

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 Adj Maughans Field Gate Lane Ugley	UTT/13/1548/OP	Outline application for two dwellings and garages together with turning head, passing bay and other external works	18/08/2014  Dismissed	The Inspector concluded that the proposal would cause significant harm to the character and appearance of the area. He concluded that although the distances to Elsenham and Stansted were relatively close, the absence of a footpath for part of the route to Elsenham made walking an unpleasant experience. As such he concluded that the proposal would likely result in an increased use of the motor car and therefore constituted unsustainable development.	N/A
Unit 2 Butlers Farm Butlers Lane Saffron Walden	UTT/13/2055/FUL	Retrospective Change of Use from B1 (Light Industrial) to Storage for Cleaning Materials and Personal Hobby Use (sui generis) and retention of one storage container	11/08/2014  Dismissed	The Inspector concludes that the vast majority of the building was used for non-business purposes. The building is located in the open countryside where planning permission should only be given for development that needs to take place there. The use for these hobby uses is not such a use and does not in any way contribute to the rural economy. She also raised concerns of potential disturbance from visitors and operations at the building, and was doubtful whether they could be controlled by conditions.	N/A

<p>Hollyhock Cottage Bilden End Chrishall</p>	<p>UTT/13/2452/LB</p>	<p>Replacement windows</p>	<p>07/08/2014  Allowed</p>	<p>The Inspector concluded that the existing windows in the older part of the listed building are not historic windows, they have evidently been introduced as replacement windows over the years and they vary in style. Their replacement by good quality timber windows would not be objectionable in principle and the introduction of a harmonious set of windows in a matching style would be desirable architecturally. In this case, the use of “slimlite” units would not cause unacceptable harm to the listed building, although the project would improve the appearance of the building (by unifying the window designs) and would enhance the thermal performance of the building</p>	<p><b>N/A</b></p>
<p>Land Adjacent To Hillside Brick Kiln Lane Quendon And Rickling</p>	<p>UTT/13/2311/FUL</p>	<p>Erection of 1 no. detached dwelling with garage</p>	<p>18/08/2014  Dismissed</p>	<p>The Inspector accepted that the site lied in open countryside. He stated that Rickling Green provided limited services and that it was not a wholly sustainable settlement. “It is therefore clear to me that the remoteness of the appeal site from the village and the uninviting characteristics of Brick Kiln Lane would be strong disincentives to occupiers of the proposed dwelling using non-car means of transport to access services and facilities in the village or beyond. I therefore conclude that most journeys to and from the appeal development would use 3 the private car”. He concluded that this would be an inherently unsustainable situation. The affordable housing requirement fell away as contributions are no longer sought for single dwellings.</p>	<p><b>N/A</b></p>