



Costs Decision

Site visit made on 17 September 2025

by Simon Hand MA

an Inspector appointed by the Secretary of State

Decision date: 19th September 2025

Costs application in relation to Appeal Ref: APP/M1710/C/24/3349196

59 Hazleton Way, WATERLOOVILLE, PO8 9BP

- The application is made under the Town and Country Planning Act 1990, sections 174, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Benjamin Bassett for a full award of costs against East Hampshire District Council.
 - The appeal was against an enforcement notice alleging unauthorised storage shed forward of the principle elevation.
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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. The appellant argues the Council's principle objection to the shed is that it is not screened when in fact it clearly was. Even if the hedge was in its infancy at the beginning of the enforcement process it should have been obvious it would soon grow up and hide the shed – which it has now almost done.
4. I disagree. The Council were concerned about the lack of screening, which could be overcome by a hedge as planted by the appellant. But they also had a more fundamental objection to a large shed in the front garden when most of the surrounding front gardens were open. In that context the shed was out of character, however well screened by a hedge it may be. They were also concerned about a proliferation of front garden sheds which would cumulatively change the streetscene for the worse.
5. It is clear from my decision that I found the case to be finely balanced and I do not consider the Council acted unreasonably in issuing the notice and defending the appeal. Consequently an award of costs is not justified.

Simon Hand

INSPECTOR

