

Appendix A – Planning Appeals decided between 1 April 2025 and 31 March 2026

Ward	Case number	Proposal	Address	Decision
Clifton	24/00048/REF	Change of use from dwelling house (use Class C3) to a flexible use Dwellinghouse C3 or C4 House in Multiple Occupation	302 Burton Stone Lane	Appeal Dismissed
	24/00053/REFCPD	Development of 1 metre tall high timber gates	The Sleeping Bear 4 Government House Road	Appeal Allowed
	25/00005/REF	Conversion of detached garage to self-contained annexe living accommodation	85 Crombie Avenue	Appeal Dismissed
	25/00016/REF	Certificate of lawfulness for use as House in Multiple Occupation (Use Class C4) for up to 4 occupants	29 Ratcliffe Street	Appeal Allowed
	25/00037/REF	Two storey and single storey rear extensions	6 Clifton	Appeal Dismissed
	25/00038/REF	Internal and external alterations including infill of existing front door, new side door opening, removal and reconfiguration of internal walls and staircase, and two storey rear extension and single storey rear extension following partial demolition of existing rear extension	6 Clifton	Appeal Dismissed
	25/00065/REF	Change of use from single dwelling with annexe (use class C3) to holiday let (Sui Generis) - retrospective	56 Sycamore Terrace	Appeal Dismissed
Dringhouses And Woodthorpe	25/00006/CON	Single storey side/rear extension, erection of detached double garage to rear, solar panels to side roofslope and landscaping/fenestration alterations following demolition of existing garage	1 Cherry Lane	Appeal Dismissed

	25/00062/REF	Erection of a two storey dwellinghouse to the side of the existing house, with associated parking.	350 Thanet Road	Appeal Allowed
Fishergate	25/00064/REF	Two storey rear and side extensions, single storey rear extension and removal of 2no. chimneys	4 Broadway	Appeal Dismissed
Fulford And Heslington	25/00057/REF	First floor side extension	29 Eastward Avenue	Appeal Dismissed
Guildhall	02/00048/REF	Installation of multifunctional communication hub	Communication Hub St Sampsons Square	Appeal Dismissed
	23/00050/REF	Installation of multifunctional communication hub	Communication Hub Adjacent 25 - 27Parliament Street	Appeal Dismissed
	25/00014/REF	External alterations to include display of 2no. pictorial signs to existing hanging gibbets, halo illuminated lettering, door plaque, external display board, window vinyl, and menu board	Keystones4 Monkgate	Appeal Dismissed
	25/00015/REF	Display of 2no. pictorial signs to existing hanging gibbets, halo illuminated lettering, door plaque, external display board, window vinyl, and menu board	Keystones4 Monkgate	Appeal Dismissed
	25/00025/REF	Installation of multifunctional communication hub	Communication Hub Adjacent 40 - 45Parliament StreetYork	Appeal Dismissed
	25/00026/REF	Display of 1no. LCD display screen on proposed communication hub	Communication Hub Adjacent 40 - 45Parliament StreetYork	Appeal Dismissed
	25/00027/REF	Display of 1no. LCD display screen on proposed communication hub	Communication Hub Adjacent 25 - 27Parliament StreetYork	Appeal Dismissed
	25/00028/REF	Installation of multifunctional communication hub	Communication Hub Adjacent 7DavygateYork	Appeal Dismissed
	25/00029/REF	Display of 1no. LCD display screen on proposed communication hub	Communication Hub Adjacent 7DavygateYork	Appeal Dismissed

	25/00030/REF	Display of 1no. LCD display screen on proposed communication hub	Communication Hub Adj Merchant Adventurers Hall Eastern Side Of Piccadilly York	Appeal Dismissed
	25/00031/REF	Display of 1no. LCD display screen on proposed communication hub	Communication Hub St Sampsons Square York	Appeal Dismissed
	25/00032/REF	Installation of multifunctional communication hub	Communication Hub Adj Merchant Adventurers Hall Eastern Side Of Piccadilly York	Appeal Dismissed
	25/00044/REF	Display of 1no. externally illuminated billboard sign	Lidl Store James Street	Appeal Dismissed
	25/00048/REF	Outline application for erection of 1no. dwelling to rear with all matters reserved	72 Lowther Street	Appeal Allowed
Haxby And Wigginton	25/00058/REF	Two storey side extension and single storey front and rear extensions	2 Longcroft Wigginton	Appeal Allowed
Heworth	25/00024/REF	Change of use of dwelling (use class C3) to large House in Multiple Occupation (sui generis) for up to 8 occupants	75A Monkton Road	Appeal Dismissed
	25/00054/REF	Change of use from single dwelling (use class C3) to House in Multiple Occupation (use class C4) for up to 4 occupants	41 Sixth Avenue	Appeal Dismissed
Heworth Without	24/00055/REF	Change of use of detached garage (use Class C3) to a hair salon (use Class E), and associated external alterations including render to front and side elevations, grey tiling, bifold doors and 2 roof lights	34 Elmpark Way	Appeal Dismissed
	25/00009/REF	Change of use from small House in Multiple Occupation (use class C4) to a large House in Multiple Occupation (Sui Generis)	153 Bad Bargain Lane	Appeal Allowed
	25/00053/REF	Single storey rear and side extensions, dormers to rear roof slope and 3no. windows to side elevation	294 Stockton Lane	Appeal Dismissed

Holgate	24/00054/REF	Two storey side and rear extension following demolition of existing garage	12 Glebe Avenue	Appeal Dismissed
	25/00001/REFLBC	External alterations including repairs to window frames and replacement of existing timber sashes with double glazed heritage timber sashes	Holgate Homes139 Holgate Road	Appeal Dismissed
	25/00017/REF	Conversion of former public house to form 6no. apartments (Use Class C3) with associated access, parking and bike stores and external alterations including dormer and the insertion of rooflights following demolition of outbuildings, canopy and external staircase	The Jubilee Balfour Street	Appeal Allowed
Hull Road	24/00052/REFCLU	Certificate of Lawfulness for use as a House in Multiple Occupation	60 Yarburgh Way	Appeal Allowed
	25/00011/REF	Conversion of detached garage to form 1no. flat with associated external alterations	191 Tang Hall Lane	Appeal Dismissed
	25/00040/REF	Change of use of single dwelling (use class C3) to House in Multiple Occupation (use class C4) for up to 4 occupants with associated external alterations including dormer to rear	23 Abbotsford RoadYorkYO10 3EE	Appeal Dismissed
	25/00042/REF	Change of use from single dwelling (use class C3) to House in Multiple Occupation (use class C4) for 4 occupants	61 Wycliffe Avenue	Appeal Dismissed
	25/00055/REF	Change of use from single dwelling (use class C3) to House in Multiple Occupation (use class C4)	8 Derwent Avenue	Appeal Dismissed
	25/00061/REF	Change of use of single dwelling (use class C3) to House in Multiple Occupation (use class C4)	32 Wolviston Avenue	Appeal Dismissed
Huntington/New Earswick	25/00003/REF	Hip to gable front roof extension, replacement roof tiles, and external wall insulation comprising render to all elevations	2 Green Way Huntington	Appeal Dismissed

	25/00018/REF	Single storey side extension after removal of garage	26 Ferguson Way Huntington	Appeal Dismissed
	25/00035/REF	Display of 2no. free standing LED screens fixed to a York Stone mounted plinth	Site Of Former Slip Inn Malton Road Huntington	Appeal Dismissed
	25/00039/REF	Display of 2no. free standing LED screens fixed to a York Stone mounted plinth with installation of a pond and landscape alterations.	Site Of Former Slip Inn Malton Road Huntington	Appeal Dismissed
	25/00067/REF	Change of use from dwelling (use class C3) to a short term holiday let (Sui Generis)	9 Vesper Walk Huntington	Appeal Dismissed
Micklegate	02/00049/REF	Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4), 2no. rooflights to front roofslope and 1no. rooflight to rear roofslope	44 Kyme Street	Appeal Dismissed
	24/00049/REF	Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4)	6 Custance Walk	Appeal Dismissed
	25/00004/REF	External works to include render and insulation to gable wall - retrospective	7 St Martins Lane	Appeal Dismissed
	25/00022/REF	Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4) - resubmission	68 Nunthorpe Road	Appeal Dismissed
	25/00050/REF	Change of use of single dwelling (use class C3) to House in Multiple Occupation (use class C4)	9 Hampden Street	Appeal Dismissed
	25/00068/REF	Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4)	6 Custance Walk	Appeal Dismissed
Osballdwick And Derwent	25/00013/REF	Erection of a Battery Energy Storage System with associated infrastructure, site levelling works, access, landscaping and ancillary works.	Land Lying To The North West Of Murton Way	Appeal Allowed
	25/00036/REF	Removal of condition 4 of permitted application 23/00532/FUL	9 St Marys Grove Osballdwick	Appeal Dismissed

	25/00047/REF	Construction of 1no. detached dwelling to rear following re-location of existing ancillary buildings	The Cottage Main Street Holtby	Appeal Dismissed
Rawcliffe And Clifton Without	24/00047/REF	First floor side extension with external staircase and external balcony platform area at first floor	20 Manor Lane	Appeal Dismissed
	25/00012/REF	Removal of condition 3 of permitted application 18/01122/FUL to allow the former outbuilding to be used as an independent dwelling	55 Morehall Close	Appeal Dismissed
Rural West York	24/00024/REFCPD	Certificate of lawfulness for proposed development of an outbuilding to rear and an in-ground swimming pool	The Old Vicarage Main Street Askham Richard	Appeal Dismissed
	25/00007/REF	Variation of conditions 2 and 4 of permitted application 16/00093/FUL to allow the siting of one shepherds hut, construct drive-over waste point, erect replacement information hut and relocate gate, fence and CDP point.	Caravan Site Cherry Tree Cottage Millfield Lane Nether Poppleton	Appeal Allowed
	25/00008/REF	Erection of 1no. dwelling and garden following demolition of existing agricultural barn	Agricultural Building East Of Mullingar Farm And North of Low Moor Lane Hessay	Appeal Dismissed
	25/00020/REF	Removal of conditions 2, 4 and 6 of permitted application 3/121/101A/PA	The Stables Woodside Farm Moorlands Farm And Hospital Wigginton	Appeal Dismissed
	25/00021/REF	Single storey rear extension and 4no. rooflights to front roofslope	The Old School House Shirbutt Lane Hessay	Appeal Dismissed
	25/00033/REF	Change of use from Commercial, Business and Service (use class E) to 1no. dwellinghouse (use class C3) under The Town and Country Planning (General Permitted Development) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	Poppleton Lakes Boroughbridge Road	Appeal Dismissed
	25/00045/REF	Permission in Principle for a single self/custom build dwelling	McClean Aviation Rufforth Airfield Rufforth	Appeal Dismissed

	25/00052/REF	Erection of detached garden room to rear	Mapplefields 5 Laburnum Farm Close Hessay	Appeal Allowed
Strensall	25/00034/REF	Detached garage to side with driveway, alterations to fenestration	23 Lock House Lane Earswick	Appeal Dismissed
	25/00046/REF	Single storey side extension and first floor side extension	The Granary Old Carlton Farm Sandy Lane To Boundary Stockton On The Forest	Appeal Dismissed
	25/00056/REF	Use of existing hardstanding on land to touring caravan park for the storage of caravans	Country Park Pottery Lane Strensall	Appeal Dismissed
	25/00059/REF	Erection of 1no. two storey dwelling to rear with swimming pool and associated landscaping	The Grange 388 Strensall Road	Appeal Dismissed
Westfield	25/00041/REF	Change of use of ground floor of attached garage to holiday let accommodation with associated external alterations	17 Askham Lane	Appeal Dismissed
	25/00043/REF	First floor side extension and porch to front	117 Chapelfields Road	Appeal Dismissed
Wheldrake	25/00023/REF	Outline application for 1no. dwelling with associated landscaping and parking following demolition of existing structures with only access considered	Disused Mod Camp Site Wheldrake Lane Elvington	Appeal Allowed
	25/00051/REF	Outline application for 1no. dwelling (use class C3) with details of access included	The Birches Main Street Wheldrake	Appeal Dismissed