
Costs Decision

Site visit made on 26 March 2021

by Gary Deane BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 April 2021

Costs application in relation to Appeal Ref: APP/C3240/D/20/3262222 105 Haybridge Road, Hadley, Telford, Shropshire TF1 5JJ

- 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 Mr Mohammed Hussain for a full award of costs against Telford and Wrekin Council.
 - The appeal was against the refusal to grant approval required under Schedule 2, Part 1, Class A, Paragraph A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, for the erection of a single storey rear extension with a flat roof covering.
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Decision

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

Reasons

2. The Planning Practice Guidance advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The Council reached a decision within the statutory period. The reason for its decision is set out in the notice, which is complete, precise and specific to the application. It clearly explains why, in the Council's eyes, the proposal does not represent permitted development. I share that opinion.
4. Overall, I find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated. Therefore, the application for an award of costs is refused.

Gary Deane

INSPECTOR