

This report is Public.	
Appeals Progress Report	
Committee	Planning Committee
Date of Committee	23 July 2026
Portfolio Holder	Portfolio Holder for Planning and Enforcement, Councillor Chris Aramini-Brant.
Date Portfolio Holder agreed report.	15 July 2026
Report of	Assistant Director Planning, David Peckford

Purpose of report

To keep Members informed about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

1. Recommendations

The Planning Committee resolves:

- 1.1 To note the position on planning appeals as set out in the report.

2. Executive Summary

- 2.1 This report provides a monthly update regarding planning appeals, including new appeals, status reports on those in progress, and determined appeals.
- 2.2 The report sets out the main issues of the appeal and, where determined, the decision is summarised.

Implications & Impact Assessments

Implications	Commentary
Finance	There are no direct financial implications arising from this report. The council is aware that there are appeals in the system where the costs are unclear during this moment of time however, the council has taken action to minimise the cost of appeals where it can, but it's not clear what the costs associated with these appeals will be yet. It should be noted that if future appeal costs were to exceed core budget and if the service is unable to absorb these costs, then a

	request for use of reserves will be necessary, the position will be closely monitored by the council.			Kimberley Digweed, Finance Business Partner: 15 July 2026
Legal	As this report is purely for information there are no legal implications arising.			Denzil Turbervill Law & Governance Legal Services: 15 July 2026
Risk Management	This is an information report where no recommended action is proposed. As such there are no risks arising from accepting the recommendation. Any arising risk will be managed through the service operational risk and escalated to the Corporate Risk Register as and when necessary.			Celia Prado-Teeling, Performance Team Leader: 15 July 2026
Impact Assessments	Positive	Neutral	Negative	Commentary
Equality Impact				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		Not applicable. This is an information report where no recommended action is proposed. As such there are no equality implications arising from accepting the recommendation. Celia Prado-Teeling, Performance Team Leader.
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		Not applicable
Climate & Environmental Impact				Not applicable
ICT & Digital Impact				Not applicable
Data Impact				Not applicable
Procurement & subsidy				Not applicable
Council Priorities	Not applicable			
Human Resources	Not applicable			

Property	Not applicable
Consultation & Engagement	Not applicable in respect of this report

Supporting Information

3. Background

- 3.1 When a planning application is refused, the applicant has the right to appeal within six months of the date of decision for non-householder appeals. For householder applications the time limit to appeal is 12 weeks. Appeals can also be lodged against conditions imposed on a planning approval and against the non-determination of an application that has passed the statutory time period for determination.
- 3.2 Where the Council has taken enforcement action, the applicant can lodge an appeal in relation to the Enforcement Notice served. An appeal cannot be lodged though in relation to a breach of condition notice. This is on the basis that if the individual did not agree with the condition, then they could have appealed against the condition at the time it was originally imposed.
- 3.3 Appeals are determined by Inspectors appointed by the Secretary of State and administered independently by the Planning Inspectorate.
- 3.4 Monitoring all appeal decisions is undertaken to ensure that the Council's decisions are thoroughly defended, and that appropriate and defensible decisions are being made under delegated powers and by Planning Committee.

4. Details

Written Representations

4.1 New Appeals

Written Representations	Informal Hearing	Public Inquiry
3	0	1

4.1.1 The new Written Representation appeals are:

- **2 appeals relating to Permission in Principle**
 - Plot 1, F I M Renewable Energy Farm, Mill Lane, Kirtlington, Kidlington, O5 3HW – Permission in Principle – Proposed conversion of existing building to form 2 no dwellinghouses
 - Land to the Rear of Mole End, Main Street, Great Bourton, Oxfordshire, OX17 1QU – Permission in principle- development of between 8 no and 9 no residential dwellings

- **1 appeal relating to a Retrospective Planning Permission**

- Land 7608 Adjacent to Crowcastle Lane, North of Kirtlington Allotments, Kirtlington, Oxfordshire, OX5 3HP - RETROSPECTIVE - Retention and re-location of an existing storage container, which is to be timber clad, and retention of existing permeable hardstanding.

4.1.2 The new public inquiry is:

- Land behind the Moors – Outline application for 340 dwellings , land for community use, public open space

4.1.3 Details of the new appeals can be found at Appendix 1

In Progress/Awaiting Decision

Written Representations	Informal Hearing	Public Inquiry
7	0	3 as 1 event

4.1.3 Details of all the planning appeals can be found at Appendix 1

Enforcement Appeals

4.2 New Appeals

4.2.1 There are no new enforcement appeals

4.2.2 There are 4 enforcement appeals awaiting decisions

4.2.3 Details of all the enforcement appeals can be found at Appendix 2

4.3 Forthcoming Public Inquiries and Hearings

4.3.1 There are no new Public Inquiries or Hearings

4.3.2 There are 3 Public Inquiries waiting to be heard

4.4 Award of costs

None

4.5 Appeals Results

4.5.1 **25/02983 – Land in Between Rose View and Gold Hill Cottage, Main Street Hethe, Oxfordshire, OX27 8HD**

Erection of a new single dwellinghouse and new home office.

Appeal Allowed

The Inspector allowed the appeal and granted planning permission for a single dwelling, giving significant weight to an existing fallback permission for a very similar scheme. The proposed changes—raising the roof height by around 0.3m and adding a front dormer—were considered minor. The main issue was the effect on the character and appearance of the Hethe Conservation Area.

In assessing this, the Inspector found that the slight increase in ridge and eaves height would be largely imperceptible and in keeping with the varied building heights and rooflines in the village. Although dormers are generally discouraged on front elevations, examples within the Conservation Area indicated that they are not entirely uncharacteristic. The proposed dormer, set within a large roof slope, was therefore judged not to harm the area's character. The development was found to comply with relevant local and national planning policies and to preserve the Conservation Area's significance.

Other concerns raised, such as overlooking, privacy, and parking, were not considered materially different from the approved fallback scheme and did not justify refusal. Permission was granted subject to conditions covering matters including approved plans, privacy protections, drainage, ecology, materials, contamination, archaeology, and sustainability.

4.5.2 25/02505/F and 25/02506/ADV – Opposite 52 Bridge Street, Banbury, Oxfordshire, OX16 5PN

The proposed installation of 1 no BT Street Hub with 2 no digital internally illuminated display screens and removal of associated existing BT payphone(s).

Appeals Dismissed

The Inspector considered two linked appeals for a BT Street Hub and associated digital advertisements within Banbury Conservation Area, assessing their impact on heritage character and public safety. The Hub, a tall structure with prominent digital screens, was found to be visually intrusive and out of keeping with the historic streetscape. It would add to existing street clutter, reduce the sense of openness, and detract from the setting and significance of nearby listed buildings, including Banbury Town Hall. Although this harm was classified as “less than substantial,” it still carried significant weight. The public benefits of connectivity, communication services, and digital features were acknowledged but given only moderate weight due to lack of clear evidence of local need.

While the Inspector concluded that pedestrian and public safety impacts would be acceptable, this was a neutral factor in the overall planning balance. The fallback position of retaining existing kiosks carried little weight and would not offset the identified harm. Consequently, the proposals were found to conflict with policies aimed at protecting heritage and local character, and the public benefits were insufficient to outweigh this harm. Both appeals—Appeal A for the development and Appeal B for the advertisements—were therefore dismissed.

4.5.3 24/01378/CLUP – Manor House, Islip Road, Bletchington, Oxfordshire, OX5 3DP

Certificate of Lawfulness of Proposed Development for the erection of an incidental outbuilding under Class E to Part 1 of the Town and Country Planning (General Permitted Development) Order 2015

Appeal Allowed

The Inspector allowed the appeal and granted a Lawful Development Certificate for the proposed outbuilding, finding that it would have been lawful at the date of the application. The proposal was correctly assessed under Section 192 as a proposed development, since only groundworks had begun. The key issue was whether the building would be incidental to the enjoyment of the dwellinghouse under Class E permitted development rights.

The Inspector accepted that the building's functions—swimming pool, yoga/dance space, and associated changing facilities—constituted normal domestic leisure activities and were incidental rather than primary living accommodation. Despite its relatively large size, the outbuilding was considered reasonably required for a family of six, with adequate but not excessive provision for circulation, supervision of children, and supporting facilities such as a WC and shower.

Overall, the Inspector concluded that the scale, layout, and use of the outbuilding were proportionate and genuinely ancillary to the main dwelling. Therefore, it would have benefited from permitted development rights, making the Council's refusal not well-founded and the proposal lawful.

4.5.4 25/000762/F – 113 Danesmoor, Banbury, OX16 1PZ

RETROSPECTIVE - raising of front garden to level off

Appeal Dismissed

The appeal was dismissed because the Inspector found that the raised concrete front garden harms the character and appearance of the area. The site is part of a uniform terrace with open, green frontages that create a consistent and verdant street scene. By raising and fully covering the frontage with a 1.3-metre-high structure, the development introduces a bulky and visually intrusive feature that disrupts this uniformity, particularly given its prominent end-of-terrace position. Landscaping was not considered a sufficient solution, as it may not be permanent and could even emphasise the structure's height.

The development was also found to negatively affect neighbouring residents' living conditions. Its elevated and dominant form creates an overbearing presence and an unattractive outlook from nearby properties, while also increasing opportunities for overlooking and reducing privacy. Although the aims of improving access and providing bin storage were acknowledged, the Inspector concluded these benefits did not outweigh the harm and could be achieved by less intrusive means. As a result, the proposal conflicts

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with local planning policies on design and residential amenity, and the appeal was dismissed.

4.5.5 26/00169/F – 16 Oak Lane, Ambrosden, Bicester, OX25 2SH

Single storey front, first floor side and two storey rear extensions

Appeal Allowed

The appeal was allowed and planning permission granted for extensions at 16 Oak Lane, including a single-storey front, first-floor side, and two-storey rear extension. The Inspector focused primarily on the effect of the proposed first-floor side extension on the character and appearance of the host dwelling and the surrounding area, as the Council had no objection to the other elements of the scheme.

While the Council considered the stepped design of the side extension to be awkward and visually harmful, the Inspector disagreed. They found that, although different from other nearby extensions, the stepped form would break up the mass of the building and avoid the appearance of a large, unrelieved wall. Combined with the use of render, this would result in a less visually dominant and more balanced addition that would sit comfortably within the street scene.

Overall, the Inspector concluded that the proposal would not harm the character or appearance of the property or its surroundings and would comply with relevant local planning policies. Planning permission was therefore granted, subject to conditions covering adherence to approved plans, use of appropriate materials, and protection of neighbouring privacy.

4.5.6 25/01513/F – 71 Ravencroft, Bicester, Oxfordshire, OX26 6YE

RETROSPECTIVE - Change of Use of amenity land to garden and installation of new fence to site boundary.

Appeal Dismissed

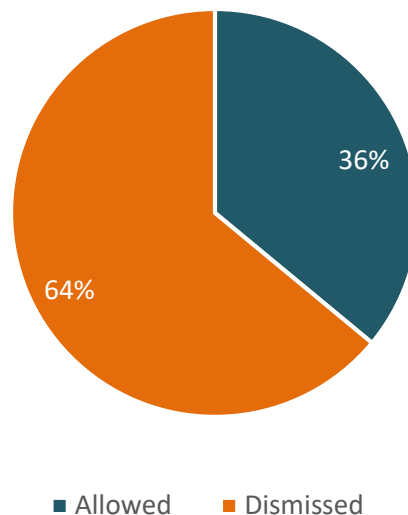
The Inspector dismissed the appeal, concluding that the development harms the character and appearance of the area. The site sits in a prominent corner within a residential estate defined by open frontages, landscaping and a strong sense of greenery. Previously, the area included a grassed strip and planting that contributed to this character, with a boundary wall set back from the pavement. The replacement fence, now running directly along the pavement, appears far more prominent, stark and intrusive, particularly as it lacks any meaningful screening.

The removal of the grass strip and introduction of hardstanding were found to erode the verdant and spacious qualities of the street scene, with limited opportunity for mitigation through planting. Other considerations, such as security concerns, land ownership and prior advice, were given little weight and did not justify the harm identified. As the proposal conflicted with local planning policies aimed at protecting character and appearance, and no material considerations outweighed this conflict, the appeal was dismissed.

4.6 Appeal Decision Data

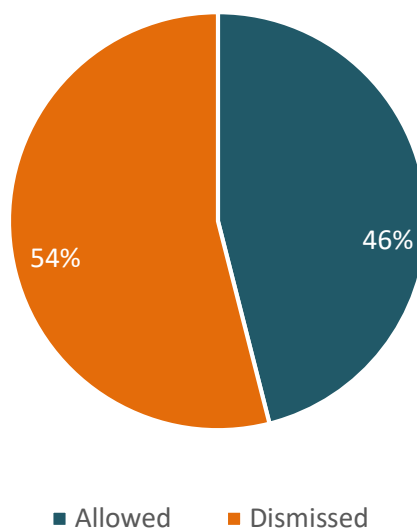
4.6.1 So far in 2026 there have been 25 appeal decisions, 9 allowed and 16 dismissed

Appeal Decisions 2026 (so far)



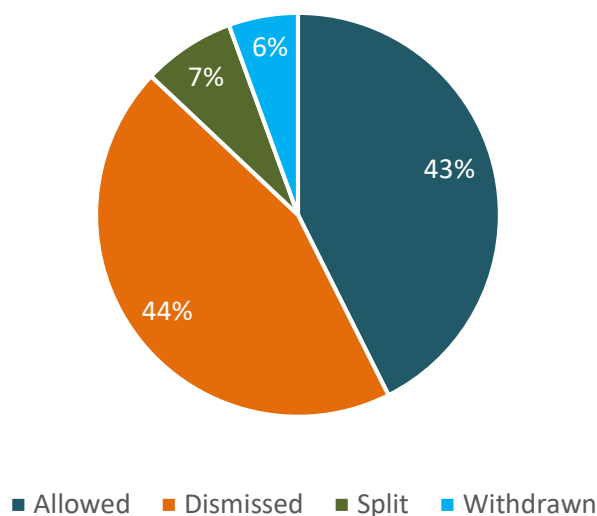
4.6.2 In 2025 there were 63 appeal decisions, 29 allowed and 34 dismissed

Appeal Decisions 2025



4.6.3 In 2024 there were 54 appeal decisions, 23 allowed, 24 dismissed, 4 split decisions and 3 withdrawn.

Appeals Decisions 2024



4.6.4 The above data shows that the proportion of appeals being allowed is decreasing.

Delegated/Committee Decisions

2026

4.6.5 So far in 2026, there have been 25 appeal decisions following delegated decisions, and 1 following a committee decision (The Bell Inn, Great Bourton, a committee overturn) Cherwell District Council.

4.6.6 Of the 24 delegated decisions, 9 were allowed (36%) and 15 (60%) were dismissed. The 1 committee decision (4%) was dismissed (100%)

2025

4.6.7 In 2025, there were 52 appeal decisions that followed delegated decisions, and 11 appeal decisions that followed Committee decisions. Of the 11 committee decisions, 8 were committee overturns, and 3 went with recommendation.

4.6.8 Of the 52 delegated decisions at appeal, 32 were dismissed (62%) and 20 allowed (38%).

4.6.9 Of the 8 overturns, 1 was dismissed (12%), and 7 were allowed (88%). Of the 3 committee decisions that went with officer recommendation, 1 dismissed (33%) and 2 were allowed (66%)

5. Alternative Options and Reasons for Rejection

5.1 None. This report is submitted for information.

6. Conclusion and Reasons for Recommendations

6.1 The report provides the current position on planning appeals for information for Members.

Decision Information

Key Decision	Not applicable
Subject to Call in	Not applicable
If not, why not subject to call in	Not applicable
Ward(s) Affected.	Appeal dependent

Document Information

Appendices	
Appendix 1	Planning Appeals Details
Appendix 2	Enforcement Appeals Details
Background Papers	None
Reference Papers	All documents in respect of the planning appeal
Report Author	Tracy Bennett, Appeals Administrator Paul Seckington, Development Manager
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Executive Director Approval (unless Executive Director or Statutory Officer report)	Executive Director for Place and Regeneration, Ian Boll 15 July 2026