

# Appeals Report

Appeal Decisions received between 08/06/2023 and 20/08/2023

## PLANNING APPEALS

|                                 |   |     |
|---------------------------------|---|-----|
| Total Appeal Decisions Received | 5 |     |
| Dismissed                       | 4 | 80% |
| Allowed                         | 1 | 20% |
| Split                           | 0 | 0%  |

### Written Reps

#### Site At Rolphs Farm Blasford Hill Little Waltham Chelmsford Essex

|                              |   |
|------------------------------|---|
| <b>Reference</b>             | 22/00925/CUPAQ  |
| <b>Proposal</b>              | Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from agricultural buildings to 1 dwellinghouse (Class C3).      |
| <b>Appeal Decision</b>       | Appeal Dismissed - 21/07/2023   |
| <b>Key Themes</b>            |   |
| <b>Agreed with CCC on</b>    | Insufficient structural information submitted; not satisfied that the building operations would be those reasonably required to convert building; scheme different from 2018 PD approval. |
| <b>Disagreed with CCC on</b> |   |
| <b>Costs Decision</b>        | Appellant's application for costs: Costs refused  |

#### Greenacres Mill Hill Galleywood Chelmsford Essex CM2 8TW

|                              |  |
|------------------------------|--|
| <b>Reference</b>             | 22/01521/CLOPUD  |
| <b>Proposal</b>              | Proposed outbuilding with a swimming pool  |
| <b>Appeal Decision</b>       | Appeal Allowed - 15/08/2023  |
| <b>Key Themes</b>            | Whether the proposed outbuilding was reasonably required for a purpose incidental to th enjoyment of the dwellinghouse   |
| <b>Agreed with CCC on</b>    | None   |
| <b>Disagreed with CCC on</b> | Disagreed with the Council that the proposed outbuilding was not incidental to the enjoyment of the dwellinghouse. Disagreed that the size of the outbuilding was not unreasonable and was reasonably required to fulfill the intended purposes of the outbuilding |
| <b>Costs Decision</b>        | None   |

#### Telecommunications Apparatus Outside Lawford Mead School Trent Road Chelmsford Essex

|                        |   |
|------------------------|---|
| <b>Reference</b>       | 22/01592/TEL56  |
| <b>Proposal</b>        | Installation of a 15m phase 9 slimline monopole and associated ancillary works. |
| <b>Appeal Decision</b> | Appeal Dismissed - 30/06/2023   |

|                              |   |
|------------------------------|---|
| <b>Key Themes</b>            | Impact of mast on highway safety impact of mast on security of school pupils and staff this harm is outweighed by public benefit  |
| <b>Agreed with CCC on</b>    | Agreed that proposal would result in unacceptable harm to highway safety. Agreed that the proposal would lead to unacceptable security risk to students and staff of adjacent school. |
| <b>Disagreed with CCC on</b> | None  |
| <b>Costs Decision</b>        | None  |

**Householder**

**55 Linge Avenue Broomfield Chelmsford CM1 6BY**

|                              |  |
|------------------------------|--|
| <b>Reference</b>             | 22/02142/FUL   |
| <b>Proposal</b>              | Proposed garage conversion. Construction of ground floor side extension, first floor side extension with a rear dormer. Internal and external alterations.   |
| <b>Appeal Decision</b>       | Appeal Dismissed - 14/07/2023  |
| <b>Key Themes</b>            | - impact on character of the area - impact on amenity of neighbouring properties   |
| <b>Agreed with CCC on</b>    | - the impact would be adverse on the design and character of the street and the house- the first floor extension would adversely impact the amenity of neighbouring properties, in particular outlook and may result in some overshadowing |
| <b>Disagreed with CCC on</b> | - nothing  |
| <b>Costs Decision</b>        | None   |

**74 Park Lane Ramsden Heath Billericay Chelmsford Essex CM11 1NH**

|                              |  |
|------------------------------|--|
| <b>Reference</b>             | 23/00226/FUL                                   |
| <b>Proposal</b>              | Proposed garage                                |
| <b>Appeal Decision</b>       | Appeal Dismissed - 09/08/2023                  |
| <b>Key Themes</b>            | Impact on character of area                    |
| <b>Agreed with CCC on</b>    | Harm to the street scene and character of area |
| <b>Disagreed with CCC on</b> |  |
| <b>Costs Decision</b>        | None   |

**ENFORCEMENT APPEALS**

|                                 |   |      |
|---------------------------------|---|------|
| Total Appeal Decisions Received | 1 |      |
| Dismissed                       | 1 | 100% |
| Allowed                         | 0 | 0%   |
| Split                           | 0 | 0%   |

**Written Reps**

**The Royal Tiger Southend Road Rettendon Common Chelmsford Essex CM3 8EE**

|                              |  |
|------------------------------|--|
| <b>Reference</b>             | 21/00211/ENFB  |
| <b>Proposal</b>              | Without planning permission, the construction of an extension.                           |
| <b>Appeal Decision</b>       | Appeal Dismissed - 14/08/2023  |
| <b>Grounds of Appeal</b>     | Development is harmful to the character and appearance of the site and surrounding area. |
| <b>Agreed with CCC on</b>    | Development out of keeping with their rural context.                                     |
| <b>Disagreed with CCC on</b> |  |
| <b>Costs Decision</b>        | None   |