

Agenda item: 6  
 Author: M Ovenden

**DEVELOPMENT CONTROL COMMITTEE – 19 DECEMBER 2007**  
**APPEAL DECISIONS**

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Cromwell New Homes Ltd	Denesyde Thaxted Road Debden	UTT/0658/07/DFO	Appeal against refusal to grant planning permission for erection of four dwellings	14-NOV-2007 DISMISSED	25 May 2007	The Inspector concluded that the proposed front garage would be incongruous and that the proposal failed to provide a proportion of small dwellings required by the local plan.
K E C Emsden	Dormers Crawley End Chrishall	UTT/0011/07/FUL	Proposed variation of condition C.6.12 of planning permission UTT/0528/97/FUL dated 19-7-1997 to permit occupancy of the annexe by persons other than dependant relatives of Dormers	21-NOV-2007 DISMISSED	21 Feb 2007	The Inspector concluded that the proposal would lead to a situation where an additional dwelling would be created outside of the development limit, adversely affecting rural character and the amenities of the existing dwelling.
Mrs S Graves	Hillview Radwinter	UTT/0507/07/FUL	Appeal against refusal to grant planning permission for is described on the planning application as "the demolition of garage, put new steeper roof on existing bungalow and insert bedrooms in the roof space, extend main roof over	19-NOV-2007 DISMISSED	17 May 2007	The Inspector concluded that the proposal would be bulky, prominent and excessively dominant, harming the character of the surrounding area.

Mr and Mrs M Plumb	6 Bran End Field Stebbing	UTT/2061/06/FUL	Appeal against refusal to grant planning permission for erection of a two bedroom dwelling	20-NOV-2007 DISMISSED	12 Feb 2007	The Inspector concluded that the proposed dwelling would be highly incongruous and jarring to the extent that it would adversely affect the character and pleasant visual qualities of the street scene.
Mr David Dunbar	The Paddocks Bedwell Road Ugley	UTT/0760/06/FUL	Appeal against refusal to grant planning permission for separation of annex into independent dwelling	16-NOV-2007 ALLOWED	20 Jun 2007	The Inspector concluded that he did not believe that the proximity to the Motorway would affect the amenity of the occupiers of the proposed dwelling and using the annex as a separate dwelling would have no material impact on the character of the countryside.
Kathy Spearman	Ivy Bungalow Feather Hill Hatfield Broad Oak	UTT/1893/06/FUL	Appeal against refusal to grant planning permission for erection of a workshop and garage	13-NOV-2007 ALLOWED	12 Jan 2007	The Inspector concluded that the position of the garage was sufficiently close to the dwelling to avoid detracting from the character of the countryside.
Mr & Mrs Chris Martin	Kaines Duck Street Little Easton	UTT/0212/07/FUL	Appeal against refusal to grant planning permission for change of use of land from highway verge to garden and the erection of screen fencing	27-NOV-2007 ALLOWED	5 April 2007	The Inspector concluded that subject to details of materials and landscaping the proposal may result in a modest improvement to the street scene and no material harm to highway safety.
Mr I Ford	Church Hill Ashdon	UTT/2106/06/FUL	Appeal against refusal to grant planning permission for erection of cart store	29-NOV-2007 ALLOWED	12 Feb 2007	The Inspector concluded that the development would be close to existing buildings and not prejudice the character of the countryside

Mr & Mrs H Studd	Gransmore House and Cottage Causeway End Felsted	UTT/1820/06/FUL	Appeal against refusal to grant planning permission for erection of a two bay cart lodge/garage	29-NOV-2007 DISMISSED	22 Dec 2006	The Inspector concluded that due to its size and prominent location the proposed garage would appear as a dominant intrusion in the street scene. She was not persuaded that the existence of 'similar' garages elsewhere justified permission in this case.
Mr K Dodd	Barn at Swards Hall Farm Stebbing Road Felsted	ENF/115/06/B	Appeal against refusal to grant planning permission for change of use of the land and buildings hatched blue on the attached plan from agricultural use to use for functions on a commercial basis and entertainment for the public	29-NOV-2007 DISMISSED	26 Mar 2006	The Inspector concluded that the use would cause undue noise for local residents, increased levels of traffic would also affect rural character in an otherwise tranquil area. She also took the view that the remote location made the activities unsustainable relying too much on use of private cars and was not convinced that the existence of similarly reliant sites justified permission for a further one here.