

Search the appeal record

Every English appeal decision since 2016, with the Inspector's letter read in full wherever one was published. The search finds what a case turned on; the letter tells you what the Inspector made of it. Four tabs: All appeals, Recent PINS decisions, Key case law, Saved appeals.

1. Search by words All appeals, Words

- 1 Open **Appeal Intelligence**. The search box reads **Search appeal decisions**, with **Words** selected.
- 2 Type what the case turned on: *annexe ancillary, replacement dwelling green belt, overlooking balcony*. Every word you type must appear, in the letter or in our reading of it. More words narrow the search; the word *or* is ignored, so type the terms you mean.
- 3 Put a phrase in quotes to match the Inspector's exact words in the letter and nowhere else: *"very special circumstances"*. Use this when the wording itself is the point. A phrase no letter contains says so rather than widening.
- 4 A passage under each result shows why it matched. **In the letter:** is the Inspector's own text; **Our reading of the letter:** is our summary of it, marked in blue. The two are never mixed.

Counts are honest. A search that matches more decisions than can be counted says so: narrow it with another word, an authority or a date rather than reading an estimate.

2. Search by meaning All appeals, Meaning

- 1 Switch to **Meaning** and type a sentence, the way you would put the question to a colleague: *whether a garden room can be ancillary to the house when it has its own kitchen*.
- 2 The record returns the letters that reason about that question, however the Inspector phrased it, closest first. There is no count: every letter is some distance from your sentence, so you see the nearest set.
- 3 Use Words when you know the term of art; use Meaning when you know the problem but not the words an Inspector would choose.

3. Narrow the set

- 1 **New Framework** keeps only decisions since the Framework of 17 August 2026 came into force. Everything else is still there; this is a switch, not a deletion.
- 2 Pick an authority from **Pick an authority for its record**, or a year, an appeal type, a procedure (written representations, hearing, inquiry), an outcome, a development type or an issue. The filters work with or without words.

- 3 Under **Issues & policy**, enter a policy code as cited (*S4, DM1, ENV5*), a Framework paragraph, or a use class.
- 4 Sort by **Newest** or **Best match**. Switch **List** to **Map** to see the same set on the ground; set only an outcome and the whole country is drawn.
- 5 Not sure how to build it? The AI button beside the box builds the search from a plain description. It sets the filters; it never answers the question.

4. Read and keep a decision

- 1 Open a result: the main issues as the Inspector framed them, what decided the appeal, the development plan policies, the Framework paragraphs and the judgments cited, with the letter itself a tap away wherever the Inspectorate published one.
- 2 Star it. Starred decisions sit under **Saved appeals**, with **Starred**, **Allowed** and **Dismissed** views for pulling comparables together, and **Ask about your saved decisions** to put a question to that set alone.
- 3 **Recent PINS decisions** is last night's batch as it landed. **Key case law** lists the standard authorities by topic, each linked to the judgment and counted across the letters that cite it.

The record states, you judge

The search finds decisions and the summaries say what the Inspector decided and why. Weight, relevance and what it means for your case are your professional judgement.

What a search cannot do

It cannot predict an outcome or rank your prospects, and it is not asked to. It can show you every decision on your point, and the letter behind each one.

Around a site

For the appeals decided around a particular site, open the site and use its **Appeals** tab: the same record, drawn around your red line from one kilometre out to ten.

Verify before you rely

The record is read from the Inspectorate's published decisions and refreshed nightly. Some letters are missing at source. Check the letter itself before you cite a decision.