

APPEAL ANALYSIS 2013-14

	<u>Appeal Case</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Appeal Type</u>	<u>Officer Recommendation</u>	<u>Committee Decision</u>	<u>Town Council Response</u>
1	45/2012/1163/PF - 1 Willow Court, Rhyl <i>Retention of 1.8m high front boundary fencing</i>	21/05/2013	Dismiss	Written	Refuse	Refuse	Object
2	43/2012/1128/PF - 18 Ffordd Ffynnon, Prestatyn <i>Erection of extensions to front and rear including side dormer features</i>	05/07/2013	Dismiss	Informal	Refuse	Refuse	No objection
3	47/2012/0425/AG - Part field No. 8100 Bryn Farm, St Asaph <i>Prior approval for the erection of a steel framed storage building</i>	02/07/2013	Dismiss	Written	Refuse	N/A	N/A
4	45/2012/1490/PF - Next, 56 High Street, Rhyl <i>Change of use from Class A1 shop to Class A2 financial and professional</i>	08/07/2013	Dismiss	Written	Refuse	Refuse	No objection
5	45/2012/1519/PF - Next, 56 High Street, Rhyl <i>Change of use of Class A1 shop to Class A3 food and drink use</i>	08/07/2013	Dismiss	Written	Refuse	Refuse	Object
6	01/2012/1350/LE - Caravan at the Airfield, Lleweni Parc, Denbigh <i>Certificate of lawfulness for a manager's residential caravan</i>	02/08/2013	Dismiss	Written	Refuse	N/A	N/A
7	40/2013/0063/PF - Tyddyn Gwynfa, Coed Avenue, Rhyl <i>Erection of extensions to side and rear of dwelling</i>	13/08/2013	Dismiss	Written	Refuse	N/A	No observations

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8	45/2012/1329/PF - 19 West Parade, Rhyl <i>Change of use of existing dwelling to create 3 flats and erection of 2 dormers to rear.</i>	21/08/2013	Dismiss	Written	Refuse	N/A	Object
9	03/2012/0935/PF - Land at rear of 7 Maes Pengwern, Llangollen <i>Outline application for residential development to include means of access</i>	04/10/2013	Dismiss	Written	Refuse	N/A	Object
10	21/2013/0797/PF - Erw Las, Pant Du Road, Eryrys <i>Pitched roof dormer extension at rear and conservatory extension to side</i>	04/12/2013	Allow	Written	Refuse	N/A	No Objection
11	43/2013/0203/PF - 55 Pendre Avenue, Prestatyn <i>Single storey extension to rear</i>	10/12/2013	Allow	Written	Grant	Refuse	Object
12	06/2013/0253/PFT - Llety, Llety Road, Gwyddelwern <i>Single wind turbine with ancillary works (77m height to tip)</i>	15/01/2014	Dismiss	Written	Refuse	Refuse	No observations
13	45/2013/0072/PF - 38 Crescent Road, Rhyl <i>Conversion of dwelling to create 3no. 1 bed apartments</i>	04/03/2014	Allow	Written	Grant	Refuse	Object
14	31/2013/0767/PF - Plas yr Esgob, Glascoed Road, St Asaph <i>Retention of site compound for use as caravan storage area</i>	07/03/2014	Allow	Written	Refuse	Refuse	No observations

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15	44/2012/1486/PF - Rear of Bryn Awel, High Street, Rhuddlan <i>Change of use of stores to create 1no. dwelling</i>	07/03/2014	Dismiss	Written	Refuse	N/A	Object
16	43/2013/1321/AD - 79 High Street, Prestatyn <i>3no. externally illuminated fascia signs and 1no. externally illuminated hanging sign</i>	15/04/2014	Dismiss	Written	Refuse	N/A	N/A
17	C01/2012/00332 -Graig Villa, Abrahams Lane, Denbigh. <i>Unauthorised Installation of uPVC window and door</i>	09/05/14	Uphold Enforcement Notice	Written	Serve Enforcement Notice	N/A	N/A
18	C45/2012/00073 127/129 High Street, Rhyl <i>Unauthorised installation of uPVC shopfront</i>	02/05/14	Quash Enforcement Notice	Written	Serve Enforcement Notice	Serve Enforcement Notice	N/A

- Total of 18 planning and enforcement appeal decisions from April 2013 to date
- 13 of those 18 decisions have supported the Council's decision (72%)
- All but 1 appeal was dealt with by the simple written method keeping costs low
- 9 of the 18 appeal cases were borne out of delegated Officer decisions. The other 9 stemmed from decisions made at Committee
- Of the 9 delegated decisions the Council won 8 of the subsequent appeals (89%)
- Of the 9 Committee based decisions the Council won 5 of the subsequent appeals (55%)
- Members followed Officers recommendation on 7 of the 9 Committee based decisions
- Where N/A has been placed in the Town Council response section this is because the types of application submitted did not require consultation with the Town Council under the provisions of the Planning acts.