

# Appeals Report

Appeal Decisions received between 04/06/2025 and 20/08/2025

## PLANNING APPEALS

Total Appeal Decisions Received	23	
Dismissed	15	65%
Allowed	8	35%
Split	0	0%

### Written Reps

#### 2 - 4 Hamlet Road Chelmsford Essex CM2 0EU

<b>Reference</b>	24/00482/FUL
<b>Proposal</b>	Change of use from hotel to 13 bedroom HMO, including external landscaping and construction of a bin store.
<b>Appeal Decision</b>	Appeal Allowed - 16/07/2025
<b>Key Themes</b>	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
<b>Agreed with CCC on</b>	The change of use of the premises to HMO will not impact the character of the area; no parking provision is acceptable
<b>Disagreed with CCC on</b>	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.
<b>Costs Decision</b>	None

#### Hawthorns Wantz Road Margaretting Ingatestone CM4 0EP

<b>Reference</b>	24/00401/FUL
<b>Proposal</b>	Demolition of existing residential dwelling, commercial buildings and storage areas and construction of three detached dwellings
<b>Appeal Decision</b>	Appeal Allowed - 10/06/2025
<b>Key Themes</b>	Impact on openness of Green Belt, Inappropriate development,, Nationally Described Space Standards
<b>Agreed with CCC on</b>	None
<b>Disagreed with CCC on</b>	Inappropriate development and openness (change in national policy in intervening period). Nationally Described Space Standards objection overcome through amended drawings.
<b>Costs Decision</b>	None

#### Land At The Briars Pennys Lane Margaretting Ingatestone Essex

<b>Reference</b>	24/00719/FUL
<b>Proposal</b>	Proposed dwelling and garage. New access, timber gates and driveway.
<b>Appeal Decision</b>	Appeal Dismissed - 06/06/2025

<b>Key Themes</b>	
<b>Agreed with CCC on</b>	Openness
<b>Disagreed with CCC on</b>	Character & appearance
<b>Costs Decision</b>	None

#### Tepari Braintree Road Little Waltham Chelmsford CM3 3LD

<b>Reference</b>	24/00551/FUL
<b>Proposal</b>	Single storey rear extension and loft conversion to existing dwelling. Demolition of existing outbuildings and construction of 1 new dwelling.
<b>Appeal Decision</b>	Appeal Dismissed - 10/07/2025
<b>Key Themes</b>	the main issue is whether the proposed dwelling would be located within a sustainable location.
<b>Agreed with CCC on</b>	Agreed with the Council that the new dwelling would not be located within a sustainable location and would be reliant on private vehicles.
<b>Disagreed with CCC on</b>	Did not disagree. The inspector did not disagree with the Local Planning Authority.
<b>Costs Decision</b>	None

#### Oak Tree Farm Burnham Road Battlesbridge Rettendon Wickford SS11 7QS

<b>Reference</b>	24/01122/FUL
<b>Proposal</b>	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 Po
<b>Appeal Decision</b>	Appeal Dismissed - 05/06/2025
<b>Key Themes</b>	
<b>Agreed with CCC on</b>	Not a sustainable location
<b>Disagreed with CCC on</b>	Inappropriate development and openness
<b>Costs Decision</b>	Appellant's application for costs: Costs refused

#### Land North East Of 103 Main Road Great Leighs Chelmsford Essex

<b>Reference</b>	24/00501/FUL
<b>Proposal</b>	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
<b>Appeal Decision</b>	Appeal Allowed - 18/06/2025
<b>Key Themes</b>	Intrusive design and out of context
<b>Agreed with CCC on</b>	
<b>Disagreed with CCC on</b>	Intrusive design and out of context
<b>Costs Decision</b>	None

#### Land Adjacent Chestnut Cottage Holybread Lane Little Baddow Chelmsford Essex

<b>Reference</b>	24/00605/FUL
<b>Proposal</b>	Erection of Agricultural Barn and Greenhouse
<b>Appeal Decision</b>	Appeal Dismissed - 13/06/2025

<b>Key Themes</b>	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.
<b>Agreed with CCC on</b>	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.
<b>Disagreed with CCC on</b>	-
<b>Costs Decision</b>	None

#### 18 - 20 Mildmay Road Chelmsford Essex CM2 0DX

<b>Reference</b>	24/00706/FUL
<b>Proposal</b>	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.
<b>Appeal Decision</b>	Appeal Dismissed - 10/07/2025
<b>Key Themes</b>	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.
<b>Agreed with CCC on</b>	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);
<b>Disagreed with CCC on</b>	The Inspector found there would not be harm to amenity of nos. 8-13 Alfred Mews.
<b>Costs Decision</b>	None

#### Clinton Cards 67 - 68 High Street Chelmsford CM1 1DH

<b>Reference</b>	24/01674/ADV
<b>Proposal</b>	Lead Case: The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisementLinked Case: Proposed installation of illuminated free standing sheet advertisement screen
<b>Appeal Decision</b>	Appeal Allowed - 31/07/2025
<b>Key Themes</b>	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.
<b>Agreed with CCC on</b>	N/a
<b>Disagreed with CCC on</b>	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.
<b>Costs Decision</b>	None

#### Clinton Cards 67 - 68 High Street Chelmsford CM1 1DH

<b>Reference</b>	24/01673/FUL
<b>Proposal</b>	Lead Case: The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisementLinked Case: Proposed installation of illuminated free standing sheet advertisement screen
<b>Appeal Decision</b>	Appeal Allowed - 31/07/2025

<b>Key Themes</b>	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.
<b>Agreed with CCC on</b>	N/a
<b>Disagreed with CCC on</b>	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.
<b>Costs Decision</b>	None

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

<b>Reference</b>	24/01676/ADV
<b>Proposal</b>	Lead case - The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisementLinked case - Proposed installation of illuminated free standing sheet advertisement screen
<b>Appeal Decision</b>	Appeal Dismissed - 10/07/2025
<b>Key Themes</b>	Harmful impact on the character and appearance of the area and setting of designated and non-designated heritage assets
<b>Agreed with CCC on</b>	
<b>Disagreed with CCC on</b>	Nothing
<b>Costs Decision</b>	None

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

<b>Reference</b>	24/01675/FUL
<b>Proposal</b>	Lead case - The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisementLinked case - Proposed installation of illuminated free standing sheet advertisement screen
<b>Appeal Decision</b>	Appeal Dismissed - 10/07/2025
<b>Key Themes</b>	Harmful impact on the character and appearance of the area and setting of designated and non-designated heritage assets
<b>Agreed with CCC on</b>	Harmful impact on character and appearance of the area and setting of designated and non-designated heritage assets
<b>Disagreed with CCC on</b>	Nothing
<b>Costs Decision</b>	None

#### 262 Beehive Lane Great Baddow Chelmsford CM2 8LX

<b>Reference</b>	62/00802/S73
<b>Proposal</b>	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
<b>Appeal Decision</b>	Appeal Dismissed - 17/07/2025
<b>Key Themes</b>	Appeal against conditions 1 and 2 of S73 application Condition 1 - In accordance with approve plans and conditionsCondition 2 - Occupancy restriction to persons in rural based economy
<b>Agreed with CCC on</b>	All matters. Inspector upheld the imposition of conditions 1 and 2. Appeal dismissed.
<b>Disagreed with CCC on</b>	None
<b>Costs Decision</b>	Appellant's application for costs: Costs refused

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

<b>Reference</b>	23/01954/S73
<b>Proposal</b>	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.
<b>Appeal Decision</b>	Appeal Dismissed - 05/08/2025
<b>Key Themes</b>	design, harm to heritage asset, rural appearance
<b>Agreed with CCC on</b>	DM13 harm to heritage asset
<b>Disagreed with CCC on</b>	
<b>Costs Decision</b>	None

**13A Moulsham Street Chelmsford CM2 0HU**

<b>Reference</b>	25/00077/FUL
<b>Proposal</b>	Retrospective planning application for the replacement of windows from timber sash to uPVC.
<b>Appeal Decision</b>	Appeal Dismissed - 08/08/2025
<b>Key Themes</b>	design, harm to heritage assets - conservation area and listed building
<b>Agreed with CCC on</b>	harm to CA and setting of a listed building
<b>Disagreed with CCC on</b>	
<b>Costs Decision</b>	None

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

<b>Reference</b>	24/01613/AG
<b>Proposal</b>	Woodland management building
<b>Appeal Decision</b>	Appeal Allowed - 07/08/2025
<b>Key Themes</b>	Permitted development - whether it was forestry use, whether it was necessary for forestry
<b>Agreed with CCC on</b>	
<b>Disagreed with CCC on</b>	forestry use - association with forest on land
<b>Costs Decision</b>	None

**Householder****90 Henniker Gate Chelmer Village Chelmsford Essex CM2 6SB**

<b>Reference</b>	24/01325/FUL
<b>Proposal</b>	Raise roof to create first floor, two storey side extension, single storey rear extension and alterations to fenestration.
<b>Appeal Decision</b>	Appeal Dismissed - 08/07/2025
<b>Key Themes</b>	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
<b>Agreed with CCC on</b>	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.
<b>Disagreed with CCC on</b>	None. The inspector did not disagree with the Council.
<b>Costs Decision</b>	None

**16 Church Road Ramsden Heath Billericay Essex CM11 1PA**

<b>Reference</b>	24/01459/FUL
<b>Proposal</b>	Extension to existing boundary treatment to include additional height to the piers and the inclusion of metal railings in between
<b>Appeal Decision</b>	Appeal Dismissed - 17/07/2025
<b>Key Themes</b>	Design
<b>Agreed with CCC on</b>	Design - impact on street scene
<b>Disagreed with CCC on</b>	
<b>Costs Decision</b>	None

**Foxwood Moulsham Street Chelmsford CM2 0JJ**

<b>Reference</b>	24/01342/FUL
<b>Proposal</b>	Increase height of front wall with an electric gate and new side wall.
<b>Appeal Decision</b>	Appeal Dismissed - 05/06/2025
<b>Key Themes</b>	Character and appearance, heritage setting, highway safety
<b>Agreed with CCC on</b>	Character and appearance, heritage setting, highway safety
<b>Disagreed with CCC on</b>	
<b>Costs Decision</b>	None

**137 Orchard Way Chelmsford CM3 3GQ**

<b>Reference</b>	24/01288/FUL
<b>Proposal</b>	Proposed loft conversion including a rear dormer and three velux windows to front elevation.
<b>Appeal Decision</b>	Appeal Dismissed - 04/06/2025
<b>Key Themes</b>	Design, character and appearance, privacy, overlooking
<b>Agreed with CCC on</b>	Design, character and appearance, privacy, overlooking
<b>Disagreed with CCC on</b>	
<b>Costs Decision</b>	None

**8 Jigger Gardens Chelmsford Garden Community Chelmsford CM3 3FR**

<b>Reference</b>	24/01492/FUL
<b>Proposal</b>	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.
<b>Appeal Decision</b>	Appeal Allowed - 04/08/2025
<b>Key Themes</b>	Harm to the character and appearance of the area
<b>Agreed with CCC on</b>	N/a
<b>Disagreed with CCC on</b>	Harm to the character and appearance of the area
<b>Costs Decision</b>	None

**Linden Maldon Road Margaretting Ingatestone Essex CM4 9JW**

<b>Reference</b>	24/01715/FUL
<b>Proposal</b>	Proposed additional storey and replacement roof and cladding. Two storey front extension. Replacement of flat garage roof with pitched roof.
<b>Appeal Decision</b>	Appeal Allowed - 07/07/2025

<b>Key Themes</b>	Design impacts
<b>Agreed with CCC on</b>	Fallback position presented by PD allowance, conditions
<b>Disagreed with CCC on</b>	Not harmful to character and appearance of locality; cited development examples from the wider area
<b>Costs Decision</b>	None

#### 17 Braganza Way Chelmsford Garden Community Chelmsford Essex CM1 6AP

<b>Reference</b>	24/01713/FUL
<b>Proposal</b>	Retrospective application for a flat roofed timber outbuilding to the rear garden.
<b>Appeal Decision</b>	Appeal Dismissed - 10/06/2025
<b>Key Themes</b>	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.
<b>Agreed with CCC on</b>	Agreed with the Council that the outbuilding would harm the amenities of the occupiers of number 45 Braganza Way.
<b>Disagreed with CCC on</b>	Did not disagree with the Council.
<b>Costs Decision</b>	None