

PLANNING AND LICENSING COMMITTEE

21st June 2022

APPEALS

Report of the Strategic Director of Places

Strategic Aim:	Delivering Sustainable Development	
Exempt Information	No	
Cabinet Member Responsible:	Councillor Rosemary Powell – Deputy Leader & Portfolio Holder for Planning, Highways and Transport	
Contact Officer(s):	Penny Sharp, Strategic Director of Places	Tel: 01572 758160 psharp@rutland.gov.uk
	Justin Johnson, Development Control Manager	Tel: 01572 720950 jjohnson@rutland.gov.uk
Ward Councillors	All	

DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

1. PURPOSE OF THE REPORT

- 1.1. This report lists for Members' information the appeals received since the last meeting of the Planning & Licensing Committee and summarises the decisions made.

2. APPEALS LODGED SINCE LAST MEETING

- 2.1 **APP/A2470/W/22/3295422 Mr Daniel Buckley 2021/0767/OUT**
31 The Quadrant, Uppingham, LE15 9QP
Construction of single-storey two bedroom dwelling.

Reasons for Refusal:

- I. Due to the small size of the plot in comparison to the prevailing layout of development and plot sizes of the surrounding area, the development would appear cramped and at odds with the type of houses and areas of curtilage in this location, contrary to the form and character of the area. The development would thereby be contrary to Policy CS19 of Rutland Core Strategy (2011), Policies SP5 and SP15 of the Site Allocations and Policies DPD (2014) and Sections 11 and 12 of the NPPF.
- II. The level of amenity space available and the cramped form of development that is proposed will lead to unacceptable living conditions for the occupants and the proximity of boundary treatments to the rear windows will create an oppressive environment with a poor outlook contrary to Policy CS19 of the Rutland Core Strategy (2011), Policies SP5 and SP15 of the Site Allocations and Policies DPD (2014) and Sections 11 and 12 of the NPPF.

3. DECISIONS

- 3.1 **APP/A2470/W/21/3285313 – Ms Jenny Campbell – 2021/0997/FUL**
35 Main Street, Empingham, Rutland, LE15 8PR
Demolition of detached garden outbuildings and boundary fence and construction of new detached dwelling.
Delegated Decision
Appeal dismissed – 12th May 2022

4 APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING

- 4.1 None

5. ENFORCEMENT DECISIONS

- 5.1 None

6. CONSULTATION

- 6.1 None

7. ALTERNATIVE OPTIONS

- 7.1 Alternatives have not been considered as this is an information report

8. FINANCIAL IMPLICATIONS

- 8.1 None

9. LEGAL AND GOVERNANCE CONSIDERATIONS

9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

10. EQUALITY IMPACT ASSESSMENT

10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

11. COMMUNITY SAFETY IMPLICATIONS

11.1 There are no such implications.

12. HEALTH AND WELLBEING IMPLICATIONS

12.1 There are no such implications

13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

13.1 This report gives details of decisions received since the last meeting for noting.

14. BACKGROUND PAPERS

14.1 There are no such implications

15. APPENDICES

15.1 None

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