

2025/26 Annual Appeals Report

Directorate for Sustainable Communities

Appeal Decisions received between 1 April 2025 and 31 March 2026

Decision	Count	%
Dismissed	50	63%
Allowed	28	35%
Split	2	3%
Total	80	100

Note – Adjusted statistics accounting for commentary are within this report.

Public Inquiries and Hearings

Over the past year Officers have defended the Council's position at several Public Inquiries and Hearings. These are resource intensive appeal proceedings and in some cases have attracted significant local interest. The outcomes of these appeals are set out below:

Reference	Site Address	Development	Procedure	Outcome
25/00038/NONDET	Land North Of Sandon Lodge	Up to 46,605sqm of commercial development	Public Inquiry	Appeal allowed (see above).
25/00021/REFUSE	Land West Of The Fox And Raven Chelmer Village Way	55 affordable residential units	Public Inquiry	Appeal dismissed (upholding the decision of the Planning Committee).
25/00022/NONDET	Land North And East Of Junction 17 Of The A12	Up to 120,000sqm of logistics/warehousing development	Public Inquiry	Appeal not yet decided - decision outstanding.
24/00051/NONDET 24/00052/NONDET 24/00053/NONDET 24/00054/NONDET	Land East Of Ragged Robins	Erect Hay Barn Erect a cow barn Erect a cow barn Erect a cow barn	Hearing	Appeals allowed (four decisions – see above).
25/00048/REFUSE	Site At Bishops Lodge Broomwood Lane	B8 storage buildings	Hearing	Decision Quashed – legal challenge made against the decision of the Planning Inspectorate.

Allowed Appeals

Whilst the number of allowed appeals is greater than in previous years, this is largely due to four appeals relating to one site, Land East of Ragged Robins, Lower Stock Road, West Hanningfield, for similar developments being allowed. Each appeal related to one agricultural barn. The Officer recommendation was for the approval of planning permission for each application. Planning permission was subsequently refused by the Planning Committee. All four appeals were allowed.

A further allowed appeal relates to Land North of Sandon Lodge Woodhill Road Sandon. This was an appeal against non-determination of an application for up to 46,605sqm of commercial development. During the life of the appeal information was provided to overcome the outstanding matters. At the Public Inquiry Chelmsford City Council were not opposed to the development. Whilst the appeal was allowed, Officers are content that this was the correct decision.

Revised National Planning Policy Framework (NPPF 2024)

In December 2024 a new version of the National Planning Policy Framework (NPPF) was published. Most notably, this changed the approach to the acceptability of redevelopment of previously developed land in the Green Belt and introduced 'grey belt'. The new NPPF then became a considerable material consideration in the assessment of planning appeals, including those where applications had been refused using the previous version of the NPPF. This meant that for some appeal schemes, when using the new NPPF, planning officers were no longer of the view that planning permission should be refused. Notable appeals include:

24/00055/REFUSE - Hawthorns Wantz Road Margareting

25/00036/REFUSE - Land North Of Hilltops Southend Road Sandon

Split Decisions

When making an appeal against an enforcement notice, the appellant can contend that the period for compliance should have been longer. This is known as a 'Ground (g) appeal'. Where a Planning Inspector upholds an enforcement notice, but grants a longer period for compliance, this is recorded as a split decision, as technically the Ground (g) appeal is allowed. Practically speaking, the enforcement notice is upheld with amendment, and this can therefore reasonably be considered as a dismissed appeal. In the last year, there were two appeals where only the Ground (g) appeal was successful. These are:

23/00098/ENF - Land East Of Land Known As Two Oaks Maltings Road Battlesbridge

23/00097/ENF - Land South West Of Rivaside Maltings Road Battlesbridge

Adjusted Statistics

Based on the above commentary the appeal statistics for the year can be reasonably adjusted.

Decision	Count	%
Dismissed	54	71%
Allowed	22	29%
Total	76	100

Appeal Decisions received between 01-04-2025 and 31-03-2026

Public Inquiry

Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex

Reference	25/00038/NONDET	
Proposal	Outline planning application for a commercial development of up to 46,605sqm of mixed employment, logistics, storage and distribution uses (use classes E(g)(iii), B2, B8) supporting associated development, infrastructure and landscaping. Appearance, landscaping, scale and layout reserved. Access being sought.	
Decision & Date	Appeal Allowed	11/12/2025
Key Themes	Non determination appeal - highways, flooding, minerals safeguarding were initially putative reasons for refusal, but later overcome meaning CCC not opposed to the development. Heritage, landscape, and amenity were raised by 3rd parties.	
Agreed	As CCC not opposed to the development ultimately, PINS and CCC agreed on all matters - highways, flooding, minerals safeguarding, heritage, landscape and amenity - but in this case it means all matters were not grounds for resisting development	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Public Inquiry

Land West Of The Fox And Raven Chelmer Village Way Chelmer Village Chelmsford Essex

Reference	25/00021/REFUSE	
Proposal	Residential development comprising the construction of 55 affordable homes, provision of open space, landscaping, sustainable drainage, ground re-profiling, formation of bund, cycle and footpath links, vehicular access from Chelmer Village Way and highway changes to Chelmer Village Way.	
Decision & Date	Appeal Dismissed	08/01/2026
Key Themes	Green Wedge, design standards, heritage impacts, removal of trees, flood risk, highway impacts, planning obligations, 'tilted balance', planning balance.	
Agreed	Urban sprawl and material harm to the Green Wedge as a valued landscape. Harm to the setting and significance of two listed buildings and the Conservation Area. No material impact on other listed buildings. Harm from the removal of trees. Poor design in terms of living environment and provision of private open space. Acceptable parking provision. Acceptable impacts on the highway network. Appropriate area of search for the flood risk sequential test. Development can be made safe from all types of flood	

	risk. Planning benefits including provision of housing, affordable housing, and the transfer land. All S106 obligations would be valid, including the transfer land. Conflict with the development plan read as a whole. Benefits insufficient to outweigh cumulative harm in the tilted planning balance.
Disagreed	Minor increase in flood risk elsewhere resulting in exemption test not being fully satisfied. Specific degrees of weight to be afforded to harms and benefits. Weight to be afforded to most relevant local policies (significant rather than substantial). Harm from removal of trees temporary only, according with local policy.
Appellant's Costs	None
Council's Costs	None

Hearing

Land East Of Ragged Robins Lower Stock Road West Hanningfield Chelmsford Essex	
Reference	24/00051/NONDET
Proposal	Erect Hay Barn
Decision & Date	Appeal Allowed 16/05/2025
Key Themes	Effect on highway safety; effect on character and appearance of area
Agreed	
Disagreed	Not harmful to highway safety; would assimilate into the rural surroundings
Appellant's Costs	Costs Refused :
Council's Costs	None

Hearing

Land East Of Ragged Robins Lower Stock Road West Hanningfield Chelmsford Essex	
Reference	24/00052/NONDET
Proposal	Erect a cow barn
Decision & Date	Appeal Allowed 16/05/2025
Key Themes	Effect on highway safety; effect on character and appearance of area
Agreed	
Disagreed	Not harmful to highway safety; would assimilate into the rural surroundings
Appellant's Costs	Costs Refused :
Council's Costs	None

Hearing

Land East Of Ragged Robins Lower Stock Road West Hanningfield Chelmsford Essex

Reference	24/00053/NONDET	
Proposal	Erect a cow barn	
Decision & Date	Appeal Allowed	16/05/2025
Key Themes	Effect on highway safety; effect on character and appearance of area	
Agreed		
Disagreed	Not harmful to highway safety; would assimilate into the rural surroundings	
Appellant's Costs	Costs Refused :	
Council's Costs	None	

Hearing

Land East Of Ragged Robins Lower Stock Road West Hanningfield Chelmsford Essex

Reference	24/00054/NONDET	
Proposal	Erect a cow barn	
Decision & Date	Appeal Allowed	16/05/2025
Key Themes	Effect on highway safety; effect on character and appearance of area	
Agreed		
Disagreed	Not harmful to highway safety; would assimilate into the rural surroundings	
Appellant's Costs	Costs Refused :	
Council's Costs	None	

Hearing

Site At Bishops Lodge Broomwood Lane Stock Billericay CM11 1JR

Reference	25/00048/REFUSE	
Proposal	Retrospective application for the demolition of 5 poultry sheds and the construction of 5 buildings in B8 storage use. Proposed change of use of 1 poultry shed to B8 storage use, including repair and re-cladding works. Installation of security fencing and gates.	
Decision & Date	Appeal Dismissed	19/12/2025
Key Themes	Grey Belt, Employment need, Sustainable Location, Openness of the Green Belt	
Agreed	Does not strongly contribute to purposes (a), (b) or (d) and complies with criterion (a) of paragraph 155 and definition of Grey Belt; Golden rules (criterion (d)) no relevant, Scenario 1 of the Employment Land Reviews satisfies the requirements of the NPPF; Not a sustainable location and fails	

	to comply with criterion (c) of paragraph 155; Negative on spatial and visual openness of the Green Belt resulting in significant harm to the Green Belt contrary to Policies S11 and DM6; Fallback position materially lesser impact on the openness of the Green Belt than the proposal and not realistic; Material finish and reduction of fencing height by condition would not address harm to openness; No very special circumstances; Substantial weight to Green Belt ham not clearly outweighed by the benefits.
Disagreed	Limited weight can be attributed to the emerging Local Plan in the context of demonstrating employment need; Undemonstrable unmet need for storage and distribution (B8) uses; Complies with criterion (b) of paragraph 155 of the NPPF.
Appellant's Costs	None
Council's Costs	None

Written Representation

Crowsheath Farm Hawkswood Road Downham Billericay Essex CM11 1JT	
Reference	24/00065/REFUSE
Proposal	Retrospective Planning Application to Retain Site Access, Wall and Parking Area
Decision & Date	Appeal Dismissed 04/04/2025
Key Themes	- the effect of the proposal on the openness and purposes of the GB;- the effect of the proposal on Biodiversity;- whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.
Agreed	- the proposal would be inappropriate development in the Green Belt because it would impact its openness and encroaches into the countryside;- no very special circumstances exist to outweigh the identified harm;- Technical Note does not provide sufficient assurance that the proposals would conserve or enhance the network of habitats and species and avoid negative Biodiversity effects.
Disagreed	- none.
Appellant's Costs	None
Council's Costs	None

Written Representation

Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB

Reference	24/00058/REFUSE	
Proposal	Redevelopment of the existing site to provide 5 units consisting of B2 employment space with ancillary E(g) use and B8 open storage with associated parking, landscaping and infrastructure.	
Decision & Date	Appeal Dismissed	17/04/2025
Key Themes	- whether the development would have an acceptable effect on the character and appearance of the area- whether the development would be suitably located in terms of the spatial strategy of the development plan, with particular regard to sustainable transport	
Agreed	- The scale, massing and encroachment onto undeveloped land of unit 5 would result in a significant increase to the sites built form, and would fail to reflect the intrinsic character and beauty of its countryside location, contrary to Policy DM8 A and B.- That the height of units 1 to 4 would substantially exceed that of the current and consented buildings, and their scale and massing would fail to meet the criteria set out in Policy DM8 A and B, and be out of keeping with their context in respect of replacement buildings conflicting with DM8 C.- That while the Chelmsford Garden Community is close, it remains designated as part of the Rural Area. Any changes along the Cranham Road frontage would not necessarily alter the site's character when viewed from other locations, such as Drakes Lane to the north, where the inspector had identified harm.- That the changes on the revised drawings submitted with the appeal are substantial and not appropriate to consider as part of the appeal.- That there are differences between the allowed appeal for a flour and feed mill and the proposal, and this did not alter the inspectors previous findings.- That measures to enhance landscaping and biodiversity, sustainable drainage and sustainable design would not outweigh the harm.	
Disagreed	- Considered that the extant permission represents a realistic fallback position- If occupied to capacity, as assessed in the Transport Statement and accepted by the local Highway Authority, the transport and sustainability impacts would be broadly the same between the proposal and the fallback position. Inspector concludes that the development is suitably located, and would accord with Policies S1 and S7.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Adjacent To Bungalow At Stock Hill Farm Stock Road Stock Ingatestone Essex

Reference	24/00045/REFUSE	
Proposal	Erection of bungalow with associated works including parking	
Decision & Date	Appeal Dismissed	09/05/2025
Key Themes	Whether inappropriate development in Green Belt; Effect on living condition of occupiers of 1 Chase Farm Place; Whether contrary to strategic approach to accessibility	
Agreed	Significant harmful effect on living conditions of neighbour - gloomier bedroom and erosion of neighbours capacity to enjoy their garden	
Disagreed	NPPF change since decision taken. Inspector flags that DM6 no longer aligns with the NPPF and attaches limited weight to DM6 Not significantly harmful to openness so would not cause substantial harm to openness. Sustainability - Inspector content that site would be adequately connected and accessible	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Rear Of Marigolds Main Road Bicknacre Chelmsford Essex CM3 4HD

Reference	24/00056/REFUSE	
Proposal	Retrospective application for use of residential outbuilding as primary living accommodation. (seeking temporary permission/personal permission)	
Decision & Date	Appeal Dismissed	29/05/2025
Key Themes	Suitable location and provides appropriate living accommodation for its occupants	
Agreed	- Policy DM10 is applicable and built less than 10 years ago, as such the site is not a suitable location- No evidence that the lawful use of the site is residential- Very little weight to the prospect that the use of the building as a dwelling may be a viable fallback position- Inappropriate living accommodation for its occupants contrary to space standards contained in Policy DM26. No evidence to allow lower provision.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land South Of Playing Fields Paradise Road Writtle Chelmsford Essex

Reference	24/00067/REFUSE	
Proposal	Retrospective change of use of agricultural land to dog walking field with associated fencing and gates. Proposed permeable hardstanding area for parking.	
Decision & Date	Appeal Dismissed	30/05/2025
Key Themes	Whether inappropriate development in the Green Belt, Green Belt openness, Impact on rural character	
Agreed	Inappropriate Green Belt Development, harmful impact on openness, harmful impact on rural character	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Oak Tree Farm Burnham Road Battlesbridge Rettendon Wickford SS11 7QS

Reference	24/00072/REFUSE	
Proposal	Planning Application for Demolition of Existing Dwelling, Commercial Building and Three Ancillary Storage Structures. Erection of Replacement Dwelling and Single Additional new Dwelling with Associated Amenity Space, Tree Planting, Parking, EV Charging Points and Landscaping.	
Decision & Date	Appeal Dismissed	05/06/2025
Key Themes		
Agreed	Not a sustainable location	
Disagreed	Inappropriate development and openness	
Appellant's Costs	Costs Refused :	
Council's Costs	None	

Written Representation

Land At The Briars Pennys Lane Margarettng Ingatestone Essex

Reference	24/00069/REFUSE	
Proposal	Proposed dwelling and garage. New access, timber gates and driveway.	
Decision & Date	Appeal Dismissed	06/06/2025
Key Themes		
Agreed	Openness	
Disagreed	Character appearance	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Hawthorns Wantz Road Margarettng Ingatestone CM4 0EP

Reference	24/00055/REFUSE	
Proposal	Demolition of existing residential dwelling, commercial buildings and storage areas and construction of three detached dwellings	
Decision & Date	Appeal Allowed	10/06/2025
Key Themes	Impact on openness of Green Belt, Inappropriate development,, Nationally Described Space Standards	
Agreed	None	
Disagreed	Inappropriate development and openness (change in national policy in intervening period). Nationally Described Space Standards objection overcome through amended drawings.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Adjacent Chestnut Cottage Holybread Lane Little Baddow Chelmsford Essex	
Reference	24/00079/REFUSE
Proposal	Erection of Agricultural Barn and Greenhouse
Decision & Date	Appeal Dismissed 13/06/2025
Key Themes	Whether there is a justified need for the appeal proposal in the Rural Area. The effect of the appeal proposal on the character and appearance of the landscape.
Agreed	The site is not in active viticultural use and therefore the proposed building is excessive for the current need. Policy DM8 does not support construction of buildings in the Rural Area if there is no justified need. The proposed building without an establish rural enterprise would harm the character of the rural landscape. The planted trees are not native to the area and harm the rural character of it.
Disagreed	-
Appellant's Costs	None
Council's Costs	None

Written Representation

Land North East Of 103 Main Road Great Leighs Chelmsford Essex	
Reference	24/00077/REFUSE
Proposal	Change of use of land and construction of one no. 2 bedroom chalet style dwelling, with garden and off street parking (Use Class C3), construction of an off street parking area for visitors to the post office/store (Sui Generis), complete with dropped kerb access works and landscaping.
Decision & Date	Appeal Allowed 18/06/2025
Key Themes	Intrusive design and out of context
Agreed	
Disagreed	Intrusive design and out of context
Appellant's Costs	None
Council's Costs	None

Written Representation

Tepari Braintree Road Little Waltham Chelmsford CM3 3LD

Reference	24/00070/REFUSE	
Proposal	Single storey rear extension and loft conversion to existing dwelling. Demolition of existing outbuildings and construction of 1 new dwelling.	
Decision & Date	Appeal Dismissed	10/07/2025
Key Themes	the main issue is whether the proposed dwelling would be located within a sustainable location.	
Agreed	Agreed with the Council that the new dwelling would not be located within a sustainable location and would be reliant on private vehicles.	
Disagreed	Did not disagree. The inspector did not disagree with the Local Planning Authority.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

18 - 20 Mildmay Road Chelmsford Essex CM2 0DX

Reference	25/00006/REFUSE	
Proposal	Demolition of the existing commercial building. Construction of new building comprising of two dwellings at first and second floor and commercial unit at ground floor. New vehicular crossover.	
Decision & Date	Appeal Dismissed	10/07/2025
Key Themes	Effect on character & appearance of area (inc Conservation Area); whether it would preserve the setting of Grade II Listed Marconi Building; whether adequate living conditions for future occupants; effect on living conditions of nos. 8-13 Alfred Mews.	
Agreed	Poor design would be harmful to character & appearance of area, would fail to preserve the character or appearance of Conservation Area and fail to preserve setting of Marconi Building; design a retrograde step compared to previously dismissed appeal scheme; Unacceptably poor living conditions for future occupants (particularly the outlook from home offices);	
Disagreed	The Inspector found there would not be harm to amenity of nos. 8-13 Alfred Mews.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Toni&Guy 225 - 226 Moulsham Street Chelmsford CM2 0LR

Reference	25/00010/ADVREF	
Proposal	Lead case - The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisement. Linked case - Proposed installation of illuminated free standing sheet advertisement screen	
Decision & Date	Appeal Dismissed	10/07/2025
Key Themes	Harmful impact on the character and appearance of the area and setting of designated and non-designated heritage assets	
Agreed		
Disagreed	Nothing	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Toni&Guy 225 - 226 Moulsham Street Chelmsford CM2 0LR

Reference	25/00011/REFUSE	
Proposal	Lead case - The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisement. Linked case - Proposed installation of illuminated free standing sheet advertisement screen	
Decision & Date	Appeal Dismissed	10/07/2025
Key Themes	Harmful impact on the character and appearance of the area and setting of designated and non-designated heritage assets	
Agreed	Harmful impact on character and appearance of the area and setting of designated and non-designated heritage assets	
Disagreed	Nothing	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

2 - 4 Hamlet Road Chelmsford Essex CM2 0EU

Reference	24/00040/REFUSE	
Proposal	Change of use from hotel to 13 bedroom HMO, including external landscaping and construction of a bin store.	
Decision & Date	Appeal Allowed	16/07/2025
Key Themes	Whether there will be an unacceptable impact on the residential amenity of neighbours from the proposed change of use of a hotel use to HMO	
Agreed	The change of use of the premises to HMO will not impact the character of the area; no parking provision is acceptable	
Disagreed	The proposed use of the premises as HMO will not be substantially different to the use of the premises as hotel. There be no harmful impact on the amenity of the adjacent or nearby residential sites.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

262 Beehive Lane Great Baddow Chelmsford CM2 8LX

Reference	25/00018/COND	
Proposal	Removal of condition 3 to approved planning application CHR/0802/62 (Erection of a staff bungalow) to permit use as a residential dwelling by a person not employed on the farm	
Decision & Date	Appeal Dismissed	17/07/2025
Key Themes	Appeal against conditions 1 and 2 of S73 application Condition 1 - In accordance with approve plans and conditions. Condition 2 - Occupancy restriction to persons in rural based economy	
Agreed	All matters. Inspector upheld the imposition of conditions 1 and 2. Appeal dismissed.	
Disagreed	None	
Appellant's Costs	Costs Refused :	
Council's Costs	None	

Written Representation

Clinton Cards 67 - 68 High Street Chelmsford CM1 1DH

Reference	25/00008/ADVREF	
Proposal	Lead Case: The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisement. Linked Case: Proposed installation of illuminated free standing sheet advertisement screen	
Decision & Date	Appeal Allowed	31/07/2025
Key Themes	Harmful impact on visual amenity; the character or appearance of the Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.	
Agreed	n/a	
Disagreed	Harmful impact on visual amenity; the character or appearance of the Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Clinton Cards 67 - 68 High Street Chelmsford CM1 1DH

Reference	25/00009/REFUSE	
Proposal	Lead Case: The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisement. Linked Case: Proposed installation of illuminated free standing sheet advertisement screen	
Decision & Date	Appeal Allowed	31/07/2025
Key Themes	Impact on the character and appearance of the Chelmsford Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.	
Agreed	n/a	
Disagreed	Impact on the character and appearance of the Chelmsford Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

The Stable Flat East Hanningfield Hall Old Church Road East Hanningfield Chelmsford Essex CM3 8BQ

Reference	25/00020/COND	
Proposal	Variation of Condition 5 to approved planning application 23/01954/FUL (Proposed conversion of disused stables and tack room to extend existing dwelling) to alterations to fenestration.	
Decision & Date	Appeal Dismissed	05/08/2025
Key Themes	design, harm to heritage asset, rural appearance	
Agreed	DM13 harm to heritage asset	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD

Reference	25/00033/REFUSE	
Proposal	Woodland management building	
Decision & Date	Appeal Allowed	07/08/2025
Key Themes	Permitted development - whether it was forestry use, whether it was necessary for forestry	
Agreed		
Disagreed	forestry use - association with forest on land	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

13A Moulsham Street Chelmsford CM2 0HU

Reference	25/00023/REFUSE	
Proposal	Retrospective planning application for the replacement of windows from timber sash to uPVC.	
Decision & Date	Appeal Dismissed	08/08/2025
Key Themes	design, harm to heritage assets - conservation area and listed building	
Agreed	harm to CA and setting of a listed building	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

The House East Hanningfield Road Sandon Chelmsford Essex CM2 7TQ

Reference	22/00076/ENF	
Proposal	Without planning permission, the construction of two buildings	
Decision & Date	Appeal Dismissed	08/09/2025
Key Themes	Whether the development constituted a breach of planning control; the effect of the two buildings on the character and appearance of the surrounding area; whether the period of compliance is too short.	
Agreed	The development amounts to a breach; the development has an incongruous visual effect and the design and location does not blend in with the landscape; the period of compliance specified is reasonable.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

81 Rutland Road Chelmsford Essex CM1 4BN

Reference	23/00031/ENF	
Proposal	Without planning permission, the construction of a building	
Decision & Date	Appeal Dismissed	08/09/2025
Key Themes	Whether the development is incidental and therefore permitted by article 3, schedule 2, part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015.	
Agreed	The building was constructed as a self-contained residential unit forming a separate planning unit, and cannot be considered permitted development.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Highwater Farm The Common East Hanningfield Chelmsford Essex CM3 8AH

Reference	25/00015/REFUSE	
Proposal	Retrospective application for resurfacing an existing farm track and the installation of safety lighting	
Decision & Date	Appeal Allowed	17/09/2025
Key Themes	Character and appearance of area	
Agreed		
Disagreed	Track and lighting columns are not harmful to character of rural area	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land North Of Hilltops Southend Road Sandon Chelmsford Essex

Reference	25/00036/REFUSE	
Proposal	Outline application for development of 2 Custom/Self Build dwellings. Access, layout and scale being sought. All other matters (Appearance and landscaping) reserved.	
Decision & Date	Appeal Allowed	24/09/2025
Key Themes	- proposal for 2 self build dwelling in the Green Belt outside a Defined Settlement boundary- not infill plot as to large - some protected species on site- preserved trees within the site	
Agreed	The planning application had three reasons for refusal. Reasons for refusal 1 and 2 related to the development being inappropriate development in the green belt and its effect on openness. Notwithstanding the above, the Council have now stated that there is a lack of self-build provision within the area and that subject to a planning obligation and appropriately worded condition they are satisfied that the development would meet the requirements of paragraph 155 of the National Planning Policy Framework (Framework).A signed and dated planning obligation has been submitted with this appeal. I am satisfied that the unilateral undertaking alongside a suitably worded condition is sufficient to secure the development in line with the Self-build and Custom Housebuilding Act 2015.Subject to an updated PEA the proposal would not harm protected species.	
Disagreed	- None	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land West Of Crowsheath Farm Hawkswood Road Downham Billericay Essex

Reference	23/00036/S195	
Proposal	Certificate of lawfulness of existing use or development for use of land for fishery and ancillary camping.	
Decision & Date	Appeal Dismissed	25/09/2025
Key Themes	- Certificate sought for existing mixed use of the land used in association with fishing lakes for fishing, camping and caravan stationing business - The claim was that all the land within the red line was used for the described mixed use	
Agreed	- The Inspector agreed that there is sufficient evidence to demonstrate that the land outlined in red has been used continuously for 10 years and longer for fishing and associated camping - Evidence regarding the claimed mixed use remains unclear and ambiguous- The Council decision was supported	
Disagreed	- None	

Appellant's Costs	None
Council's Costs	None

Written Representation

Footpath Outside Dukesmead House 39 High Street Chelmsford CM1 1BE	
Reference	25/00030/ADVREF
Proposal	Proposed Illuminated 75" LCD display screen, one on each side of the Street Hub unit.
Decision & Date	Appeal Allowed 08/10/2025
Key Themes	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Agreed	
Disagreed	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Appellant's Costs	None
Council's Costs	None

Written Representation

Footpath Outside Dukesmead House 39 High Street Chelmsford CM1 1BE	
Reference	25/00031/REFUSE
Proposal	Proposed Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit
Decision & Date	Appeal Allowed 08/10/2025
Key Themes	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Agreed	

Disagreed	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Appellant's Costs	None
Council's Costs	None

Written Representation

Footpath Outside 15A Exchange Way Chelmsford CM1 1XB	
Reference	25/00025/REFUSE
Proposal	Proposed installation of Street Hub Unit and associated illuminated advertisement panels on either side of the unit
Decision & Date	Appeal Dismissed 09/10/2025
Key Themes	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Agreed	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Disagreed	
Appellant's Costs	None
Council's Costs	None

Written Representation

Footpath Outside 15A Exchange Way Chelmsford CM1 1XB	
Reference	25/00026/ADVREF
Proposal	Proposed Illuminated digital 75" display screen, one on each side of the 'Street Hub' unit.
Decision & Date	Appeal Dismissed 09/10/2025
Key Themes	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Agreed	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Disagreed	
Appellant's Costs	None

Council's Costs

None

Written Representation
Seven Acres Farm Crows Lane Woodham Ferrers Chelmsford Essex CM3 8RS

Reference	25/00012/ENF	
Proposal	Without planning permission, the making of a material change in the use of land to the storage of caravans, motorhomes, and vehicles, along with facilitative operational development comprising the formation of hard surfaces, the construction of a building, and the formation of an earth bund.	
Decision & Date	Appeal Dismissed	16/10/2025
Key Themes	Ground (f) - that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach. Ground (g) - that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.	
Agreed	Ground (f) - The requirements of the notice do not exceed what is necessary. Therefore, they are not excessive. Ground (g) - The period specified in the notice does not fall short of what should be reasonably allowed	
Disagreed		
Appellant's Costs	None	
Council's Costs	Costs Refused :	

Written Representation

Land At Belsmard Nathans Lane Writtle Chelmsford Essex

Reference	25/00016/REFUSE	
Proposal	Conversion of residential and equestrian building to one dwelling.	
Decision & Date	Appeal Dismissed	16/10/2025
Key Themes	Appropriateness of development within Green Belt, Effect on openness of Green Belt, Effect on availability of community facilities, Effect on local existing sustainable transport and are there any very special circumstances to justify the proposal.	
Agreed	Appropriateness of development within Green Belt, Effect on openness of Green Belt and are there any very special circumstances to justify the proposal.	
Disagreed	Effect on availability of community facilities and Effect on local existing sustainable transport	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land South West Of Brooklands Sheepcotes Lane Little Waltham Chelmsford Essex

Reference	25/00024/REFUSE	
Proposal	Demolition of domestic storage building and replacement with single residential dwelling including bin store.	
Decision & Date	Appeal Allowed	27/10/2025
Key Themes	Rural AreaGreen Wedge	
Agreed	Transitional strip between distinctly urban form of Great Waltham and the bucolic hinterland within which it lies. Previously developed land. Building volume would be enlarged significantly. The presence of a permanent, separate household within the site would be likely to lead to the introduction of more domestic paraphernalia than at present	
Disagreed	The presence of dwellings backing onto the lane undermines the rurality. Site well enclosed and contribution to wider area is limited by this. Dwelling would retain, to a very great extent, its current appearance from the lane. Not appear incongruous in its setting. Treatment and structures to front could be controlled through conditions. Minimal change from parked cars. Any residual visual effects would be very limited the proposal accords with the aims of Policies DM7 and DM8 of the Local Plan	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

52 - 52A Maldon Road Great Baddow Chelmsford Essex CM2 7DL

Reference	25/00046/REFUSE	
Proposal	Determination as to whether prior approval from the local planning authority is required for the proposed change of use from Salon (Class E) to Residential (Class C3) two new dwellinghouses. No exterior changes are proposed.	
Decision & Date	Appeal Allowed	11/11/2025
Key Themes	effect on the character or sustainability of Great Baddow Conservation Area.	
Agreed		
Disagreed	effect on the character or sustainability of Great Baddow Conservation Area.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land North West Of Oakview The Ridge Little Baddow Chelmsford Essex

Reference	25/00039/REFUSE	
Proposal	New dwelling to north of existing house. New access way and drive to existing house (Oak View)	
Decision & Date	Appeal Allowed	17/11/2025
Key Themes	- whether the proposal is an infill development in otherwise build up frontage and would comply with the NPPF and Policy DM8 of the Local Plan;- whether there be any adverse impact on Biodiversity;- whether the proposal results in a sustainable development;- noted by the Inspector that the Council is unable to demonstrate 5y housing supply and para 11 of the NPPF applies in this instance;	
Agreed	- the proposal does not meet the definition of an infill development within a built up frontage due to the loose position of houses on this side of the road (but it still infills space between two houses);- the proposal would not result in harm to protected wildlife sites; appropriate mitigation measures are in place;	
Disagreed	- the proposal will not harm the character of the area and the street and would be an infill development (although not in a built up frontage);- the proposed self build condition is not legally sound so cannot be applied to the development;- due to the Council's inability to demonstrate 5 y housing supply the conflict with policy DM8 is demonstrably outweighed by the benefits of a new house;	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Bridleway Cottage Broomwood Lane Stock Billericay CM11 1JR

Reference	25/00045/REFUSE	
Proposal	Demolition of existing dwelling and construction of replacement dwelling	
Decision & Date	Appeal Dismissed	19/11/2025
Key Themes	Green belt - replacement dwelling, substantially bigger - substantial harm	
Agreed	Green belt - replacement dwelling, substantially bigger - substantial harm	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Oak Cottages Chalk Street Rettendon Chelmsford Essex

Reference	23/00066/S195	
Proposal	Outbuilding with swimming pool, gym and bar.	
Decision & Date	Appeal Allowed	20/11/2025
Key Themes	Definition of curtilage	
Agreed		
Disagreed	definition of curtilage	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Adjacent Fairbanks School Lane Great Leighs Chelmsford Essex

Reference	25/00035/REFUSE	
Proposal	Demolition of outbuildings and proposed construction of one new detached dwelling (Use Class C3), with retention of access, provision of driveway and parking, a shed, landscaping and associated works.	
Decision & Date	Appeal Allowed	20/11/2025
Key Themes	Suitable location; Character and appearance of the Rural Area; European designated site impact	
Agreed	Outside settlement boundary; Agreed conflict with aims of Policy S7 as seeks to focus development to locations set out in settlement hierarchy; Agreed that with the funding for the proposed mitigation measures, the proposal would not have an adverse effect on the SPA and Ramsar sites.	
Disagreed	Great Leighs walkable, as only a short stretch would rely on grass verges; Location of Strategic Growth Site with pedestrian and cycle access weighs in favour of site being sustainable, although not extant permission; Provides infill development and would not be harmful to character and appearance of the surrounding countryside; Accord with aims of Policies S1, S11 (c), DM8 and DM9. Benefits of the scheme outweigh the limited harm arising from conflict with S7.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land South Of Hobbits Hole South Hanningfield Road Rettendon Chelmsford Essex

Reference	23/00033/ENF	
Proposal	Without planning permission, the change of use of the land for sale and storage of motor vehicles with associated development, comprising the construction of a hard surface, concrete pad, fencing and the siting of a portacabin and storage containers	
Decision & Date	Appeal Dismissed	24/11/2025
Key Themes	whether copies of the enforcement notice were served as required by section 172; whether the matters alleged constituted a breach of planning control; whether the development was immune from enforcement action; whether planning permission should be granted; whether the steps required by the notice are excessive; whether the time for compliance falls short of what is reasonable.	
Agreed	the notice was served as required by section 172; the matters alleged constitute a breach of planning control; the alleged use is not immune from enforcement action; the alleged development constitutes inappropriate development in the Green Belt. There is conflict with CLP policies SPS1, SPS11, DM6 and DM10, and therefore planning permission should not be granted; the steps required achieve the purpose of	

	remedying the breach of planning control and are not excessive nor are they disproportionate;
Disagreed	The fence along the eastern boundary is immune from enforcement action due to the passage of time, so this element was removed from section 5 sub-paragraph (4). The time period for compliance (of 6 months) was too short, and this was extended to 8 months.
Appellant's Costs	None
Council's Costs	None

Written Representation

Downham Hall Castledon Road Downham Billericay Essex CM11 1LG	
Reference	23/00040/ENF
Proposal	Without planning permission, the erection of a building.
Decision & Date	Appeal Allowed 25/11/2025
Key Themes	Operation development enforcement notice; marquee building in Green Belt; inappropriate development; harm to openness; visual impacts; heritage impacts; temporary permission; very special circumstances.
Agreed	Marquee is a building and is inappropriate development with no applicable exceptions; harmful to openness; visually harmful; has economic benefits; as permanent, not acceptable.
Disagreed	Building is not harmful to heritage assets; as temporary, there are very special circumstances justifying development; (inferred) that harm during unlawful period is not to be weighed in the planning balance.
Appellant's Costs	None
Council's Costs	None

Written Representation

Land South West Of Rivaside Maltings Road Battlesbridge Wickford Essex

Reference	23/00097/ENF	
Proposal	Without planning permission, a material change in the use of land to a mixed use comprising storage and the siting of a caravan for residential purposes.	
Decision & Date	Split decision	26/11/2025
Key Themes	Whether the matters alleged constitute a breach of planning control; whether the steps required exceed what is necessary to remedy the breach of planning control; whether the period of compliance is too short	
Agreed	The matters alleged constitute a breach of planning control. The steps required are proportionate and do not exceed what is necessary to remedy the breach.	
Disagreed	The time for compliance is too short and was therefore extended to 8 months.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land East Of Land Known As Two Oaks Maltings Road Battlesbridge Wickford Essex

Reference	23/00098/ENF	
Proposal	Vehicular access created	
Decision & Date	Split decision	26/11/2025
Key Themes	Whether the matters alleged constitute a breach of planning control; whether planning permission should be granted for the matters alleged; whether the steps required exceed what is necessary to remedy the breach of planning control; whether the period of compliance is too short	
Agreed	The matters alleged constitute a breach of planning control; the development constitutes inappropriate development in the green belt and planning permission should not be granted; The steps required are proportionate and do not exceed what is necessary to remedy the breach	
Disagreed	The time for compliance is too short and was therefore extended to 8 months.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

BT Street Hub Unit Footpath East Of 216 Moulsham Street Chelmsford

Reference	25/00028/REFUSE	
Proposal	Lead case: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit. Linked case: Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.	
Decision & Date	Appeal Dismissed	28/11/2025
Key Themes	Appeal A: Character of area, setting of listed and locally-listed buildings, Conservation Area	
Agreed	Appeal A: Harm to character of area, harm to setting of listed and locally-listed buildings, harm to Conservation Area	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

BT Street Hub Unit Footpath East Of 216 Moulsham Street Chelmsford

Reference	25/00029/ADVREF	
Proposal	Lead case: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit. Linked case: Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.	
Decision & Date	Appeal Dismissed	28/11/2025
Key Themes	Appeal B: Amenity of area	
Agreed	Appeal B: Harm to amenity of area	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Blenheim Cottage Back Lane Little Waltham Chelmsford CM3 3PP

Reference	25/00050/REFUSE	
Proposal	Proposed new stable	
Decision & Date	Appeal Allowed	03/12/2025
Key Themes	Whether acceptable in the Green Wedge.	
Agreed	Did not agree that the development would be contrary to policies DM7 and S11 of the Chelmsford Local Plan.	
Disagreed	Inspector took the view that the proposed stables were an appropriate facility for outdoor sport and would not harm the Green Wedge.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Mama Sandras Food Catering 47A Duke Street Chelmsford Essex CM1 1JA

Reference	25/00041/REFUSE	
Proposal	Retrospective application for the construction of single storey rear shop extension to provide storage and preparation and toilet facilities.	
Decision & Date	Appeal Dismissed	04/12/2025
Key Themes	Character and appearance of building and area; Whether adequate waste storage area is available; Impact on West End Conservation Area	
Agreed	Building harmful to host building and wider area. No adequate area for refuse storage remaining.	
Disagreed	Impact on West End Conservation Area	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Adjacent To Mount Stephen Ongar Road Highwood Chelmsford Essex

Reference	25/00049/REFUSE	
Proposal	Outline application for 1 new bungalow with detached garage, all matters reserved.	
Decision & Date	Appeal Dismissed	04/12/2025
Key Themes	Whether inappropriate development in Green Belt; Whether in sustainable location.	
Agreed	The site is not grey belt land; Inappropriate development in the Green Belt; Unsustainable location; Unknowns related to the proposed access could cause significant harm to highway safety.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Opposite Greenacres De Beauvoir Chase Downham Billericay Essex

Reference	24/00050/ENF	
Proposal	Without planning permission, the construction of a building	
Decision & Date	Appeal Dismissed	16/12/2025
Key Themes	Whether, at the time the Notice was served, the development was immune from planning enforcement action (Ground d).	
Agreed	The building was not substantially completed more than four years before the date of the Enforcement Notice.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Mama Sandras Food Catering 47A Duke Street Chelmsford Essex CM1 1JA

Reference	25/00040/ENF	
Proposal	Without planning permission, the construction of a rear extension.	
Decision & Date	Appeal Dismissed	07/01/2026
Key Themes	The time for compliance was too short.	
Agreed	The time for compliance was not too short and the time period (3 months) for compliance with the requirements of the notice is reasonable.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

The Lodge Country Inn Hayes Chase Battlesbridge Wickford Essex SS11 7QT

Reference	25/00065/REFUSE	
Proposal	Outline application for the erection of 22 chalet for overnight accommodation for guests of the Lodge Hotel. Access, Appearance and Layout being sought, all other matters (landscaping and scale) reserved.	
Decision & Date	Appeal Dismissed	13/01/2026
Key Themes	Whether the proposal would be inappropriate development in the Green Belt, having regard to the National Planning Policy Framework and any relevant development plan policies, and the effect of the proposed development on the openness of the Green Belt; Whether the proposal would achieve sustainable development regarding the location of the appeal site in terms of accessibility and the effect of the proposed development on the character and appearance of the surrounding area; Whether harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations to amount to the very special circumstances required to justify the proposal.	
Agreed	The proposed development would be inappropriate development in the Green Belt and cause harm to its openness. The proposal would not achieve sustainable development regarding the location in terms of accessibility and the harm that would be afforded to the character and appearance of the surrounding area. No very special circumstances were identified as part of the proposal.	
Disagreed	None.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

16/17 Victoria Road Chelmsford CM1 1NZ

Reference	25/00055/REFUSE	
Proposal	Outline application for Demolition of existing buildings and construction of a new mixed use multi story residential led block with ground floor E Class use and residential upper floors of not less than 5 storeys and not more than 12 storeys and not less than 35 residential units, with all matters reserved.	
Decision & Date	Appeal Dismissed	28/01/2026
Key Themes	design and scale, heritage setting, securing appropriate infrastructure, RAMS/Trees, tilted balance	
Agreed	harmful design and scale, heritage harm, does not secure infrastructure, RAMS not satisfied, lack of tree planting, tilted balance insufficient to outweigh harms	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Elm Tree House Elm Lane Roxwell Chelmsford Essex CM1 4NJ

Reference	24/00073/S195	
Proposal	Outbuilding and hardstanding	
Decision & Date	Appeal Allowed	04/02/2026
Key Themes	Whether permitted development under Class E	
Agreed		
Disagreed	That the proposed outbuilding is genuinely and reasonably required and is no larger than necessary.	
Appellant's Costs	None	
Council's Costs	None	

Written Representation

Land Rear Of Marigolds Main Road Bicknacre Chelmsford Essex

Reference	24/00075/S195	
Proposal	Certificate of Lawful Development to regularise Residential garage which has been used as an independent dwelling for more than four years. The curtilage surrounding this is also in residential use and has been for more than four years	
Decision & Date	Appeal Dismissed	11/02/2026
Key Themes	Whether residential use had existed for 4 years	
Agreed	Insufficient evidence provided to demonstrate that residential use had existed for 4 years	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

16 Judge Road Chelmer Village Chelmsford Essex CM2 6GN

Reference	25/00068/REFUSE	
Proposal	Proposed Change of Use from Dwelling (Use Class C3) to a Children's Care Home (Use Class C2).	
Decision & Date	Appeal Dismissed	16/02/2026
Key Themes	Parking availability and impact on neighbours	
Agreed	Insufficient parking and harmful to amenities of neighbours	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

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	

Householder

3 Cherrytree Cottages Stock Road Stock Ingatestone Essex CM4 9QU

Reference	24/00078/REFUSE	
Proposal	Demolish existing extension and construction of single storey side extension with pitched roof.	
Decision & Date	Appeal Dismissed	02/06/2025
Key Themes	Inappropriate development in GB - DM11 Design and its impact on stock conservation area - DM23/DM13	
Agreed	Inappropriate development in the GB; Harm to the Stock Conservation Area.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

137 Orchard Way Chelmsford CM3 3GQ

Reference	25/00007/REFUSE	
Proposal	Proposed loft conversion including a rear dormer and three velux windows to front elevation.	
Decision & Date	Appeal Dismissed	04/06/2025
Key Themes	Design, character and appearance, privacy, overlooking	
Agreed	Design, character and appearance, privacy, overlooking	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

Foxwood Moulsham Street Chelmsford CM2 0JJ

Reference	25/00004/REFUSE	
Proposal	Increase height of front wall with an electric gate and new side wall.	
Decision & Date	Appeal Dismissed	05/06/2025
Key Themes	Character and appearance, heritage setting, highway safety	
Agreed	Character and appearance, heritage setting, highway safety	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

17 Braganza Way Chelmsford Garden Community Chelmsford Essex CM1 6AP

Reference	25/00017/REFUSE	
Proposal	Retrospective application for a flat roofed timber outbuilding to the rear garden.	
Decision & Date	Appeal Dismissed	10/06/2025
Key Themes	The main issue is the effect of the proposed development on the living conditions of the occupiers of number 45 Braganza Way with regard to their outlook.	
Agreed	Agreed with the Council that the outbuilding would harm the amenities of the occupiers of number 45 Braganza Way.	
Disagreed	Did not disagree with the council.	

Appellant's Costs	None
Council's Costs	None

Householder

Linden Maldon Road Margareting Ingatestone Essex CM4 9JW

Reference	25/00014/REFUSE	
Proposal	Proposed additional storey and replacement roof and cladding. Two storey front extension. Replacement of flat garage roof with pitched roof.	
Decision & Date	Appeal Allowed	07/07/2025
Key Themes	Design impacts	
Agreed	Fallback position presented by PD allowance, conditions	
Disagreed	Not harmful to character and appearance of locality; cited development examples from the wider area	
Appellant's Costs	None	
Council's Costs	None	

Householder

90 Henniker Gate Chelmer Village Chelmsford Essex CM2 6SB

Reference	25/00002/REFUSE	
Proposal	Raise roof to create first floor, two storey side extension, single storey rear extension and alterations to fenestration.	
Decision & Date	Appeal Dismissed	08/07/2025
Key Themes	The main issue is the effect of the proposed development on the living conditions of occupiers at 78 and 80 Henniker Gate with regards to outlook	
Agreed	Agreed with the Council that the development would result in an overbearing impact to the amenities of the occupiers at 78 and 80 Henniker Gate.	
Disagreed	None. The inspector did not disagree with the Council.	
Appellant's Costs	None	

Council's Costs

None

Householder
16 Church Road Ramsden Heath Billericay Essex CM11 1PA

Reference	25/00003/REFUSE	
Proposal	Extension to existing boundary treatment to include additional height to the piers and the inclusion of metal railings in between	
Decision & Date	Appeal Dismissed	17/07/2025
Key Themes	Design	
Agreed	Design - impact on street scene	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder
8 Jigger Gardens Chelmsford Garden Community Chelmsford CM3 3FR

Reference	25/00013/REFUSE	
Proposal	Proposed conversion of garage into habitable space and provision of three parking space within site boundary with enhancement of green lawned space to front of proposed site.	
Decision & Date	Appeal Allowed	04/08/2025
Key Themes	Harm to the character and appearance of the area	
Agreed	n/a	
Disagreed	Harm to the character and appearance of the area	
Appellant's Costs	None	
Council's Costs	None	

Householder

Greenfields East Hanningfield Road Rettendon Chelmsford Essex CM3 8EW

Reference	25/00027/REFUSE	
Proposal	Alterations to existing driveway including creation of a new access and installation of gate.	
Decision & Date	Appeal Allowed	26/08/2025
Key Themes	harm to the rural area - break in hedgerow and introduction of urban feature	
Agreed		
Disagreed	harm to the rural area	
Appellant's Costs	None	
Council's Costs	None	

Householder

Site At 89 Broomfield Road Chelmsford

Reference	24/00080/ADVREF	
Proposal	Proposed installation of illuminated advertising display stand	
Decision & Date	Appeal Dismissed	10/09/2025
Key Themes	- Impact on the listed building - Impact on the highway safety	
Agreed	- harms the setting of the listed building - clutters the site - no circumstances that would outweigh the conflict with the policy	
Disagreed	- None	
Appellant's Costs	None	
Council's Costs	None	

Householder

438 Linnet Drive Chelmsford Essex CM2 8AL

Reference	25/00037/REFUSE	
Proposal	The construction of an additional storey by increasing the building height by 2.6m	
Decision & Date	Appeal Dismissed	11/09/2025
Key Themes	Permitted development, harm to character of the area, harm to character of property	
Agreed	Harm to character of the area, harm to character of the property	
Disagreed		
Appellant's Costs	None	

Council's Costs

None

Householder
144 Springfield Park Road Chelmsford Essex CM2 6EE

Reference	25/00042/REFUSE	
Proposal	Proposed single storey side and front extension, detached carport with formation of access. Single storey incidental annexe.	
Decision & Date	Appeal Allowed	06/10/2025
Key Themes	effect of extensions on dwelling and surrounding area	
Agreed	annexe and car port acceptable	
Disagreed	Single storey side ext not harmful to dwelling and surroundings	
Appellant's Costs	None	
Council's Costs	None	

Householder
144 Springfield Park Road Chelmsford Essex CM2 6EE

Reference	25/00042/REFUSE	
Proposal	Proposed single storey side and front extension, detached carport with formation of access. Single storey incidental annexe.	
Decision & Date	Appeal Allowed	06/10/2025
Key Themes	effect of extensions on dwelling and surrounding area	
Agreed	annexe and car port acceptable	
Disagreed	Single storey side ext not harmful to dwelling and surroundings	
Appellant's Costs	None	
Council's Costs	None	

Householder

1 Mearns Place Chelmer Village Chelmsford Essex CM2 6TT

Reference	25/00019/REFUSE	
Proposal	Retrospective application for new boundary wall and Annexe as-Built	
Decision & Date	Appeal Dismissed	08/10/2025
Key Themes	Impact on the character and appearance of the area	
Agreed	Impact on the character and appearance of the area	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

7 Joseph Clibbon Drive Chelmsford Garden Community Chelmsford CM1 6AS

Reference	25/00047/REFUSE	
Proposal	First floor rear extension	
Decision & Date	Appeal Dismissed	10/11/2025
Key Themes	Effect on the character and appearance of the area	
Agreed	Effect on the character and appearance of the area	
Disagreed	N/A	
Appellant's Costs	None	
Council's Costs	None	

Householder

Deshmukh Cottage Cherry Garden Lane Danbury Chelmsford Essex CM3 4QP

Reference	25/00060/REFUSE	
Proposal	Erection of front porch with overhang roof and the replacement of existing flat-roofed dormers with pitched.	
Decision & Date	Appeal Dismissed	21/11/2025
Key Themes	Design change of dormers from flat to pitch. Impact of proposal on character of property and surrounding area.	
Agreed	Dormers poorly designed.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

10 Souther Cross Road Good Easter Chelmsford Essex CM1 4RX

Reference	25/00063/REFUSE	
Proposal	Construction of open sided car port	
Decision & Date	Appeal Dismissed	21/11/2025
Key Themes	Impact on street scene	
Agreed	Harmful impact on street scene; Design does not overcome harm; Conflicts with Policy DM23	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

82 Downham Road Ramsden Heath Billericay Essex CM11 1QD

Reference	25/00057/REFUSE	
Proposal	The construction of an additional storey by increasing the building height by 2.4m	
Decision & Date	Appeal Dismissed	11/02/2026
Key Themes	Character and appearance of the area	
Agreed	The development does not respect the character and appearance of the area	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

Iphigenia Woodham Road Rettendon Wickford Essex SS11 7QW

Reference	25/00067/REFUSE	
Proposal	Single storey side and rear extension	
Decision & Date	Appeal Dismissed	20/02/2026
Key Themes	Whether inappropriate development in the green belt	
Agreed	The development was considered inappropriate development within the Green Belt and was harmful to the openness of the Green Belt in both visual and spatial terms	
Disagreed		
Appellant's Costs	None	

Council's Costs

None

