Planning Inspectorate

Costs Decision

Site visit made on 3 September 2026

by V Goldberg BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 September 2026

Costs application in relation to Appeal Ref: APP/J0350/C/24/3353347
Land at and to the rear of 12 Hinton Road, Slough SL1 5JA

- 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 Farrah Amjad for a full award of costs against Slough Borough Council.
- The appeal was against an enforcement notice alleging the erection of a self-contained dwelling and its use as a self-contained dwelling.

Decision

1. The application for an award of costs is allowed in the terms set out below.

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 application is made on the basis that the appellant has not exercised the right of appeal in a reasonable manner. This is based on the appellant pursuing grounds (c), (e) and (g), based on a building control completion certificate and an incomplete section 192 application form, without any substantive explanation as to their relevance.

4. The appeal documentation does not identify how either document assists the appellant's case under any of the pleaded grounds. A building control certificate does not, demonstrate that no breach of planning control has occurred, nor does it address service of the notice or the compliance period. Given the absence of any meaningful case on these matters and bearing in mind that the onus of proof rests with the appellant, the appeal was pursued without a realistic evidential basis. I therefore find that the appellant acted unreasonably, causing the Council to incur unnecessary expense in responding to the appeal.

Costs Order

5. In exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that Mr Farrah Amjad shall pay to Slough Borough Council, the costs of the appeal proceedings described in the heading of this decision; such costs to be assessed in the Senior Courts Costs Office if not agreed.

The applicant is now invited to submit to Mr Farrah Amjad, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount.

V Goldberg

INSPECTOR