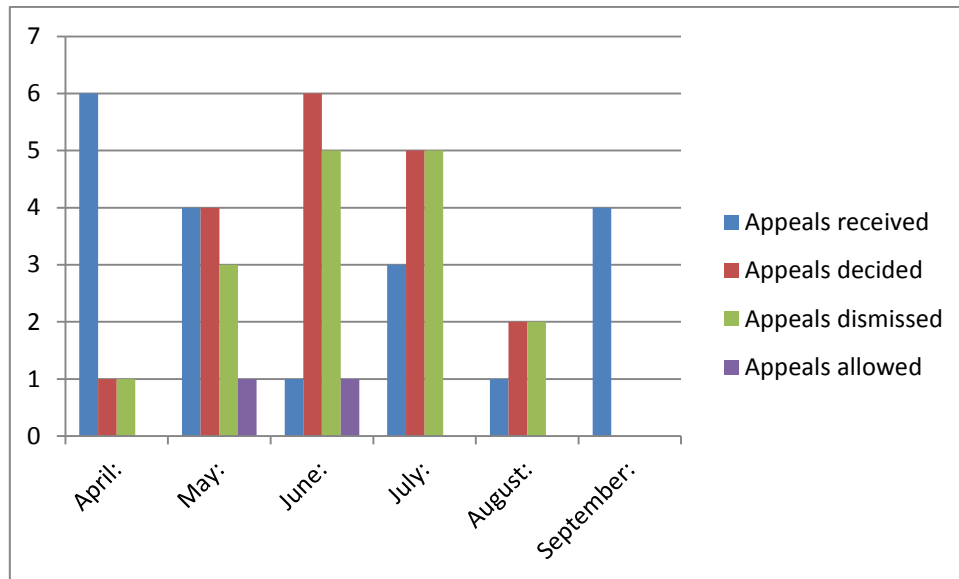


## YEAR TO DATE OVERVIEW OF APPEALS RECEIVED AND DECIDED



	Appeals received	Appeals decided	Appeals dismissed	Appeals allowed
<b>April:</b>	6	1	1	0
<b>May:</b>	4	4	3	1
<b>June:</b>	1	6	5	1
<b>July:</b>	3	5	5	0
<b>August:</b>	1	2	2	0
<b>September:</b>	4	0	0	0
<b>Cumulative Total</b>	<b>19</b>	<b>18</b>	<b>16</b>	<b>2</b>

## APPEALS REPORT SUMMARY 01/07/2016 TO 31/07/2016

### PLANNING APPEALS RECEIVED

<b>Application No:</b>	P/00386/16	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3152873
<b>Parish(es):</b>	Wroxall	<b>Ward:</b> Godshill & Wroxall
<b>Location:</b>	Yard Farm House, St Johns Road, Wroxall, PO38 3AA	
<b>Proposal:</b>	Extension at 1 <sup>st</sup> floor level on north elevation to provide bathroom	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Start Date:</b> 07/07/16
<b>Appeal Procedure:</b>	Written Representations	

<b>Application No:</b>	P/00387/16	<b>Planning Inspectorate Ref:</b> APP/P2114/Y/16/3152877
<b>Parish(es):</b>	Wroxall	<b>Ward:</b> Godshill & Wroxall
<b>Location:</b>	Yard Farm House, St Johns Road, Wroxall, PO38 3AA	
<b>Proposal:</b>	Listed Building Consent for extension at 1 <sup>st</sup> floor level on north elevation to provide bathroom	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Start Date:</b> 07/07/16
<b>Appeal Procedure:</b>	Written Representations	

<b>Application No:</b>	P/01373/15	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3153839
<b>Parish(es):</b>	Brading	<b>Ward:</b> Brading, St Helens & Bembridge
<b>Location:</b>	Whitefield Woodyard, Brading Road, Ryde, PO33 1QL	
<b>Proposal:</b>	Change of use of section of land to form waste transfer station	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Start Date:</b> 20/07/16
<b>Appeal Procedure:</b>	Written Representations	

## PLANNING APPEALS DECIDED

<b>Application No:</b>	P/01494/15	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3148577
<b>Parish(es):</b>	Shanklin	<b>Ward:</b> Shanklin South
<b>Location:</b>	Land South of and including Brook Mews, accessed off Brook Road, Shanklin, PO37	
<b>Proposal:</b>	Proposed pair of semi-detached houses with parking	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Procedure:</b> Written Representations
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> 13/07/16
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>• Character and pattern of development</li> <li>• Privacy for adjoining occupiers</li> </ul>		

<b>Application No:</b>	P/01302/15	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3143749
<b>Parish(es):</b>	Calbourne	<b>Ward:</b> West Wight
<b>Location:</b>	Land adjacent 1 Spring Cottages, Marks Corner, Newport, PO30 5UD	
<b>Proposal:</b>	Proposed dwelling with vehicular access (revised scheme)	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Procedure:</b> Written Representations
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> 14/07/16
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>• Location (outside of settlement) with reference to local and national policy</li> </ul>		

<b>Application No:</b>	P/01450/14	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3142590
<b>Parish(es):</b>	Godshill	<b>Ward:</b> Godshill and Wroxall
<b>Location:</b>	Little Sandford Farm Bottom, Godshill, PO38 3PR	
<b>Proposal:</b>	Erection of agricultural pole barn	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Procedure:</b> Written Representations
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> 15/07/16
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>• Whether there is an identified need for the development</li> <li>• Impact on the character and appearance of the countryside</li> </ul>		

<b>Application No:</b>	P/00358/14	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3145162
<b>Parish(es):</b>	Freshwater	<b>Ward:</b> Freshwater North
<b>Location:</b>	land adjacent to and rear of, Colwell Bay Inn, Colwell Road, Freshwater, PO409LZ	
<b>Proposal:</b>	Three chalet bungalows with parking; formation of vehicular access (revised plans) (readvertised application)	
<b>Determination Level:</b>	Delegated (1B)	<b>Appeal Procedure:</b> Written Representations
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> <b>22 July 2016</b>
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>• Whether the proposal would create an acceptable living environment for future occupiers, having regard to the protected trees</li> <li>• The effect of the proposal on the character and appearance of the area, having regard to the protected trees</li> <li>• The effect of the proposal on the living conditions of occupiers of adjoining dwellings having regard to noise and disturbance, overshadowing and privacy</li> </ul>		

<b>Application No:</b>	P/00156/14	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3143825
<b>Parish(es):</b>	Totland	<b>Ward:</b> Totland
<b>Location:</b>	land adjacent to The Shieling, Colmar Way, Totland Bay, PO390EB	
<b>Proposal:</b>	Three detached dwellings with garages; alterations to vehicular access (readvertised application - as proposal affects a public right of way)	
<b>Determination Level:</b>	Delegated (1B)	<b>Appeal Procedure:</b> Written Representations
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> 22 July 2016
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>• The effect of the appeal scheme on the character and appearance of the area</li> </ul>		

## ENFORCEMENT APPEALS WITHDRAWN

<b>Enforcement Ref:</b>	E/15509/D	<b>Planning Inspectorate Ref:</b> APP/P2114/C/16/3147618
<b>Parish(es):</b>	Totland	<b>Ward:</b> Totland
<b>Location:</b>	St Wilfrids, Weston Lane, Totland, PO39 0HE	
<b>Alleged Breach:</b>	Change of use from a single residential dwelling house to a mixed use of a single residential dwelling and the siting and use of a mobile home for permanent residential accommodation	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Procedure:</b> Written Representation
<b>Appeal Status:</b>	<b>Withdrawn</b>	<b>Date:</b> 28/07/16
<b>Reasons:</b>	<ul style="list-style-type: none"><li>Breach resolved (through removal of external decking, services and kitchen and bathroom facilities) so that mobile home is no longer capable of forming an independent dwelling. Appeal withdrawn by appellant and Enforcement Notice subsequently withdrawn by LPA.</li></ul>	

**APPEALS REPORT SUMMARY 01/08/2016 TO 31/08/2016**

**PLANNING APPEALS RECEIVED**

<b>Application No:</b>	P/01105/15	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3150174
<b>Parish(es):</b>	Havenstreet & Ashe	<b>Ward:</b> Havenstreet, Ashe and Haylands
<b>Location:</b>	Robin Hill Country Park, Downend Road, Newport, PO30 2NU	
<b>Proposal:</b>	Retention of marquee	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Start Date:</b> 08 August 2016
<b>Appeal Procedure:</b>	Written Representations (appeal against imposition of condition)	

**PLANNING APPEALS DECIDED**

<b>Application No:</b>	P/01482/15	<b>Planning Inspectorate Ref:</b> APP/P2114/D/16/3148603
<b>Parish(es):</b>	Brading	<b>Ward:</b> Brading St Helens and Bembridge
<b>Location:</b>	High Bank, Morton Road, Brading, Sandown PO36	
<b>Proposal:</b>	Demolition of conservatory; alterations; two storey rear extension to provide additional living accommodation; replacement roof to create additional living accommodation within roofspace to include dormer window.	
<b>Determination Level:</b>	Delegated (1B)	<b>Appeal Procedure:</b> Householder
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> 04 August 2016
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>• The effect of the proposal on the character and appearance of the area including regard to its designation as an AONB</li> <li>• The effect on the living conditions for the occupiers of the adjoining property Greenfields as regards outlook and light</li> </ul>		

<b>Application No:</b>	P/00009/16	<b>Planning Inspectorate Ref:</b> APP/P2114/D/16/3150200
<b>Parish(es):</b>	Cowes	<b>Ward:</b> Cowes West & Gurnard
<b>Location:</b>	2 Solent Heights, Egypt Hill, Cowes PO31 8BP	
<b>Proposal:</b>	Proposed balcony at 1st floor on rear elevation (revised scheme)	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Procedure:</b> Householder
<b>Appeal Decision:</b>	<b>Dismissed</b>	<b>Decision Date:</b> 31 August 2016
<b>Main Determining Issues:</b>		
<ul style="list-style-type: none"> <li>The effect of the proposed balcony on the living conditions of the occupiers of neighbouring dwelling in terms of overlooking and loss of privacy</li> </ul>		

**APPEALS REPORT SUMMARY 01/09/2016 TO 30/09/2016**

**PLANNING APPEALS RECEIVED**

<b>Application No:</b>	P/01435/14	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3151599
<b>Parish(es):</b>	Wroxall	<b>Ward:</b> Godshill & Wroxall
<b>Location:</b>	Cooks Castle Farm, St Johns Road, Wroxall, Ventnor, PO38 3AA	
<b>Proposal:</b>	Retention of change of use and extension to industrial unit to form an indoor sand school (revised description)	
<b>Determination Level:</b>	Delegated (1B)	<b>Appeal Start Date:</b> 05/09/16
<b>Appeal Procedure:</b>	Written Representations	

<b>Application No:</b>	P/00678/16	<b>Planning Inspectorate Ref:</b> APP/P2114/X/16/3156444
<b>Parish(es):</b>	Nettlestone and Seaview	<b>Ward:</b> Nettlestone and Seaview
<b>Location:</b>	Roadside Inn, Nettlestone Green, Seaview, PO345DX	
<b>Proposal:</b>	Lawful Development Certificate for continued use of ground floor as retail (Class A1)	
<b>Determination Level:</b>	Planning Committee	<b>Appeal Start Date:</b> 26/09/2016
<b>Appeal Procedure:</b>	Written Representations	

<b>Application No:</b>	P/01332/15	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3152692
<b>Parish(es):</b>	Brading	<b>Ward:</b> Brading, St Helens & Bembridge
<b>Location:</b>	The Paddocks, Morton Road, Brading, Sandown, Isle Of Wight, PO360BJ	
<b>Proposal:</b>	Demolition of outbuildings; proposed detached house with parking and turning area	
<b>Determination Level:</b>	Delegated (1A)	<b>Appeal Start Date:</b> 27/09/2016
<b>Appeal Procedure:</b>	Written Representations	



<b>Application No:</b>	P/01214/15	<b>Planning Inspectorate Ref:</b> APP/P2114/W/16/3155274
<b>Parish(es):</b>	Shalfleet	<b>Ward:</b> West Wight
<b>Location:</b>	West Wight Alpacas, Main Road, Wellow, PO41 0SW	
<b>Proposal:</b>	Appeal against imposition of conditions 1 and 2 on application P/01214/15 (relating to variation of conditions no. 7 and 8 on P/01713/12) seeking to remove restriction of food consumed on the premises to 'light refreshments' and allow opening hours of 10:00 to 22:00 hours Monday to Sunday (including Bank and Public Holidays) with a 30 minute period to allow customers to leave the site	
<b>Determination Level:</b>	Planning Committee	<b>Appeal Start Date:</b> 27/09/2016
<b>Appeal Procedure:</b>	Written Representations	