

Title: Appeal Decisions

Item 6

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LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Appeal A Wild Boar Properties Ltd	UTT/0351/11/FUL	Appeal against refusal to grant planning permission for three new dwellings, (two 3 bedroom dwellings and one 4 bedroom dwelling	9 Nov 2011 ALLOWED	The site history includes a dismissed appeal for four dwellings based on concerns about amenity and highway safety. The Inspector took the view that this reduced scheme was acceptable. He considered that the minor restrictions in layout of the access would not in reality lead to a problem. He judged that the amenity of neighbours would be adequately protected. (MM)
Appeal B Wild Boar Properties Ltd	UTT/0624/11/FUL	Appeal against refusal to grant planning permission for two 4 bedroom dwellings	9 Nov 2011 ALLOWED	The Inspector considered that the design of the scheme was largely acceptable – subject to the use of a condition omitting the front projecting sunrooms – and as with the other (above) appeal considered there to be no highway objections. (MM)
Mayes Cottage Chelmsford Rd Margaret Roding	UTT/0769/11/FUL	Appeal against refusal to grant planning permission for proposed is the use of garage for habitable accommodation (contrary to condition C.6.7 of UTT/0911/08/FUL) and link to dwelling	10 Nov 2011 ALLOWED	The Inspector took the view that the extension was modest and there is sufficient parking on site not to give rise to highway problems. He considered that the development was not harmful to the greenbelt. (JA)

Plots 4, and 5, Lot 1 (Phases 7 and 8) Prior Green Dunmow Rd Takeley	UTT/0316/11/FUL	Appeal against refusal to grant planning permission for conversion of an existing dwelling into a marketing suite with associated parking for a temporary period of three years	11 Nov 2011 ALLOWED	The issue at appeal was whether it was acceptable for the show house/office to be remain open from 4pm to 6pm on Saturdays, Sundays and Public and Bank holidays. The Inspector concluded that the disputed hours would not harm the living conditions of neighbouring properties. (MM)
Unit 10 Heath View, Pond Lane Hatfield Heath	ENF/259/10/B	Appeal against enforcement notice against car valeting and associated covered area.	29 Nov 2011 DISMISSED	The appellant appealed on four grounds. The Inspector had no concerns about how the enforcement notice had been served; he had no doubt that the activities had occurred and that such activities represented a breach of planning control. He was not convinced that the unlawful uses had occurred for long enough to be exempt from action. He dismissed the appeal on all four grounds. (CS)
Coopers End Roundabout, Takeley	UTT/2103/10/AV	Appeal against refusal to grant express consent for sign advertising golf and leisure centre	5 Dec 2011 DISMISSED	The Inspector considered that the position and design of the sign was totally inappropriate for this rural location. (MJ)