

Agenda Item: 9**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
Appeal A Mr J Hunnable	Pyes Farm Mole Hill Green Felsted	UTT/2253/07/LB	Appeal against refusal to grant planning permission for Proposed barn conversion to dwelling	23 Oct 2008 DISMISSED	11 Apr 2008	The Inspector concluded that the proposal would not protect the character of the listed building. Significantly the Inspector noted that the local plan requires a lack of demand for business, tourist, community or retail use to be demonstrated before permitting residential conversion. She concluded that the applicant had made no real effort to establish such demand. (ST)
Appeal B Mr J Hunnable	Pyes Farm Mole Hill Green Felsted	UTT/2252/07/FUL	Appeal against refusal to grant planning permission for proposed barn conversion	23 Oct 2008 DISMISSED	11 Apr 2008	
Mr & Mrs Wells	Orchard Cottage Wenden Road Arkesden	UTT/1735/07/FUL	Appeal against refusal to grant planning permission for replacement dwelling	17 Oct 2008 DISMISSED	21 Dec 2007	The Inspector concluded that proposed dwelling would be too big and erode the site's current spaciousness. (SH)
Appeal A Mr C & Mrs S Delville-Jones	Joyce's Farm Upper Green Wimbish	UTT/2068/07/LB	Appeal against refusal to grant planning permission for erection of extension at rear; removal of modern porch; modern cement render and replacement with lime-sand render;	23 Oct 2008 DISMISSED	15 Feb 2008	The Inspector concluded that the size, design features and loss of visual separation between the dwelling and the barn were unacceptable. Even though the proposal involved some tidying up of the building the Inspector thought it preferable to retain the building as it is rather than to permit the proposal. (ST)

			removal and replacement of modern windows			
Appeal B Mr C & Mrs S Delville-Jones	Joyce's Farm Upper Green Wimbish	UTT/2067/07/FUL	Appeal against refusal to grant planning permission for erection of rear extension	23 Oct 2008 DISMISSED	15 Feb 2008	
Miss Irene O'Keefe	Land to the north of Rose Garth Brickhouse End Berden	UTT/0723/08/FUL	Appeal against refusal to grant planning permission for change of use of agricultural land to grazing land. Erection of 3 stables, a tack room and wash room area. Erection of hay barn/implement store and ménage	21 Oct 2008 DISMISSED	18 Jun 2008	The Inspector concluded that the development would be isolated, appear odd in the countryside and detract from the isolation of the listed dwelling which is an important part of its character. (DC)
Charles Church Developments Limited	Bellrope Meadow Sampford Road Thaxted	UTT/0417/08/FUL	Appeal against refusal to grant planning permission for variation/removal of the conditions restricting the properties to live/work units.	21 Oct 2008 DISMISSED	7 May 2008	The Inspector concluded that the proposed wording of the appellants suggested replacement live/work conditions would effectively nullify the difference between the development and a conventional residential estate. (DC)
Mr Robin Lee	Broadfields Bush Lane Tindon End Great Sampford	UTT/1704/07/FUL	Appeal against refusal to grant planning permission for single-storey rear extension	29 Oct 2008 DISMISSED	19 Nov 2007	The Inspector concluded that the property had been extended a number of times before and it was time to call a halt to the expansion of the dwelling on order to protect the

			storey side canopy with balcony and dormer to rear			character of the countryside. (MB)
Kenneth Nunn	2 Home Pastures Hatfield Heath	UTT/1905/07/FUL	Appeal against refusal to grant planning permission for loft extension, changing storage space into bedroom area	20 Oct 2008 ALLOWED	23 Dec 2007	The Inspector concluded that the dormer window was relatively innocuous. (DC)
Ciaran Savage	Woodside Cottage The Street Takeley	UTT/1617/07/FUL	Appeal against refusal to grant planning permission for raise external walls and construct new pitched roof plus new window to existing west elevation	20 Oct 2008 DISMISSED	30 Oct 2007	The Inspector concluded that the proposed extension was too big and would harm the amenity of the neighbour. He suggested that the scope for extending the dwelling was limited. (DC)
Mr & Mrs D Longaretti	White Cottage Copthall Lane Thaxted	UTT/2234/07/FUL	Appeal against refusal to grant planning permission for two-storey rear extension	29 Oct 2008 DISMISSED	6 Feb 2008	The Inspector concluded that the size of the extension was excessive and the design would accentuate the change in character of the resultant dwelling. (MB)