

Title: Appeal Decisions

Item 6

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LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Farcroft Debden Road Newport	UTT/0651/11/FUL	Appeal against refusal to grant planning permission for new porch, first floor extension and ground floor kitchen extension	15 Sept 2011 ALLOWED	The planning authority had raised no objection to the porch or ground floor extension. The reason for refusal related to the first floor extension. The Inspector judged that the large extension would be suitable despite its countryside location. He did not impose the condition requiring cost effective improvements in energy efficiency as he felt that it was imprecise. (JF)
Appeal A Vine Lodge 66 Woodside Green Great Hallingbury	UTT/2140/10/CLE	Appeal against refusal to grant certificate of lawful development concerning use of an annex as a separate dwelling.	13 Sept 2011 ALLOWED	The Inspector commented that the written submissions provided little evidence that the use had occurred long enough to become lawful. However he considered that sufficient evidence was established at the Inquiry to show that on the balance of probability the use was lawful. (KW)
Appeal B Vine Lodge 66 Woodside Green Great Hallingbury	ENF/217/10/B	Appeal against enforcement notice regarding use of annex as separate dwelling	13 Sept 2011 ALLOWED	An enforcement notice had been served against the use which otherwise could become lawful if allowed to persist for four years. The Inspector agreed the documentary evidence in favour of the appellant's claim that the use had occurred for long enough to become lawful was not persuasive and by implication that it had been right to serve the notice. At the Inquiry sufficient evidence was forthcoming to show that the activity was immune from enforcement action. As a result the Inspector decided to quash the enforcement notice without needing to judge its planning merits. (KW)

<p>Rose Garth Brickhouse End Berden</p>	<p>UTT/2170/10/FUL & UTT/2171/10/LB</p>	<p>Appeal against refusal to grant planning permission for detached garage and conversion of existing garage to kitchen</p>	<p>12 Sept 2011 DISMISSED</p>	<p>The house had been extended previously although these extensions had been subservient to the historic part of the house. The proposed extension would not be and that made it unacceptable. (TP)</p>
<p>2 Warepond Farm Cottages Cannons Lane Hatfield Broad Oak</p>	<p>UTT/0200/11/LB</p>	<p>Appeal against refusal to grant planning permission for replacement of 6 no. windows to bay</p>	<p>12 Sept 201 ALLOWED</p>	<p>The windows to be replaced were not historic but modern casements and do not contribute to the historic character of the building. The proposed windows would be double glazed "with a thickness of glazing bars to accommodate this". However the Inspector still took the view that the bay would not grow in prominence and the works would not be harmful. (TP)</p>