

Title: Appeal Decisions

Item 5

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LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Thriftwood Bacon End Dunmow	UTT/1116/12/FUL	Appeal against refusal to grant planning permission for demolition of the existing residential building and replacement dwelling with associated outbuilding	25 Feb 2013 ALLOWED	The Inspector concluded that the design and scale of the replacement dwelling would be in keeping with character and appearance of the area. He also concluded that issues related to the bat habitat could be controlled by way of a condition.
The Rise Brick End Broxted	UTT/1010/12/FUL	Appeal against refusal to grant planning permission for extension to existing workshop	15 Feb 2013 ALLOWED	The Inspector concluded that the proposal does not conflict with the aims of the CPZ, by coalescing development in the countryside around the airport. He considered that the proposal had been significantly changed from the previously dismissed proposal to minimise the impact on the open countryside. He gave little weight to the argument that airport related development should be located closer/nearer to the airport.

14 Leaden Close Leaden Roding	UTT/12/5038/FUL	Appeal against refusal to grant planning permission for removal of existing conservatory and replacement with new single storey rear extension	11 Feb 2013 ALLOWED	The Inspector concluded that although the 45 degree line from the neighbouring properties property would be breached, by virtue of it being a door rather than a window affected by this breach it was not considered that the proposal would not materially harm the living conditions of the occupiers of the adjoining property.
Orchard House Pynchon Paddocks Little Hallingbury	UTT/0834/12/FUL	Appeal against refusal to grant planning permission for new dwelling	8 Feb 2013 DISMISSED	The Inspector considered that the proposed development would appear to be squeezed into the site resulting in a cramped form of development, out of keeping with the prevailing characteristics of single dwellings on spacious plots. Although the proposal had been designed to avoid direct overlooking, it was considered that the proposal would have an overbearing impact on adjoining properties.
Mill Race Barn Bran End Stebbing	UTT/2443/11/FUL	Appeal against refusal to grant planning permission for retention of 2 domestic stables and stores	8 Feb 2013 DISMISSED	The inspector concluded that the proposed development would not adversely affect the character and appearance of the surrounding rural area, however there was insufficient information to conclude that would not be harmful to wildlife.

<p>Poplar Cottage High Easter</p>	<p>UTT/0654/12/FUL & UTT/0655/12/LB</p>	<p>Appeal against refusal to grant planning permission for demolition of existing garage, improvements to landscaping and erection of side extension</p>	<p>5 Feb 2013 ALLOWED</p>	<p>The Inspector concluded that the proposal, as a result of its subservient nature to the existing dwelling, no harm would be caused to the setting and character of the listed building. He added that the proposed extension would require the formation of two new door openings and a further window in the existing house, but as these were in the 1950s and 1990s wing of the property, he considered there would not be a loss of any significant fabric of the listed property.</p>
<p>Walkers Barn Levels Green Farnham</p>	<p>UTT/2520/11/FUL & UTT/2522/11/LB</p>	<p>Appeal against refusal to grant planning permission for erection of outbuildings</p>	<p>5 Feb 2013 ALLOWED FULL COST AWARDED AGAINST THE COUNCIL</p>	<p>The Inspector concluded that the proposal would respect the scale, character and surroundings of the listed building. She added that the proposal was an appropriate way to preserve the listed building by bringing it into use.</p> <p>The Inspector considered the tone of Policy H6 and the consideration of the testing of alternative economic uses before allowing residential conversion. She stated the policy supporting text was silent in not mentioning the need for marketing. She concluded that due to the environment constraints of the restricted access to the site and the unsustainable location, significant demand for the barn for commercial uses would be very unlikely.</p>