planning permission (matters relating to access and scale only) for the erection of a two-bedroomed dwelling house (two storey in height). All other matters reserved	Decision : ALLOWED 21/01/2019 decision type: <i>Planning Committee</i>
LDCE/2018/0743 62 Northumberland Road	<i>Shamim Chowdhury</i>	Written Representations	Application for a Lawful Development Certificate for the existing use of the site as a 7 bedroom House in Multiple Occupancy (HiMO)	Decision : DISMISSED 01/02/2019 decision type: <i>Delegated</i>
HH/2018/2546 8 Marina Close	<i>Andrew Watson</i>	Written Representations	Erection of a single storey rear extension, 2 storey side extension and front porch (Retrospective)	Decision : ALLOWED 25/02/2019 decision type: <i>Delegated</i>
FUL/2018/0895 Abbeyfield House Durham Crescent	<i>Nigel Smith</i>	Written Representations	Change of use from Car Home (Use Class C2) to two cluster flats with a total of 12 bedrooms (retrospective)	Decision : ALLOWED 27/02/2019 decision type: <i>Delegated</i>