

APPLICATION FOR A FULL AWARD OF APPEAL COSTS

Site Address: [Insert Property Address]

LPA Ref: [Insert Council Application Reference Number]

Appellant: [Insert Your Name/s]

1.0 INTRODUCTION

1.1 This formal application is submitted to request a full award of appeal costs against Adur District Council under the terms of the National Planning Practice Guidance (PPG) relating to Appeals and Costs.

1.2 The Appellant submits that the Local Planning Authority (LPA) has behaved unreasonably, causing the Appellant to incur the unnecessary expense of a formal planning appeal that should not have been required.

2.0 GROUNDS OF UNREASONABLE BEHAVIOUR

2.1 Factual and Mathematical Error: The LPA failed to properly assess the granular, site-specific technical data submitted within the Appellant's professional Flood Risk Assessment (FRA). The council applied generalized, broad-brush Environment Agency maps while completely ignoring the objective reality that the proposed finished floor levels and structural protections (**6.15m AOD**) actively exceed the EA's worst-case safety threshold (**5.86m AOD**) by 290mm.

2.2 Inconsistent and Contradictory Decisions: Prior to determination, the council's own independent flood risk consultants explicitly reviewed, validated, and formally signed off on the proposed permanent flood barrier mitigation measures. For the council to subsequently issue a flat refusal based on the alleged "inefficacy" of those same structural defenses constitutes highly inconsistent, contradictory, and unreasonable administrative behavior.

2.3 Failure to Seek Conditions: The PPG states that LPAs should look to approve applications where possible by using planning conditions rather than issuing an outright refusal. If the council retained any lingering concerns regarding life safety, they could have easily resolved them by attaching a standard pre-occupation condition requiring a formal Flood Warning and Evacuation Plan (FWEP). Refusing a technically sound, over-specified scheme represents a clear failure to act in a constructive manner.

3.0 CONCLUSION & REMEDY SOUGHT

3.1 Due to the council's failure to properly evaluate technical evidence, their contradictory stance on already-approved flood barriers, and their refusal to use planning conditions, the Appellant has been forced to incur significant professional costs to lodge this appeal.

3.2 The Planning Inspector is respectfully requested to make a full award of costs in favor of the Appellant. A fully itemized, quantified schedule of costs will be submitted to the council for payment upon determination of this award.