

Appeals Report

Directorate for Sustainable Communities

Appeal Decisions received between 09-03-2026 and 01-06-2026

Decisions	Count	Percentage
Dismissed	6	50%
Allowed	5	42%
Split	1	8%
Total	12	100%

Written Representation

Land North West Of Doylands Farm Helmons Lane West Hanningfield Chelmsford Essex

Reference	25/00054/REFUSE	
Proposal	Erection of Stables for Equestrian Use with Associated Hardstanding for Vehicular Access	
Decision & Date	Appeal Allowed	09/03/2026
Key Themes	Development in the Green Belt; harm to neighbour amenity	
Agreed	neighbour amenity acceptable	
Disagreed	the development is appropriate development in the Green Belt	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

11 The Lindens Stock Ingatestone Essex CM4 9NH

Reference	25/00066/REFUSE	
Proposal	Proposed boundary fence	
Decision & Date	Appeal Dismissed	10/04/2026
Key Themes	Design	
Agreed	Design, fence negatively impacted character of area.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Round Farm Goatsmoor Lane Stock Ingatstone Essex

Reference	25/00056/REFUSE	
Proposal	Retrospective application for change of use of land to dog day care business including siting of two shipping containers and a caravan, associated parking and formation of new access.	
Decision & Date	Appeal Dismissed	21/04/2026
Key Themes	Green Belt inappropriateness; impacts on openness; unauthorised development; impact on protected lane; definition of a building; demonstrable unmet need.	
Agreed	No harm to protected lane; inappropriate development; containers form a building; harm to openness; lack of evidence supporting unmet need; positive weight to economic/employment benefits; harm to Green Belt not outweighed; no very special circumstances.	
Disagreed	Limited harm to openness; not necessarily unsustainable location considering the development type.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Round Farm Goatsmoor Lane Stock Ingatstone Essex

Reference	25/00059/REFUSE	
Proposal	Retrospective planning application for the erection of an agricultural barn at Round Farm.	
Decision & Date	Appeal Allowed	21/04/2026
Key Themes	Green Belt appropriateness; extent of agricultural activity; harm to protected lane; inaccuracy of submission plans.	
Agreed	No harm to protected lane; justification for restrictive conditions including demolition upon cessation of agricultural use; development needing to accord with submission plans; agricultural activity is modest.	
Disagreed	Building is in agricultural use, modest scale notwithstanding; no need for robust evidence of agricultural enterprise; development is therefore not inappropriate development.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Round Farm Goatsmoor Lane Stock Ingatestone Essex
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Reference	25/00062/REFUSE	
Proposal	Retrospective application for the construction of a building. Change of Use of the existing building on agricultural land to a commercial dog grooming salon (Use Class E)	
Decision & Date	Appeal Dismissed	21/04/2026
Key Themes	Building is in agricultural use, modest scale notwithstanding; no need for robust evidence of agricultural enterprise; development is therefore not inappropriate development.	
Agreed	Inappropriate development in the Green Belt; unauthorised building; intensification of use; positive weight attached to economic/employment benefits; no harm to protected lane; inappropriateness harm not outweighed; no very special circumstances; development needing to accord with submission plans.	
Disagreed	Openness impact not significant.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

6 The Gallops Park Lane Ramsden Heath Billericay Essex CM11 1NN

Reference	25/00051/REFUSE	
Proposal	Part retrospective application for the change of use of land from F2(c) Equestrian Facility to C3 Residential garden, installation of new landscaped area and ecological enhancements, paving, and retention of a garden room	
Decision & Date	Appeal Allowed	24/04/2026
Key Themes	- Impact on Green Belt - Whether the land forms PDL- The effect of the development on Biodiversity and ecology	
Agreed	- 2017 permission for housing development was implemented	
Disagreed	- The building reduced the openness of the Green Belt but the impact is limited.- The land on which the outbuilding is located forms PDL as it was used as a car park to the formal riding school.- The garden room meets the exception in paragraph 154(g) of the Framework. The garden room and proposed change of use would therefore not be inappropriate development for the purposes of the Framework. - There would be no conflict with LP Policies DM10, S1 and S11, insofar as they seek to protect the Green Belt and its openness.- The landscape proposals would provide a biodiversity net gain when compared to the previous area of hardstanding at the appeal site.- No substantive evidence has been submitted which demonstrates the presence of great crested newts at the appeal site.- The Inspector concluded that the badger sett has been dug out and used after the construction of the garden room.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Field At Greenacre Lane Stock Ingatstone Essex

Reference	26/00006/NONDET	
Proposal	Hay/feed barn	
Decision & Date	Appeal Allowed	01/05/2026
Key Themes	non-determination	
Agreed	The appeal was allowed and the two barns subject of this appeal were approved. This agreed with the Council's 'minded to' decision.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Field At Greenacre Lane Stock Ingatestone Essex	
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Reference	26/00007/NONDET	
Proposal	Erect Agricultural Storage Barn	
Decision & Date	Appeal Allowed	01/05/2026
Key Themes	non-determination	
Agreed	The appeal was allowed and the two barns subject of this appeal were approved. This agreed with the Council's 'minded to' decision.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Emilie Stock Road Stock Ingatestone Essex CM4 9PQ

Reference	26/00009/REFUSE	
Proposal	Replacement detached dwelling.	
Decision & Date	Appeal Dismissed	18/05/2026
Key Themes	<p>Whether the proposal would be inappropriate development in the Green Belt having regard to relevant development plan policies and the NPPF, including the effect upon the openness of the Green Belt. The effect of the proposed development on protected species, with particular regard to bats. If the proposal is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the development.</p>	
Agreed	<p>The proposed development would impact upon the openness of the Green Belt due to the scale of the proposed new dwelling. The impact upon the protected species must be identified prior to the decision being issued. The provided ecological survey does not provide conclusive evidence of the presence or absence of bats within the existing dwelling. The identified harm to the Green Belt has not been outweighed by other consideration including the proposed fallback position proposed by the applicant.</p>	
Disagreed	<p>The Council considered that the proposed extensions to the existing house would not form a realistic fallback position due to the final design, however, the Inspector considered that the extensions to the house that could be constructed as permitted development would amount to a realistic alternative should the replacement dwelling be not supported.</p>	
Appellant's Costs	None	
Council's Costs	None	

Householder

8 Apple Way Great Baddow Chelmsford CM2 9HX
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Reference	26/00002/TPOREF	
Proposal	G4 Silver pines x5 - Located in rear garden - lop approx 3m off the top of the tree. Reason: Risk of falling and damaging property. They are also blocking out sun light	
Decision & Date	Appeal Dismissed	15/04/2026
Key Themes	Effect of the lopping of the trees on the character and appearance of the area and whether sufficient justification has been demonstrated for that lopping.	
Agreed	Works on T2 and T4 are not justified on the grounds that the trees are likely to be harmed by those works and insufficient justification has been provided to justify those works.	
Disagreed	T1, T2 and T3 lean significantly over neighbours property and sufficient justification has been demonstrated for the proposed works on those three.	
Appellant's Costs	None	
Council's Costs	None	

Householder

Chelmsford Health Centre Dickens Place Chelmsford Essex CM1 4UU

Reference	26/00008/ADVREF	
Proposal	Retrospective application for x1 wall-mounted internally illuminated flex-face lightbox sign and x1 non-illuminated Dibond panel banner	
Decision & Date	Split decision	11/05/2026
Key Themes	Concern regarding the effect of the development on the visual amenities of the area.	
Agreed	The lightbox sign is disproportionately large and visually dominates the side elevation of the modestly sized building. The lightbox sign is visually conspicuous and incongruous within the streetscene, both during the day and at night. The combination of the lightbox sign and the banner creates visual clutter and visual domination. The scheme (particularly the lightbox sign) causes unacceptable harm to the visual amenity of the host property and the streetscene. Even when considered on its own, the lightbox sign is unacceptable due to its harm to visual amenity and therefore should not be granted consent.	
Disagreed	Panel banner was acceptable in visual amenity terms when considered on its own.	
Appellant's Costs	None	
Council's Costs	None	

Householder

62 Heath Drive Chelmsford Essex CM2 9HF

Reference	24/00028/HH	
Proposal	High Hedge Complaint	
Decision & Date	Appeal Dismissed	20/05/2026
Key Themes	Whether the Council's decision not to issue a Remedial Notice to manage the height of the hedge was appropriate and reasonable	
Agreed	The hedge was not adversely affecting the complainant's reasonable enjoyment of the domestic property. The vegetation should not be the subject of a high hedge remedial notice.	
Disagreed	The action height of the hedge for garden and window measurements.	
Appellant's Costs	None	
Council's Costs	None	

