

Title: Appeal Decisions

Item 5

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| SITE ADDRESS | APPLICATION NO | DESCRIPTION | APPEAL DATE & DECISION | SUMMARY OF DECISION | DECISION BY OFFICER/OVERTURNED BY COMMITTEE |
|---|-----------------------|--|-----------------------------------|--|--|
| Land At Northview And 3 The Warren Dunmow Road Little Canfield Great Dunmow Essex CM6 1TA | UTT/13/0526/FUL | Demolition of North View and the Residential Development of 46 Dwellings (including affordable units) and associated works which include access to | 03.09.2013 Appeal Withdrawn | Planning permission approved for revised scheme at Planning Committee on 28. August 2013 | Refuse N/A |
| 7 Saxon Way Saffron Walden CB11 4EQ | UTT/1269/12/FUL | Erection of one bedroom bungalow with guest room in basement | 23.09.2013 Appeal Dismissed | The Inspector noted that the existing pattern of development is predominantly characterised by detached dwellings on comfortable plots. She concluded that the proposal would cause unacceptable harm to the character and appearance of the area. | Refuse N/A |

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| Bury Farm Bury Chase Felsted Great Dunmow Dunmow Essex CM6 3DQ | UTT/12/5137/TLC | Remove hedgerow | 11.09.2013 Appeal Allowed | The Inspector concluded that on the balance of probability the hedgerow the subject of the appeal has not existed for 30 years or more. Consequently the hedgerow is not considered important. | Issue Notice N/A |
| Barnfield House Hatfield Broad Oak Bishop's Stortford CM22 7JY | UTT/12/5665/FUL | Change of use of stables to dwelling | 01.10.2013 Appeal Dismissed | The Inspector raised concerns regarding the extent of the residential curtilage and its impact upon the site's countryside setting. Although there was a potential to reduce the extent of the curtilage, the Inspector considered that a reasonable curtilage would be of the level proposed and therefore the impact on the countryside could not be overcome. | Refuse N/A |
| Land East Of Braintree Road Braintree Road Felsted Great Dunmow Essex | UTT/12/5213/OP | Outline application for up to 25 dwellings complete with infrastructure, play area and landscaping with some matters reserved except access | 09.09.2013 Appeal Withdrawn | Planning permission approved for revised scheme at Planning Committee in June 2013 | Refuse N/A |

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| Land At Old Mead Road Henham | ENF/202/10/B | Appeal against Enforcement Notice | 13.09.2013 Appeal Withdrawn | The Enforcement Notice was withdrawn, because it was not considered that the notice was defensible on appeal. | |
| Saffron House Rookery Lane Wendens Ambo Saffron Walden CB11 4JS | UTT/12/5515/FUL | Construction of new dwelling | 01.10.2013 Appeal Dismissed | The Inspector concluded that site did not constitute a small gap in an otherwise built frontage, nor did she consider that given the loose arrangement of nearby houses, that it could be considered part of a small group. Therefore she dismissed the appeal stating that the site considered that the site was not a suitable location for a dwelling. She rejected the Council's argument that the proposed dwelling would be intrusive. | Refuse N/A |
| Mill House Royston Road Wendens Ambo CB11 4JX | UTT/1355/12/FUL | Part demolition of existing offices and outbuilding. Proposed conversion of offices to 6 no. flats and erection of 5 no. dwellings. | 10.10.13 Appeal Dismissed | The Inspector accepted the Council's concession that the property had been adequately marketed and therefore its loss did not constitute a harmful loss of employment land. She placed little weight on the emerging local plan and its inclusion in the Council's emerging Employment Strategy. She raised concerns regarding the design of the proposal and considered that it would significantly harm the character and appearance of the surrounding area. | Refuse N/A |