



Costs Decision

Site visit made on 22 February 2024

by C Butcher BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 April 2024

**Costs application in relation to Appeal Ref: APP/X0360/W/23/3328838
Hatchgate End, Hatch Gate Lane, Cockpole Green, Wokingham, Wargrave,
RG10 8NE**

- 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 and Mrs Hart for a full award of costs against Wokingham Borough Council.
 - The appeal was against the refusal of planning permission for the erection of 1 no. five bedroom detached dwelling with attached carport, gates and associated works including boreholes following demolition of the existing dwelling and change of use of agricultural land for siting of solar panels.
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Decision

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

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) 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. In this instance the applicant has set out that the Council acted unreasonably in making its decision for a vast array of reasons. However, the Council came to the view that very special circumstances did not exist in Green Belt terms, and that there would be harm to character and appearance. The decision notice clearly articulates the reasons for refusal, including identifying the relevant development plan policies. In making my decision I have agreed with the Council's assessment.
4. Therefore, I am content unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

C Butcher

INSPECTOR