

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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>Refuse</b>	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	<b>Dismiss</b>	Informal	<b>Refuse</b>	<b>Refuse</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>Refuse</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>Refuse</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	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	<b>Allow</b>	Written	<b>Refuse</b>	<b>N/A</b>	No Objection
11	43/2013/0203/PF - 55 Pendre Avenue, Prestatyn <i>Single storey extension to rear</i>	10/12/2013	<b>Allow</b>	Written	<b>Grant</b>	<b>Refuse</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>Refuse</b>	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	<b>Allow</b>	Written	<b>Grant</b>	<b>Refuse</b>	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	<b>Allow</b>	Written	<b>Refuse</b>	<b>Refuse</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	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	<b>Dismiss</b>	Written	<b>Refuse</b>	<b>N/A</b>	N/A
17	C01/2012/00332  -Graig Villa, Abrahams Lane, Denbigh.  <i>Unauthorised Installation of uPVC window and door</i>	09/05/14	<b>Uphold Enforcement Notice</b>	Written	<b>Serve Enforcement Notice</b>	<b>N/A</b>	N/A
18	C45/2012/00073  127/129 High Street, Rhyl <i>Unauthorised installation of uPVC shopfront</i>	02/05/14	<b>Quash Enforcement Notice</b>	Written	<b>Serve Enforcement Notice</b>	<b>Serve Enforcement Notice</b>	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.