



Costs Decision

Site visit made on 9 March 2023

by Simon Hand MA

an Inspector appointed by the Secretary of State

Decision date: 30 March 2023

Costs application in relation to Appeal Ref: APP/R0335/C/21/3271703 Land adjacent to the 'Barn at Glenwood', Warfield, Berkshire, RG42 6BH

- The application is made under the Town and Country Planning Act 1990, sections 174, 320 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Daneshvar for a partial award of costs against Bracknell Forest Borough Council.
 - The Site Visit was in connection with an appeal against an enforcement notice alleging the change of use from Paddock/agricultural land to private residential garden
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Decision

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

The case made by Mr Daneshvar

2. The applicant argues that the Council have been unreasonable in refusing his appeal and asks only for the costs of employing his planning agents.
3. The Council have not responded.

Conclusions

4. Mr Daneshvar does not explain how the Council have acted unreasonably. It seems to me they have been consistent in trying to ensure the land in question was not subsumed within the curtilage of either Rose House or Glenwood and that it should remain an open paddock. Mr Daneshvar's evidence was not compelling and I have dismissed his appeal. There has been no unreasonable behaviour and an award of costs is not warranted.

Simon Hand

Inspector