

Title: Appeal Decisions

Item 6

Author: Nigel Brown –

SITE ADDRESS	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION	DECISION BY OFFICER/OVERTURNED BY COMMITTEE
Mace Dell Rear Of Red Oaks Evelyn Road Felsted	UTT/12/5646/FUL	Replacement of established dwelling comprising part mobile home and part permanent constructed building with one permanent dwelling	31/10/2013 Dismissed	The Inspector accepted that that the mobile home having a Certificate of Lawfulness was a material change in considerations since the previous dismissed appeal, therefore establishing the principle of residential development on this site. However, he did consider that the proposed replacement dwelling was no commensurate with the mobile and by way of its scale and design would be out of character in the countryside.	Delegated Refusal
Old Barn Jenkins Lane Bishop's Stortford	UTT/12/5713/HH	Single storey rear extension including a glazed link	28/10/2013 Allowed	The Inspector concluded that “neither the proposed internal works nor the extension would undermine the historic or architectural qualities of the building and the new extension in particular would create a striking and interesting architectural element in the evolution of the building”	Delegated Refusal

Old Barn Jenkins Lane Bishop's Stortford	UTT/12/5714/LB	Single storey rear extension including glazed link	28/10/2013 Allowed	The Inspector concluded that “neither the proposed internal works nor the extension would undermine the historic or architectural qualities of the building and the new extension in particular would create a striking and interesting architectural element in the evolution of the building”	Delegated Refusal
Land Adjacent To Carmel Street Chapel Carmel Street Great Chesterford	UTT/13/0275/FUL	Erection of dwelling	30/10/2013 Dismissed	<p>The Inspector concluded that the proposed development would have a significantly harmful effect on the character and appearance of the street scene and would fail to preserve or enhance the character or appearance of the Great Chesterford Conservation Area.</p> <p>The Inspector also raised concern with the size of garden (68 sq. m) for a four bedroom house, and considered that its failure to meet the standard required within the Essex Design Guide (100 sq. m) was unacceptable. He was persuaded that the turning and parking area could provide dual use as garden land.</p> <p>He did not accept the concerns raised on car parking.</p>	Officer Recommendation – Conditional Approval Overturned at Committee

Treetops Latchmore Bank Little Hallingbury	UTT/12/5658/FUL	Erection of New Dwelling	22/10/2013 Allowed	<p>The Inspector considered the primary issue as the impact of the proposal upon the street scene and the adjacent property. Since the refusal of this matter the adjacent property was granted planning permission to be redeveloped as a two storey dwelling. This rendered previous concerns over character of area and relationships somewhat redundant.</p> <p>With regards the ecological issues, she did not consider that there is a reasonable likelihood of protected species being present on site. She added that there was no evidence that the proposal would have any impact on the Thorley Pond & Little Hallingbury March SSSI located 2 km away.</p>	Delegated Refusal
Traffic Wine Bar 39/41 High Street GT Dunmow	ENF/12/10/B	Without the benefit of listed building consent: a. the erection, at the rear of the building on the Land, a marquee-like structure covered with waterproof fabric with timber doors to access the garden at the rear of the Land, and b. the erection of a satellite dish on the rear wall of the building on the Land.	22/10/2013 Appeal Dismissed Notice Varied	<p>The Inspector concluded that the “crude and temporary appearance” of the marquee did not sit comfortably against the traditional construction of the listed building. Although temporary in nature she concluded that detrimental impact upon the listed building by allowing would be permanent. She was not convinced by the claim by the appellant that the removal of the marquee would have a detrimental impact upon the viability of the business.</p> <p>Being a business proposal the Inspector gave a longer period of 18 months to allow the appellant to comply, and consideration of an alternative scheme.</p>	Enforcement Notice

Land At Rickling Road Rickling Road Wicken Bonhunt	UTT/12/5644/FUL	Proposed new dwelling	30/10/2013 Dismissed	<p>The Inspector considered that as the proposal would be visible from the B1038 to the west, and it would constitute a visual intrusion into the open countryside.</p> <p>He noted that Wicken Bonhunt had no school and shop, with the closest centre with facilities was Newport, two miles away. He noted a limited bus service to Newport and stated that in his view “cycling would be unpleasant owing to a limited width of the carriageway ...and relatively high volume of traffic” As such he did not consider the proposed development as sustainable.</p>	Delegated Refusal
12 Tenterfields Great Dunmow	UTT/13/1136/HHF	First floor extension	17/10/2013 Dismissed	<p>The Inspector stated that “Due to the forward projection of the first floor level and the scale and form of the proposal, [he] considered that it would appear as an incongruous addition, which would unacceptably dominate the character and appearance of the existing dwelling”. He also considered that this would be to the detriment of the appearance of the surrounding street scene.</p>	Delegated Refusal