

Title: Appeal Decisions

Item 7

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LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Carters Barn North Hall Road Quendon	UTT/0083/11/FU L & UTT/0194/11/LB	Appeal against refusal to grant planning permission for single storey and two storey rear extension	20 Feb 2012 DISMISSED	Inspector considered that the proposed extensions and alterations would cause serious harm to the character and setting of the listed building
Warwick End Easton Lodge Little Easton	UTT/0092/11/LB	Appeal against refusal to grant planning permission for installation of solar panels	20 Feb 2012 DISMISSED	Inspector concluded that the benefits for CO2 reduction and climate change were outweighed by the harm caused to the historic fabric of listed building
Felbrigg House Walden Road Little Chesterford	UTT/0030/11/FU L	Appeal against refusal to grant planning permission for dwelling and a double garage	20 Feb 2012 ALLOWED	Although the Inspector viewed that the proposal represented tandem development different from the existing linear development in the area, he concluded that it would appropriate infill development consistent with Policy S7 of ULP.
Land to the north of Ongar Road Great Dunmow	UTT/0733/11/OP	Appeal against refusal to grant planning permission for outline planning application for the erection of 73 dwellings (including affordable housing) together with new vehicle and pedestrian access from Ongar Road	16 Feb 2012 DISMISSED	The Inspector concluded that the site was outside of the defined Development Limits of Great Dunmow and constituted unsustainable development. He did not consider that the proposed caused harm to matters of highway safety. He was also satisfied that amenity issues could be protected through the imposition of appropriate planning conditions.

52 Stortford Road Great Dunmow	UTT/0646/11/FU L	Appeal against refusal to grant planning permission for change of use from a C1 hotel to a C2 short-term residential rehabilitation centre	7 Feb 2012 ALLOWED	The Inspector concluded that the objections raised did not support assertion in the increase in the fear of crime. He also concluded that given the size of the centre he did not believe local residents would be exposed to regular disturbance.
1 Blythwood Gardens Stansted	UTT/0330/11/OP	Appeal against refusal to grant planning permission for new three storey dwelling	8 Feb 2012 DISMISSED	The inspector concluded that three storey dwelling in this location would appear "hemmed in" between existing dwellings and existing mature trees, and would therefore be a cramped for of development.
Aythorpe Manor Aythorpe Roding	UTT/1204/11/FU L	Appeal against refusal to grant planning for erection of new timber outbuilding for agricultural storage and associated general vehicle storage with general storage at first floor level	30 Jan 2012 DISMISSED	Inspector concluded that need for the building for additional garaging and storage amounts to a special reason to justify development in the open countryside. She also stated that the proposal caused harm to the rural area.
Land at Old Stag Cottage Duck Street Little Easton	UTT/0591/11/OP	Appeal against refusal to grant planning permission for outline application with all matters reserved except access for erection of 7 no dwellings.	1 Feb 2012 DISMISSED	Inspector concluded that the proposal would cause a "serious incursion into the open countryside and harm the rural character of the area. He also stated planning permission should not be granted where it cannot be safely concluded that the proposal would not harm, biodiversity, protected species and habitats. Finally, he stated that the proposal would not preserve the setting of the listed building (Old Stage Cottage)