
Costs Decision

Site visit made on 1 July 2025

by **A O'Neill BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12th September 2025

Costs application in relation to Appeal Ref: APP/X2410/W/25/3364232

6 Gisborough Way, Loughborough, Leicestershire LE11 4FU

- 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 Lois Tierney for a full award of costs against Charnwood Borough Council.
 - The appeal was against the refusal of planning permission for the erection of a new one bedroom bungalow.
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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 claiming the costs of the appeal, the applicant submits that the Council has acted unreasonably in procedural terms. The application refers to the length of the planning application process and the additional time taken in preparing the appeal documentation as a result.
4. Costs may only be awarded for unnecessary or wasted expense incurred during the appeal process. As outlined in Paragraph 033 of the Planning Practice Guidance (PPG), costs cannot be claimed for the period relating to the determination of the planning application. Therefore, although I acknowledge the applicant's frustration regarding the time taken by the Council to reach its decision, I am unable to award costs associated with that stage.
5. Additionally, while the applicant submits that they needed to take additional time in preparing the subsequent appeal documentation, this was not required because of unreasonable behaviour by the Council during the appeal proceedings.

Conclusion

6. I therefore conclude that unreasonable behaviour resulting in unnecessary or wasted expense in the appeal process, as described in the PPG, has not been demonstrated. Therefore, the application for an award of costs is refused.

A O'Neill

INSPECTOR