
Costs Decision

Site visit made on 17 December 2025

by A Knight BA PG Dip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 December 2025

Costs application in relation to Appeal Ref: APP/L5240/D/25/3374414

18 Essenden Road, South Croydon CR2 0BU

- 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 Sajith Suresh for an award of costs against the Council of the London Borough of Croydon.
 - The appeal was against the refusal of the Council to grant prior approval for a single storey rear extension.
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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 applicant contends that the Council has behaved unreasonably in that it provided a pre-application response indicating that the proposed extension would comply with the terms of the General Permitted Development Order (GPDO) but then refused the subsequent application on the basis that it did not.
4. I can well understand that this has caused frustration for the applicant, not least because he paid a fee for the pre-application advice. Even so, I can only award any costs incurred by the applicant in the appeal process, and I have not been provided with any evidence of any.
5. Whether the applicant may seek some form of recompense from the Council for the service received at the pre-application stage is a matter between those two parties.

Conclusion

6. In view of the above, I find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated. Therefore, an award of costs against the Council is not justified.

A Knight

INSPECTOR