



Press Release – July 2011

2 new bungalows won on appeal – with costs

Our client came to us after planning permission was refused for 2 bungalows in St Leonards near Ringwood. The Planning Authority, East Dorset District Council, argued that the bungalows would not be in keeping with the character of the area and would generate noise that would disturb the residents of neighbouring homes. The Council had also asked for nearly £10,000 from our client to fund unidentified transport projects.

The site was made up from the large back gardens of 2 existing properties. Access was to be obtained by creating a new driveway wrapping around the side and rear of one of the existing homes. The Council argued that this type of development, referred to as 'backland' development, was no longer acceptable following proclamations about Garden Grabbing by the Government in 2010.

KPPC's knowledge of national and local planning policies, and the local area, proved invaluable in mounting an appeal against the refusal. We were able to demonstrate to the Inspector that the development of garden land was acceptable and that the proposed bungalows would be in keeping with the established character of the area. Further, we were able to present evidence to demonstrate that there would be no harmful impact on neighbouring homes. The appeal was allowed and planning permission was granted. The Inspector found the Council's case to be so unreasonable that the Planning Inspector ordered the Council to reimburse the majority of our client's appeal costs.

Robin Henderson, Associate Planning Consultant, said:

"The Council had refused planning permission for a number of reasons which, when effectively challenged, it was unable to substantiate. We secured planning permission for 2 quality homes and saved our client many thousands of pounds in unwarranted charges. This is a great result!"