

Appeal Decisions received between 21/09/2023 and 20/10/2023

PLANNING APPEALS

Total Appeal Decisions Received	9	
Dismissed	9	100%
Allowed	0	0%
Split	0	0%

Informal Hearing

Land Between 15 And 17 Sherborne Road Chelmsford Essex

Reference	22/00042/OUT
Proposal	Outline application for new dwelling. All matters reserved.
Appeal Decision	Appeal Dismissed - 25/09/2023
Key Themes	- Amenity Green Space provision.- Effect on the character and appearance of the area.- Impact on protected trees.
Agreed with CCC on	Amenity Green Space provision- Limited effects on amenity green space provision in Chelmsford Study area but would result in loss of local area of open space with aesthetic value.- Facility is not surplus to requirements.- Open space would not be replaced by equivalent or better provision.- Contribution proposed would not meet policy requirements.- Conflict with Policy DM21. Character and Appearance- Important green buffer which softens the urban landscape.- Loss of green space which has a connection to other green spaces in area.- Would also enclose the footpath, negatively changing the character of the area.- Development would harm the character and appearance of the area - conflict with Policy DM23. Protected Trees- Development would harm the protected trees - conflict with Policy DM17.
Disagreed with CCC on	
Costs Decision	None

Written Reps

Great Gibcracks Great Gibcracks Chase Sandon Chelmsford Essex CM2 7TG

Reference	22/00658/FUL
Proposal	Proposed surfacing and extension of vehicular access track to serve mobile park home. Retention of the existing drive for sole use by occupiers Great Gibcracks.
Appeal Decision	Appeal Dismissed - 27/09/2023
Key Themes	The effect of the proposed development on ecology/ protected species and the character and appearance of the area.
Agreed with CCC on	Harmful to protected species /ecology
Disagreed with CCC on	Harmful to character and appearance of the area
Costs Decision	None

Land Adjacent 2 Town Farm Cottages Main Road Woodham Ferrers Chelmsford

Reference	22/01550/FUL
Proposal	Construction of new dwelling, garage, driveway and formation of vehicular access with associated hard and soft landscaping.
Appeal Decision	Appeal Dismissed - 19/10/2023
Key Themes	Impact to on the intrinsic beauty and character of the areals the dwelling of expectional quality or onnovative nature Spatial strategy - sustainable location
Agreed with CCC on	Harmful impact to on the intrinsic beauty and character of the areaThe dwelling is not of expectional quality or onnovative nature Does not accord with spatial strategy - unsustainable location
Disagreed with CCC on	N/A
Costs Decision	None

Householder**55 Kings Road Chelmsford CM1 4HR**

Reference	23/00339/FUL
Proposal	Retrospective application for 1.8m boundary fence.
Appeal Decision	Appeal Dismissed - 12/10/2023
Key Themes	Whether it has a harmful effect on the character and apperance of street
Agreed with CCC on	harmful effect on the character and apperance of street
Disagreed with CCC on	None
Costs Decision	None

14 Ongar Road Writtle Chelmsford CM1 3NU

Reference	23/00158/FUL
Proposal	Demolition of existing garage. Proposed side extension with front and rear dormer windows, new parking spaces and alterations to fenestration.
Appeal Decision	Appeal Dismissed - 05/10/2023
Key Themes	Whether the development has a harmful effect on the character and appearance of the non-designated dwelling and the surrounding area
Agreed with CCC on	The develoment is harmful to the character and appearance of the non-designated property and the visual amenties of the surrounding area
Disagreed with CCC on	None
Costs Decision	None

53 Kings Road Chelmsford CM1 4HR

Reference	23/00249/FUL
Proposal	Retrospective application for 1.8m boundary fence.
Appeal Decision	Appeal Dismissed - 13/10/2023
Key Themes	Whether it has a harmful effect on the character and apperance of street
Agreed with CCC on	Harmful effect on the character and apperance of street
Disagreed with CCC on	None
Costs Decision	None

14 Grantham Drive Chelmsford Essex CM1 6DY

Reference	23/00507/FUL
Proposal	Proposed partial garage conversion. Internal alterations. Creation of two new parking spaces.
Appeal Decision	Appeal Dismissed - 05/10/2023
Key Themes	Harmful impact to the appearance of property and character of the street
Agreed with CCC on	Harmful impact to the appearance of property and character of the street
Disagreed with CCC on	N/A
Costs Decision	None

4 Centenary Way Chelmsford Garden Community Chelmsford CM1 6DJ

Reference	23/00704/FUL
Proposal	Partial conversion of existing garage into habitable space.
Appeal Decision	Appeal Dismissed - 05/10/2023
Key Themes	The effect of the proposal on parking and highway safety; and the effect on the character and appearance of the appeal site and surrounding area.
Agreed with CCC on	Harmful effect on parking and highway safety and on the character and appearance of the appeal site and surrounding area.
Disagreed with CCC on	
Costs Decision	None

39 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS

Reference	23/00405/FUL
Proposal	Proposed first floor gable dormer extension to front of property and partial render finish to existing brickwork. Alterations to existing fenestration.
Appeal Decision	Appeal Dismissed - 17/10/2023
Key Themes	design DM23
Agreed with CCC on	design DM23
Disagreed with CCC on	
Costs Decision	None