



Costs Decision

Site visit made on 10 October 2025

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 October 2025

Costs application in relation to Appeal Ref: APP/N4720/D/25/3371422
37 Hillside Avenue, Guiseley, Leeds LS20 9DH

- The application is made under the Town and Country Planning Act 1990 (as amended), sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Stuart Pearson for a full award of costs against Leeds City Council.
 - The appeal was against the refusal of planning permission for single storey side/rear extension, conversion of attic with raised roof height to form habitable rooms, roof light to front; removal of dormer to front, new dormer windows to front and rear; block up one ground floor window to rear; replacement of one ground floor window to rear with a larger window; new sliding doors to rear.
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Decision

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

Reasons

2. The Planning Practice Guidance 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 applicant disagrees with the Council's decision and contends that unreasonable behaviour has caused unnecessary or wasted expense through client/agent discussions and the preparation and submission of the appeal.
4. An appeal¹ was dismissed earlier this year, whilst this was similar to the appeal before me it also included a hip-to-gable roof form and larger rear dormer addition, the Council determined the proposal considering development plan policies and taking into account the previous appeal decision as a material planning consideration.
5. It will be seen from my decision that I agree with the Council that there were sufficient grounds for refusing this development.
6. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated.

Chris Pipe

INSPECTOR

¹ APP/N4720/D/25/3364273