



Costs Decision

Site visit made on 23 July 2019

by Stephen Wilkinson BA BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 September 2019

Costs application in relation to Appeal Ref: APP/Q3630/W/19/3224651 19 Victoria Street, Englefield Green, Egham, TW20 0QY

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by M J Pryce Building Construction Ltd for a full award of costs against Runnymede Borough Council.
 - The appeal was against the refusal of planning permission for the ground floor infill and extension to No. 19 and 19B flat. Internal alterations to No.19A House and roof enlargement to No 19B and flat A (Bindles) to create internal staircase and duplex 2 bedroom flat to 19B and a 3 storey 3 bedroom flat to Bindles over No. 20. New double garage, single storey to rear and associated landscaping.
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Decision

1. The application for an award of costs is refused.

Reasons

2. Planning Practice Guidance advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary expense in the appeal process.
3. The Applicant has not set out evidence of how they consider the Council has behaved unreasonably and it is unclear on what basis this application has been made. As a result it follows that I cannot agree that the Council has acted unreasonably in this case. As such there can be no question that the Appellant has been put to unnecessary or wasted expense.

Conclusion

4. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in Planning Practice Guidance, has not been demonstrated.

Stephen Wilkinson

Inspector

