
Costs Decision

Site visit made on 3 October 2025

by **O Tresise MSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 09 January 2026

Costs application in relation to Appeal Ref: APP/D0121/W/25/3368923

Glen Orchy, Lake Road, Portishead, North Somerset BS20 7JA

- 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 Edward Robertshaw for a partial award of costs against Councillor Timothy Snaden.
 - The appeal was against the grant subject to conditions of planning permission for erection of a two-storey extension, removal of existing pitched roof at first floor level, enlargement of first floor and erection of new pitched roof, removal of existing side pitched roofs to single storeys and replacement with flat roofs (one to be a green roof) and changes to fenestration.
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Decision

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

Reasons

2. Planning Practice Guidance (PPG) states that it is not anticipated that awards of cost will be made in favour or, or against, other interested parties, other than in exceptional circumstances. In cases dealt with by written representations, it further states that it is not envisaged that awards of costs involving interested parties will arise. Given the appeal procedure and the lack of exceptional circumstances there is no scope to award costs against interested parties in this case. That being so I shall consider the merits of the application no further.

Conclusion

3. For the above reasons, the application for an award of costs is refused.

O Tresise

INSPECTOR