

**Title:** Appeal Decisions

**Item 6**

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LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
PG23 Priors Green North of Dunmow Road	UTT/0339/11/FUL	Appeal against refusal to grant planning permission for erection of 3 No three-storey houses and garages at plots 113, 114 and 115	8 August 2011 ALLOWED	The appeal sought retrospective permission for 3 storey dwellings in place of the approved scheme for 2 ½ storey dwellings. The Inspector described the differences from the approved plans and summarised the Council's position as believing that the differences were visually harmful. He did not agree. He thought that various aspects of the development were preferable to the approved scheme and overall the scheme was acceptable. (DV)
351 Birchanger Lane Duck End Birchanger	UTT/1822/10/FUL	Appeal against refusal to grant planning permission for erection of 1 No. replacement 2 storey detached dwelling and a detached double garage/outbuilding, and the demolition of a single storey dwelling and outbuildings	1 August 2011 ALLOWED	The Inspector commented that the new dwelling would be substantial with a "somewhat brash appearance" that would fit in with the eclectic range of dwelling types along this road, adding its own interest and excitement". He seemed to place some significance on the screening properties of existing vegetation, when other Inspectors have dismissed vegetation as being relatively short lived and not to be relied upon. (DV)
Hillside Lower Road Little Hallingbury	UTT/2395/10/FUL	Appeal against refusal to grant planning permission for two storey extension to the existing bungalow and internal alterations	29 July 2011 ALLOWED	The proposal was for what could unsympathetically be described as a two storey (flat roofed) box to the rear of an interwar bungalow. The Inspector identified that the Supplementary Planning Document on Home extensions allowed 'different' extensions and thought that due to the discreet location of this property there was scope for an unusual extension without causing harm.(JO)

Wheel Hall Cottage Cole End Lane Sewards End	UTT/0020/11/FUL	Appeal against refusal to grant planning permission for three bay cart lodge style garage	28 July 2011 DISMISSED	The Inspector came to the view that the cart lodge would be too big, be taller than the host cottage, making it look over dominant and harming the visual qualities of the countryside. (DV)
Adams Well Chelmsford Road Good Easter	UTT/0081/11/FUL	Appeal against refusal to grant planning permission for rear single storey kitchen extension together with alterations to the rear garden path and dwarf wall	28 July 2011 DISMISSED	The proposed extension was quite small but the Inspector made clear that the measure referred to in PPG2 <i>Greenbelts</i> was the increase in size over that of the original dwelling, which was significant. This was harmful and there were no special circumstances to justify the proposal. This decision serves to emphasise the very restrictive and clear national policies that control development in the greenbelt. (DV)
Long Common Debden Road Newport	UTT/2405/10/FUL	Appeal against refusal to grant planning permission for closure of the existing access to the house, the improvement of the existing field access and the construction of new driveway	27 July 2011 DISMISSED	The Inspector considered that the development would spoil a stretch of very pleasant rural road by introducing an isolated and out of place. He was not convinced that measures to improve the safety of the existing access had been fully explored. He gave short shrift to some of the appellant's other justifications. (DV)
Five Pennies High Lane Stansted	UTT/1698/10/FUL	Appeal against refusal to grant planning permission for demolition of the existing dwelling and construction of three bungalows	27 July 2011 DISMISSED	The Inspector considered that the excavation to form the basement parking would denude much of the existing planting, limit potential to replant and endanger a TPO tree. The rear of the three proposed dwellings would detract from the spacious character of the space development to the rear. (LC)

The Forest House The Street Great Hallingbury	UTT/2309/10/FUL	Appeal against refusal to grant planning permission for erection of stables	21 July 2011 ALLOWED	The Inspector acknowledged that the stable block would be substantial but when viewed from the road would be seen against the backdrop of the dwelling. He concluded that it would not be harmful to the character of the countryside. (PB)
19 Marshall's Piece Stebbing	UTT/0306/11/FUL	Appeal against refusal to grant planning permission for first floor extension providing additional living accommodation and associated alterations	19 July 201 ALLOWED	The Inspector commented that the extension would be substantial but would not be of a scale or bulk that would be out of keeping with its neighbours; nor be unduly cramped. (MM)