

Agenda Item:**Title: APPEAL DECISIONS****Author: Michael Ovenden - Interim Head of Development Control**

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Mr AJ Campbell	Little Poplars White Roding	UTT/1639/07/FUL	Appeal against refusal to grant planning permission for Erection of a two storey side extension	18 July 2008 ALLOWED	12 Nov 2007	The Inspector concluded that the extension for the house was of a better design than one that has a live permission. The Inspector made adverse comments about the condition requiring costs effective energy saving measures and did not impose it. (RH)
CE Funston Tractor Sales Ltd	CE Funston Ltd Arkesden Road Clavering	UTT/1463/07/FUL	Appeal against refusal to grant planning permission for the change of use and new building to form 11 no. light industrial and office units without complying with conditions 13 and 16 attached to planning permission ref UTT/1463/07/FUL dated 12 August 2003	18 July 2008 DISMISSED	3 Oct 2007	The Inspector concluded that the proposed external storage would be harmful to the character of the village and the proposed parking and turning arrangements would be unacceptable.(RH)

Rowe Build & Development Ltd	Land at Emson Close Saffron Walden	UTT/0536/07/FUL	Appeal against refusal to grant planning permission for residential development (9 flats) and retail floor space (555m ²)	23 July 2008 ALLOWED	28 Sept 2007	The Inspector concluded that the Council was right to object to the 'random' mix of dormers on each unit and conditioned a more appropriate mix; he also agreed that some elements of the design of the freestanding block were poor but that it could be tidied up by condition. He thought that the new building would improve the barren appearance of the current car park, hide some poor local views and add an interesting building that would safeguard the setting of listed buildings. He thought that the provision of a lift was necessary and because no evidence against its provision had been submitted he required its inclusion by condition. (RT)
Mrs M R Khan	Woodview Warren Close Smiths Green Takeley	UTT/2071/07/OP	Appeal against refusal to grant planning permission for two bedroom bungalow	24 July 2008 DISMISSED	14 Jan 2008	The Inspector concluded that the proposed bungalow would appear awkward cramped, erode an important open space and be poorly related to its neighbour (CT)
Mr Steven Ryan	Applewood Frenches Green Felsted	UTT/1256/07/FUL	Appeal against refusal to grant planning permission for alterations to roof spaces to provide additional living area	31 July 2008 ALLOWED	28 Aug 2007	The Inspector concluded that the extension for the dwelling would tidy up previous alterations. The Inspector made adverse comments about the condition requiring costs effective energy saving measures and did not impose it. (RH)

Sylvia Smith & John Warder	Site adjacent to Michael Cottage Pleshey Road High Easter	UTT/1615/07/FUL	Appeal against refusal to grant planning for construction of single dwelling with car port and forming new access for residential purposes	19 Aug 2008 ALLOWED	5 Nov 2007	The Inspector concluded that the design and siting of the dwelling would respect the setting of the adjacent listed building and of this part of the village. The Inspector made positive comments about the Council's stance on lifetime homes and sustainability and imposed appropriate conditions. (MM)
Agar Scientific Ltd	66a Cambridge Road Stansted Mountfitchet	UTT/0111/08/AV	Appeal against refusal to grant planning for proposed is a post mounted warning sign measuring 61cm x 61 cm with a height of 30.5cm to the bottom of the sign	21 Aug 2008 DISMISSED	10 April 2008	The Inspector concluded that the sign would be an anachronistic and discordant feature in the locality, adjacent to a listed building.(TE)
Mrs C Sandel	Land at 11a Queens Close Stansted Mountfitchet	UTT/1868/07/FUL	Appeal against refusal to grant planning for erection of a single private domestic garage	19 Aug 2008 DISMISSED	11 Dec 2007	The Inspector concluded that the building would be poorly related to the dwelling, very prominent and out of character with the area. (AJ)

Mr & Mrs I Hawkins	Trinity The Street High Easter	UTT/1498/07/FUL	Appeal against refusal to grant planning for extension and vehicular access to serve existing dwelling	19 Aug 2008 DISMISSED	15 Oct 2007	The Inspector concluded that the depth and height of the extension would make it unduly assertive and incongruous. He made specific reference to the Home Extensions Policy & SPD and said the proposal was in clear breach of these policies. He also took the view that a second vehicular access would add potential danger to pedestrians and vehicular traffic. (MM)
Mrs Vicary	Field No 2537 Bumpstead Road Hempstead	UTT/1785/07/FUL	Appeal against refusal to grant planning for erection of stables (minor revision to that approved under ref. UTT/0660/93/FUL	19 Aug 2008 ALLOWED	6 Dec 2007	The Inspector concluded that the stables would not be prominent and in the context of proximity to the neighbours would not be an isolated building but gain some degree of surveillance. (MM)
Mr Mark Landor	7 Summerhill Road Saffron Walden	UTT/2010/07/FUL	Appeal against refusal to grant planning for convert loft to incorporate bedroom and en-suite shower room with dormers to north and south and small rooflight to north elevation	19 Aug 2008 ALLOWED	2 Jan 2008	The Inspector concluded that the works would be in character with the building and the locality. (AJ)

NB Investments (UK) Ltd	Longdale 18 Stevens Lane Bannister Green Felsted	UTT/2203/07/FUL	Appeal against refusal to grant planning for demolish existing bungalow and erect a pair of semi-detached chalet bungalows	21 Aug 2008 DISMISSED	6 Dec 2007	The Inspector concluded that dwellings would be too bulky and dominant in the street scene. (MM)
Mr & Mrs Rospo	Woodstock High Street Henham	UTT/1885/07/FUL	Appeal against refusal to grant planning for enclosed staircase to access existing loft space over garage and insertion of glazing in existing roof of garage	20 Aug 2008 ALLOWED	11 Dec 2007	The Inspector concluded that proposed addition would be in character with the development and be in a discrete location. (AJ)
QHW Ltd	Quendon Hall Quendon Park Estate Quendon	UTT/1364/07/FUL	Appeal against refusal to grant planning for extension to marquee to provide a catering area on a seasonal basis (1 May to 31 October) to 2015	27 Aug 2008 DISMISSED	6 Nov 2007	The Inspector concluded that the removal of the marquee for six months a year would give the setting of the grade I listed building necessary relief.(PW)
QHW Ltd	Quendon Hall Quendon Park Estate Quendon	UTT/1366/07/FUL	Appeal against refusal to grant planning for extension to marquee to provide a catering area on a seasonal basis (1 May to 31 October annually)	27 Aug 2008 DISMISSED	5 Nov 2007	

			to 2015			
Mr I Ford	Wayside Steventon End Ashdon	UTT/0975/07/FUL	Appeal against refusal to grant planning for demolition of the existing dwelling and the erection of a replacement dwelling and garage without complying with the two conditions on permission ref. UTT/2064/06/FUL dated 5 Feb 2007	3 Sep 2008 DISMISSED	23 July 2007	The Inspector concluded that the removal of the conditions would result in an unacceptable development out of character with its rural surroundings. (HR)