

Committee: DEVELOPMENT CONTROL COMMITTEE

Date: 23 MAY 2007

Title: APPEAL DECISIONS

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Agenda Item

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APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Appeal A Mr & Mrs Tupman	The Rectory Farnham Road Farnham	UTT/0539/06/FUL	Appeal against refusal to grant planning permission for a garage	DISMISSED 17-APR-07	16 May 2006	These were variations of essentially the same scheme. The Inspector concluded that the proposed large garage building would be damaging to the open character of the countryside that the Development Plan so clearly seeks to protect.
Appeal B Mr & Mrs Tupman	The Rectory Farnham Road Farnham	UTT/0957/06/FUL	Appeal against refusal to grant planning permission for detached triple garage	DISMISSED 17-APR-07	25 July 2006	
Mr & Mrs Ring	Pelhurst Sawbridgeworth Road Hatfield Heath	UTT/1586/05/FUL	Appeal against refusal to grant planning permission for external alterations and additions to existing house, demolition of existing garage and erection of new garage	DISMISSED 17-APR-07	2 August 2006	The Inspector concluded that the large extensions and proposed front garage would be inappropriate development in the greenbelt. The Inspector's decision letter is set out in a very methodically manner.
Appeal A Mr K G Moore	Garden Cottage Bartlow Road Hadstock	UTT/1389/06/FUL	Appeal against refusal to grant planning permission for first floor rear extension	DISMISSED 4 APR-07	5 October 2006	The Inspector concluded that proposed alterations would be unacceptable and specifically fail to meet the tests set out in listed building policy about being necessary and desirable.

Appeal B Mr K G Moore	Garden Cottage Bartlow Road Hadstock	UTT/1390/06/LB	Appeal against refusal to grant planning permission for first floor rear extension	DISMISSED 4-APR-07	5 October 2006	See comments relating to Appeal A (UTT/1389/06/FUL) above.
Mr & Mrs H Gray	Site adjacent to Meadows Lodge Canfield Road Takeley	UTT/1044/06/OP	Appeal against refusal to grant planning permission for 1 x detached dwelling	ALLOWED (Granted subject to conditions) 16-APR-07	16 August 2006	The Inspector concluded that the proposed dwelling would be a minor addition to a group of dwellings in the countryside.
Mr T Ackron	3 Bridgecroft Cottage Wood End Widdington	UTT/0869/06/FUL	Appeal against refusal to grant planning permission for ground floor single storey extension to the existing house comprising a living room and study	DISMISSED 10-APR-07	11 July 2006	The Inspector concluded that the proposal would be “seriously out of scale with the host building” and be un- neighbourly (despite no objections being made by the neighbour) contrary to adopted policy.
Mr & Mrs Ford- Robertson	Hyde Farm Gallows Green Great Easton	UTT/0771/06/FUL	Appeal against refusal to grant planning permission for erection of stable block in paddock and swimming pool in garden	DISMISSED 16-APR-07	11 July 2006	The Inspector concluded that the proposed stable building would be damaging in the countryside and dismissed the appellants’ attempts to draw support from policies relating to public recreation. The few details of the proposed swimming pool could not demonstrate that the setting of the listed building would be protected.
Mr S Hardwick	Meadow View Cock Green Felsted	UTT/0581/06/FUL	Appeal against refusal to grant planning permission for a new dwelling (amendment to approved scheme ref: UTT/1851/05/FUL)	DISMISSED 16-APR-07	1 June 2006	The Inspector concluded that revised replacement dwelling would be unacceptably bulky and of poor design.

Mr T Savill	1 North Hall Cottages Quendon	UTT/0878/05/FUL	Appeal against refusal to grant planning permission for convert existing barn to annex	ALLOWED (Granted subject to conditions) 10-APR-07	17 May 2006	The Inspector concluded that the level of accommodation was sufficiently modest and the building sufficiently close to the main dwelling that the annexe would not be a separate dwelling and that conditions could limit its size and occupation.
Mr Martin Day	Ward Cottage Duddenhoe End	UTT/1043/06/FUL	Appeal against refusal to grant planning permission for change of use of agricultural land to private garden associated with Ward Cottage	DISMISSED 16-APR-07	21 August 2006	The Inspector concluded that the change of use would intrude into open land and that it would be materially harmful to the character of the countryside which local policy seeks to protect.
Mr K Durso	Oakend Bannister Green Felsted	UTT/0518/06/FUL	Appeal against refusal to grant planning permission for loft conversion	DISMISSED 13-APR-07	24 July 2006	The Inspector concluded that the proposal failed to respect the scale and design of the original dwelling and would be very prominent in the streetscene.
Page and Company Paper Merchants	Windmill Works Aythorpe Roding	UTT/0832/06/OP	Appeal against refusal to grant planning permission for demolition of the existing building, the removal of hardstandings and the erection of residential development	DISMISSED 26 APR-07	10 Aug 2006	The Inspector concluded that the proposal failed to demonstrate why the commercial use should be removed; that the site is unsustainable with regard to accessibility by means other than private cars; the proposed provision of affordable housing would be useful but unjustifiably substandard in number; and inadequate study had been made of the potentially contaminated substances that may be found on this former scrap yard.