

Quarterly Planning Appeals Report

Appendix 3. Planning Appeal Statistics 2018/19

All Planning Appeals decided					
Q1 (1st Apr 2018 to 30 Jun 2018)					
Q2 (1st Jul 2018 to 30th Sept 2018)					
Q3 (1st Oct 2018 to 31st Dec 2018)					
Q4 (1st Jan 2019 to 31st Mar 2019)					
	Q1	Q2	Q3	Q4	Full Year
Number of Planning Appeals determined	30				
Total Allowed	11				
Total Dismissed (%)	19				
Percentage allowed	36.7%				
<i>Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.</i>					

Public Inquiries	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	0				
Total Allowed	0				
Total Dismissed	0				
Percentage allowed	n/a				

Hearings	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	2				
Total Allowed	1				
Total Dismissed	1				
Percentage allowed	50%				

Written representations	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	19				
Total Allowed	5				
Total Dismissed	14				
Percentage allowed	26%				

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Householder Appeal Service	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	9				
Total Allowed	5				
Total Dismissed	4				
Percentage allowed	56%				

Appeals against Delegated Decisions

	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	26				
Total Allowed	8				
Total Dismissed	18				
Percentage allowed	31%				

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Q4	Full Year
Number of appeals determined	4				
Total Allowed	3				
Total Dismissed	1				
Percentage allowed	75%				

Appeals Lodged this year

	Q1	Q2	Q3	Q4	Full Year
Public Inquiries	0				
Hearing	0				
Written Rep	10				
Household fast-track	3				
Total	13*				

**Figures are subject to future revision due to delay between date appeals lodged and start date confirmed by PINS.*

Benchmarking

Latest national figures for s78 Planning Appeals

2017/18				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	307	573	9711	10,591
Percentage allowed	46%	44%	31%	32%

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National figures for Householder Appeal Service

2017/18	
	Householder
Number of appeals determined	5,290
Percentage allowed	38%

Source: Planning Inspectorate Statistics 18 July 2018

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Appendix 4. Appeals determined 1st Apr 2018 – 30th June 2018

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Over-turn?
16/6028N	Land west of NEW ROAD, WRENBURY	Outline planning application for the erection of up to 46 dwellings	Informal Hearing	Southern Planning	Dismissed	No
17/0339N	Land to the north of Little Heath Barns, Audlem Road, Audlem	Erection of retirement living housing (category II type accommodation)	Informal Hearing	Southern Planning	Allowed	Yes
17/4862M	1, ORME CLOSE, PRESTBURY, SK10 4JE	Demolition of the Existing House to be replaced with 2 pairs of New Build Semi-detached dwellings	Written Representations	Northern Planning	Allowed	Yes
17/4952M	LAND TO THE REAR OF 14-18, LONDON ROAD, ALDERLEY EDGE	Proposed demolition of existing building and erection of mixed use office unit and two apartments	Written Representations	Northern Planning	Allowed	Yes
17/2333M	LAND AT Evendine Cottage, NEWTON HALL LANE, MOBBERLEY	Construction of one residential infill dwelling	Written Representations	Delegation	Dismissed	
17/2490M	Hoarded Housing Land, Springfields, Prestbury, SK10 4DW	Full planning permission for the construction of three new dwellings	Written Representations	Delegation	Allowed	
17/2522N	BOOT AND SLIPPER INN, LONG LANE, WETTENHALL, CW7 4DN	Erection of 4 Dwellings	Written Representations	Delegation	Dismissed	
17/3439M	BEAVER LODGE, CASTLE HILL, MOTTRAM ST ANDREW, SK10 4AX	Retention of change of use from ex stables to kennels approved under 16/1887M	Written Representations	Delegation	Dismissed	
17/3698M	Land off NOAHS ARK LANE, GREAT WARFORD	Removal of structures and erection of single dwellinghouse	Written Representations	Delegation	Dismissed	
17/3914N	LAND AT WREXHAM ROAD, BULKELEY	Outline planning application for one dwelling.	Written Representations	Delegation	Allowed	
17/4327M	Land Off Greaves Road, WILMSLOW	Erection of two infill detached houses along with formation of new access	Written Representations	Delegation	Dismissed	
17/4381C	The Cottage, 92, MANOR ROAD, SANDBACH, CW11 2LU	Replacement of a three bed two storey House with a new four bed two storey detached house	Written Representations	Delegation	Dismissed	

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn?
17/4584C	The Old Shippon, Swettenham Lane, Swettenham, CW12 2LB	Single storey oak framed extension. Re-submission of 17/3040C.	Householder Appeal Service	Delegation	Allowed	
17/4637C	9, MEADOW AVENUE, GOOSTREY, CW4 8LS	Retrospective application for the removal of perimeter beech hedge and replacement fence	Householder Appeal Service	Delegation	Dismissed	
17/4640N	254, BROAD STREET, CREWE, CW1 3UB	Extension to existing building and conversion of existing building to create 4no self contained flats	Written Representations	Delegation	Dismissed	
17/4815M	Former Local Authority Depot, LONDON ROAD NORTH, POYNTON	Proposed new commercial garage	Written Representations	Delegation	Dismissed	
17/4847N	13, CHURCH LANE, WISTASTON, CW2 8HB	Proposed two storey side extension comprising car port and new bedroom	Householder Appeal Service	Delegation	Allowed	
17/4858M	LAND AT HIGH NOON, ANCOATS LANE, GREAT WARFORD, WA16 7AT	Outline application for 1) Demolition of existing buildings	Written Representations	Delegation	Allowed	
17/4912M	OAK COTTAGE, DOOLEYS LANE, WILMSLOW, SK9 5NX	Replacement Dwelling	Written Representations	Delegation	Dismissed	
17/4921C	76, PALMER ROAD, SANDBACH, CW11 4EZ	Front extension to form larger garage	Householder Appeal Service	Delegation	Allowed	
17/5180M	Land north of NEWGATE, WILMSLOW	Application for the construction of an agricultural barn for the stabling of horses	Written Representations	Delegation	Dismissed	
17/5248M	LAND SOUTH OF HARRINGTON ARMS, LEEK ROAD, BOSLEY	Proposed dwelling	Written Representations	Delegation	Dismissed	
17/5431M	6, SHRIGLEY ROAD NORTH, POYNTON, SK12 1TE	First floor side extension and part two-storey/part single-storey rear extension	Householder Appeal Service	Delegation	Dismissed	
17/5463M	PEACOCK LODGE, PEACOCK LANE, HIGH LEGH, WA16 6NT	Alterations to existing dwelling and Conversion of garage building to living accommodation	Householder Appeal Service	Delegation	Dismissed	
17/5527C	Hall Farm, Giantswood Lane, Somerford Booths, CW12 2JR	Change of use of an existing 1no one-bedroom apartment and associated stables	Written Representations	Delegation	Dismissed	

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LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn?
17/5839M	OAKLEIGH, CHILDS LANE, BROWNLOW, CW12 4TG	Demolition of existing glasshouses and construction of infill residential dwelling	Written Representations	Delegation	Dismissed	
17/6267M	50, GROVE PARK, KNUTSFORD, WA16 8QB	Variation of conditions on approval 17/4285M - Proposed two storey side extension	Householder Appeal Service	Delegation	Allowed	
17/6344C	17, BROOKLANDS DRIVE, GOOSTREY, CW4 8JB	FORM FIRST FLOOR FRONT FACING EXTENSION AND GROUND FLOOR FRONT FACING EXTENSION,	Householder Appeal Service	Delegation	Allowed	
17/6444M	HEATHERSLADE, CHESTER ROAD, MERE, WA16 6LG	Demolition of existing dwelling and erection of replacement single dwelling	Written Representations	Delegation	Dismissed	
18/0120M	BROOK COTTAGE, CHAPEL LANE, MERE, WA16 6PP	Part two and part single storey rear extension	Householder Appeal Service	Delegation	Dismissed	