

Committee: Development Control

Date: 22 November 2006

Title: Appeal Decisions

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APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
<b>Appeal A</b> Mr & Mrs P Cullen	Hop Poles Bedlars Green Great Hallingbury	UTT/1446/05/FUL	Appeal against refusal to grant planning permission for provision of a new car park for the public house within existing paddock	ALLOWED & planning permission granted subject to conditions 25-OCT-2006	11 Jan 2006	The Inspector concluded that car parks are often associated with rural PHs and this would provide sufficient car parking for the PH in a way that satisfied appropriate standards for safety and amenity.
<b>Appeal B</b> Mr & Mrs P Cullen	Land adj to Golden Jubilee Cottage Bedlars Green Great Hallingbury	UTT/1448/05/OP	Appeal against refusal to grant planning permission for new private dwelling on the site of the existing public house car park	ALLOWED & planning permission granted subject to conditions 25-OCT-2006	11 Jan 2006	The Inspector concluded that subject to details an appropriate scheme could be developed but it would only be acceptable if the above replacement car park was provided first.
Mr & Mrs S Gilman	Site adj to 2 Roseacres Takeley	UTT/1830/05/OP	Appeal against refusal to grant planning permission for erection of a dwelling	DISMISSED 6-OCT-2006	3 Feb 2006	The Inspector concluded that that efficient use of land must be balanced against other planning issues - the proposed development of this corner site would be unduly prominent and detract from the character of the area.

Julian, Rosalind and Richard Mash	Springwell Cottage Walden Road Little Walden	UTT/1308/05/FUL	Appeal against refusal to grant planning permission for retention of a two metre post and lap panelled fence	DISMISSED 18-OCT-2006	8 Nov 2005	The Inspector concluded that the fence was detrimental to the architectural and historic qualities of the listed building.
Mr D Chapman	Land adj to Tile House Bungalow Stebbing Green Stebbing	UTT/0119/06/FUL	Appeal against refusal to grant planning permission for new dwelling, demolition of derelict steel framed barn	DISMISSED 16-OCT-2006	21 Mar 2006	The Inspector concluded that the site was clearly located amid open countryside; could not be deemed to be infill and would also be harmful due to the proposal's size and bulk. The advantages of removing the existing building were minimal.
<b>Appeal A</b> Mr & Mrs P Wright	Land adj to Fircot Maple Lane Wimbish	UTT/2034/05/OP	Appeal against refusal to grant planning permission for erection of <b>one</b> house and new access to highway	DISMISSED 17-OCT-2006	6 Feb 2006	The Inspector concluded that the site was visually significant; too wide to be infill and the proposal was unsustainable due to the very limited range of services accessible without reliance on a private car.
<b>Appeal B</b> Mr & Mrs P Wright	Land adj to Fircot Maple Lane	UTT/2033/05/OP	Appeal against refusal to grant planning permission for erection of <b>two</b> semi-detached houses and new accesses to highway	DISMISSED 17-OCT-2006	8 Feb 2006	
G Willington Esq	Dene-Syde Thaxted Road Debden	UTT/0201/06/OP	Appeal against refusal to grant planning permission for demolition of a dwelling and erection of four dwellings	ALLOWED 18-OCT-2006	28 Apr 2006	The Inspector concluded that four dwellings could be satisfactorily accommodated on this site without harm to the area or neighbours.

C Gale	Sibbards Farm Debden Green Saffron Walden	UTT/1302/05/FUL	Appeal against refusal to grant planning permission for demolition of stables, conversion of stable/piggery into "annex" for relative's accommodation (ancillary)	DISMISSED 18-OCT-2006	3 Oct 2005	The Inspector concluded that the works to the building would amount to rebuilding; the proposal was tantamount to a new dwelling in the open countryside and the proposal was unsustainable due to the very limited range of services accessible without reliance on a private car
<b>Appeal A</b> Mr S Grimes	Sewards End Farm 13 Redgates Lane Sewards End	UTT/1288/05/LB	Appeal against refusal to grant planning permission for removal of the house roof, repair, conservation and refurbishment of the house with internal layout alterations to the 1 <sup>st</sup> floor and the conversion of outbuildings to form 2 residential dwellings	ALLOWED 4-OCT-2006	20 Oct 2005	The Inspector concluded that the benefits of repairing the listed buildings and restoring the group of farm buildings justified the scale of conversion works. Despite the evolution of national planning policy to support objective of sustainability, Policy H6 remains relevant to proposals to reuse rural buildings.
<b>Appeal B</b> Mr S Grimes	Sewards End Farm 13 Redgates Lane Sewards End	UTT/1287/05/FUL	Appeal against refusal to grant planning permission for conversion of outbuildings (cowshed and piggery) to residential dwellings	ALLOWED planning permission granted subject to conditions 4-OCT-2006	20 Oct 2005	

Mr A D Chapman	Home Farm Cottage Little Walden	UTT/0005/06/FUL	Appeal against refusal to grant planning permission for alterations to garage to form games room and a single storey rear extension	ALLOWED planning permission granted subject to conditions	7 Mar 2005	The Inspector concluded that both the significant remodelling of the outbuilding and the extension to the dwelling would protect the existing character of the dwelling and the locality.
Mr and Mrs S Viner	4 Straw Yard Holders Green Lindsell	UTT/1563/05/FUL	Appeal against refusal to grant planning permission for single storey front extension and remodelling of roof at first floor level	DISMISSED in relation to the single storey front extension  ALLOWED planning permission granted in relation to the remodelling of the roof at first floor level subject to conditions 20-OCT-2006	9 Nov 2005	The Inspector concluded that the remodelling of the existing two storey flat roof extension was acceptable but the long single storey addition was not.
Mr & Mrs M Hoare and Hastoe Housing Association	Land to rear of "Pootings", Off Waldeck Court Saffron Walden	UTT/1303/05/OP	Appeal against refusal to grant planning permission for erection of six dwellings with garages	DISMISSED 20-OCT-2006	19 Jan 2006	The Inspector concluded that the development would be out of character with surroundings and that access through Waldeck Court would be inappropriate.
Mr and Mrs P Leeder	Land at Richmond's Farm Richmond Green Lindsell	UTT/1524/05/OP	Appeal against refusal to grant planning permission for a detached dwelling	DISMISSED 20-OCT-2006	11 Nov 2005	The Inspector concluded that the site was not infill; would urbanise the loose line of building harming the character of the countryside.

DJR Cars LLP	DJR Cars LLP Dunmow Road Little Canfield	UTT/0095/06/FUL	The application sought outline planning permission with all matters reserved for residential development without complying with a condition attached to planning permission Ref UTT/1608/05/OP, dated 20 December 2005	ALLOWED 23-OCT-2006	20 Dec 2005	The Inspector concluded that rather than limit the number of dwellings by condition it should be left to the reserved matters submission to demonstrate an acceptable form of development.
Mr & Mrs J Hockaday	The Vineyard Cole End Lane Sewards End	UTT/0369/06/FUL	Appeal against refusal to grant planning permission for alterations to form a gable end to the existing garage	ALLOWED 1-NOV-2006	19 Apr 2006	The Inspector concluded that the remodelling of the outbuilding would not be harmful to the character of the countryside subject to use of suitable materials.
Mary Picton-Turberville	Chiswick Hall Chrishall	UTT/0219/05/FUL	Appeal against refusal to grant planning permission for the retention of 2 sheds, retention of a portable henhouse and surrounding fencing, retention of manege and surrounding fencing, retention of field shelter, erection of cricket nets and provision of hardstandings and the provision	ALLOWED 31-OCT-2006 and planning permission granted subject to conditions	15 Jun 2005	The Inspector concluded that the sheds and henhouse were insignificant in the landscape; that the ménage was sensitively sited; the cricket nets were inconspicuous and the pool would be too.

			of a swimming pool and erection of pump housing			
T-mobile UK Ltd	Ionica Pedley Shirehill Saffron Walden	UTT/01111/06/FUL	Appeal against refusal to grant planning permission for the installation of telecoms equipment comprising of the removal of existing mast and installing a 18.5m high "lattice tower" structure complete with 3 antenna and one dish, one associated radio equipment cabinet and development ancillary thereto	ALLOWED 27-OCT-2006	8 Mar 2006	The Inspector was mindful of an unimplemented permission for a slightly different proposal and concluded that the proposal was justified on technical grounds and that siting on an industrial estate would help reduce its impact.
Paul Constable	Highdown Sibleys Green Thaxted	UTT/1723/05/FUL	Appeal against refusal to grant planning permission for the change of use of existing building to domestic, studio, games room, garage and office	DISMISSED 27-OCT-2006	5 Jan 2006	The Inspector concluded that proposal actually proposed replacement building; that it would be a significant structure in the area; acting to consolidate sporadic development and the proposal would not be for purposes actable within the countryside