

Title: Appeal Decisions

Item 7

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LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Chelmer House The Drive Thaxted	UTT/0208/12/OP	Appeal against refusal to grant planning permission for demolition of existing dwelling and outbuildings and erection of 6 detached dwellings	2 Jan 2013 DISMISSED	<p>The Inspector did conclude that the development would constitute a significant incursion beyond the development limits of Thaxted. The Inspector added that the proposed development would be out of keeping with the general pattern of residential development ton the west of Watling Lane. The Inspector expressed concern that harm would be caused to long extended views of the site.</p> <p>The Inspector only dismissed the appeal on this count, and did not consider that the proposal was unacceptable with regards access, ecology (based on the details submitted), and housing mix.</p>
Land north of Ongar Road Great Dunmow	UTT/1147/12/OP	Appeal against refusal to grant planning permission for erection of 73 dwellings (including affordable housing) together with a new vehicle and pedestrian access from Ongar Road	21 Jan 2013 ALLOWED	<p>The Inspector accepted that the proposal would help address the shortfall in five year land supply within the district. In terms of sustainability the Inspector concluded that the site was not especially close to local services but this is not untypical of a suburban location. He stated referring to the previous decision which stated that “on balance, the proposal represents an adequately sustainable form of development in respect of accessibility to local facilities and public transport. This conclusion was reached prior to any commitment to a diverted bus service. As such he concluded the site as sustainable, and that by incorporating the bus stop within an appropriate walking distance has addressed the reason for the previous dismissed appeal.</p> <p>The Inspector did not consider that harm would be caused to highway safety or traffic flow on Ongar Road.</p> <p>In terms of character and appearance the Inspector was</p>

				<p>satisfied that existing preserved trees and proposed buffer strip would adequately protect the setting and appearance of the site.</p> <p>The Inspector was satisfied that the submitted noise assessment submitted by the appellant demonstrated that the development would not be contrary to the Local Plan Policy ENV10 or the LDF with regards impact from noise from the A120.</p> <p>The Inspector also considered the question with respect of the development not bringing benefits to the community. He did state that the provision of a significant amount of housing was a benefit as was the provision of traffic calming, improved bus service and pedestrian/cycling linkage to the town centre.</p>
<p>Appeal A Lyric Cottage Dunmow Road Takeley</p>	<p>UTT/2342/11/FUL & UTT/0410/12/FUL</p>	<p>Appeal against refusal to grant planning permission for erection of a detached dwelling with alterations to access</p> <p>APPEALS A & B</p>	<p>4 Jan ALLOWED</p>	<p>Although two separate appeals, both refusals were for similar developments so the Inspector considered them together.</p> <p>The Inspector considered that the site was located within the development limits of Takeley. He considered that there was no clearly defined pattern of development in the immediate area, and that the site would suitably screened and therefore not look out of place nor impact significantly on the street scene.</p> <p>He concluded that there would adequate separation distances from neighbouring properties and as such no harm would be caused to the amenities of adjoining occupiers.</p>