



Costs Decision

Site visit made on 4 August 2025

by K Allen MEng (Hons) MArch PGCert ARB

an Inspector appointed by the Secretary of State

Decision date: 8 August 2025

Costs application in relation to Appeal Ref: APP/W3520/W/25/3363636

Land At Summertime, Great Green, Thurston IP31 3SJ

- 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 Ms Sally Greenlees for a partial award of costs against Mid Suffolk District Council.
- The appeal was against the refusal of planning permission for the erection of 1 self-build dwelling.

Decision

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

Reasons

2. The National Planning Practice Guidance (PPG) advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party which has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process. The PPG states that awards may be either procedural in regard to behaviour in relation to completing the appeal process or substantive, which relates to the planning merits of the appeal.
3. The applicant is seeking a partial award of costs on procedural grounds. It is alleged that the Council has acted unreasonably by introducing fresh and substantial evidence, at a late stage necessitating extra expense for preparatory work that would not otherwise have arisen.
4. The Council have discussed the living conditions of future residents and the accessibility of services within their appeal statement. These matters form part of the wider understanding of the appeal site within the context of the relevant planning policies, including Policy LP01 of the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023). They have not sought to introduce additional reasons for refusal, they have simply elaborated on their case as set out in the officer's delegated report and decision notice.
5. Therefore, unreasonable behaviour, as described in the Planning Practice Guidance, resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

K Allen

INSPECTOR