

Classification: NULBC **UNCLASSIFIED**

APPEAL BY MR MOHAMMED KHAN AGAINST THE DECISION OF THE COUNCIL TO REFUSE PERMISSION FOR A DORMER LOFT CONVERSION AT 1 ORION COURT, NEWCASTLE-UNDER-LYME

<u>Application Number</u>	20/00993/FUL
<u>LPA's Decision</u>	Refused under delegated powers on the 8th February 2021
<u>Appeal Decision</u>	Dismissed
<u>Costs Decision</u>	Refused
<u>Date of Decisions</u>	7th June 2021

Appeal Decision

The Inspector identified the main issue to be the effect of the proposal on the character and appearance of the area.

The Inspector concluded that the proposal fundamentally alters the design ethos of what was a two-storey dwelling and that due to its form and size, the proposed extension is not a subordinate addition to the dwelling and would cause significant harm to the character and appearance of the area.

Costs Decision

The Inspector concluded that despite the applicant incurring costs throughout the planning process, these have not been as a result of any unreasonable behaviour on the Council's part and that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Guidance, has not been demonstrated.

The planning decision setting out the reasons for refusal and the Appeal Decision and Costs Decision can be viewed in full via the following link:

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00993/FUL>

Your Officer's comments

That the decisions be noted.

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