

Planning Committee Agenda

2 November 2021 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor J A Sosin (Chair)

and Councillors

L Ashley, S Dobson, P Hughes, R J Hyland, J Lardge,
R Lee, G H J Pooley, R J Poulter, T E Roper,
E Sampson, C Shaw and I Wright

Local people are welcome to attend this meeting, where your elected Councillors take decisions affecting YOU and your City.

However, at present the Council is continuing to observe distancing at its meetings. To manage the number of public at this meeting anyone wishing to attend should obtain an admission pass beforehand. If you wish to apply for one or find out more about attending the meeting, please email Brian Mayfield in the Democracy Team: brian.mayfield@chelmsford.gov.uk

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance to committees@chelmsford.gov.uk. Further details are on the agenda page.

PLANNING COMMITTEE

2 November 2021

AGENDA

1. CHAIR'S ANNOUNCEMENTS

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

4. MINUTES

To consider the minutes of the meeting on 7 September 2021

5. PUBLIC QUESTION TIME

Any member of the public may ask a question or make a statement at this point in the meeting, provided that they have submitted their question or statement in writing in advance. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Committee is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Where an application is returning to the Committee that has been deferred for a site visit, for further information or to consider detailed reasons for refusal, no further public questions or statements may be submitted.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

6. 28 HUMBER ROAD, CHELMSFORD – 21/01682/FUL

7. PLANNING APPEALS

MINUTES
of the
PLANNING COMMITTEE
held on 7 September 2021 at 7:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, S Dobson, R J Hyland, J Lardge, R Lee,
G H J Pooley, R J Poulter, T E Roper, E Sampson, C Shaw and I Wright

1. Chair's Announcements

For the benefit of the public, the Chair explained the arrangements for the meeting.

2. Apologies for Absence

Apologies for absence had been received from Councillors P Hughes.

3. Declarations of Interest

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

4. Minutes

The minutes of the meeting on 22 June 2021 were confirmed as a correct record.

5. Public Question Time

Questions were asked and statements made on Items 6, 7 and 9. Details are recorded under the relevant minute number below.

6. Marsh Farm Visitor Attraction, Marsh Farm Road, South Woodham Ferrers, Chelmsford – 21/00218/FUL

The Committee considered a retrospective application for the change of use of the visitor reception/café at the Marsh Farm Visitor Attraction, Marsh Farm Road, South Woodham Ferrers to a farm shop. Permission was also sought for the surfacing of land adjacent to the farm shop used for activities associated with the Farm Park, and the partial surfacing of the existing overspill parking area. A Green Sheet of alterations and additions was circulated at the meeting which updated the information in the report on the application.

Two members of the public attended the meeting to speak in support of the application and two to speak against. A ward councillor spoke against the proposal. Four other statements either supporting or opposing the application had also been received from the public and ward councillors and all had been circulated to the Committee before the meeting.

Those who opposed the application did so primarily because they questioned the need for the proposed shop, given the number of food retail outlets in the area; felt that the proposal would give rise to additional traffic, noise nuisance and pollution; believed that the proposed hardstanding would exacerbate flooding; and were concerned that the South Woodham Ferrers Neighbourhood Plan had not been taken into account.

The officers advised that as the shop was small, no retail impact assessment was required as part of the application. The Environment Agency had expressed no concerns about the effect of the hardstanding on flooding, and as water did not discharge from the car park to the highway, no drainage was required. In response to a comment that the road planings used to surface the car park were unsightly and not environmentally friendly, the Committee was informed that the car park was lawful and the use of road planings as a surface material in rural car parks was not unusual.

The majority of members of the Committee were of the view that as the proposal was compliant with Policy DM10, that the shop was unlikely to affect the custom of other shops in South Woodham Ferrers and would help the viability of Marsh Farm, and that the Highway Authority and Environment Agency were satisfied with the application, there was no reason to refuse it.

RESOLVED that application 21/00218/FUL in respect of the Marsh Farm Visitor Attraction, Marsh Farm Road, South Woodham Ferrers be approved subject to the conditions detailed in the report to the meeting and revised Condition 3 set out in the Green Sheet.

(7.10pm to 7.50pm)

7. Kinnear House, Margaret Woods Road, Great Waltham, Chelmsford – 21/00570/FUL

An application had been received for the demolition of the existing dwelling and outbuildings at Kinnear House, Margaret Woods Road, Great Waltham and the construction of a replacement dwelling and garage. A Green Sheet of alterations and additions was circulated at the meeting which updated the information in the report on the application.

Four members of the public attended the meeting to speak against the application. The Committee also heard from a representative of the applicants and had received comments from the two ward councillors. Those who opposed the application did so on the grounds that demolishing and replacing a building rather than renovating it was not an environmentally friendly approach and contrary to current thinking in some quarters about the environmental benefits of retaining and restoring buildings. They also believed that it would be contrary to Policies DM8 and DM23 in that the new dwelling would adversely impact the intrinsic character and beauty of the countryside and would harm its appearance. There were also concerns about light spill from the glazed ends of the property and that the existing building should not be demolished as it had heritage value.

The officers said that the design and appearance of the proposed replacement dwelling was similar to that of other properties in the locality and the wider Chelmsford rural area. A condition on the materials to be used would help ensure that its appearance would be in keeping with the area and other buildings. Whilst there was no policy on EPC ratings for glass, light spill from the glazed ends of the new dwelling would be controlled by a condition on the reflective nature of the glazing. The existing building was not deemed to be a heritage asset and there were therefore no policy grounds on which to oppose its demolition. Noting the arguments about the environmental concerns associated with demolishing and replacing a building, the officers pointed out that several of the conditions associated with a grant of planning permission would ensure that the new building's environmental credentials would be greater than those of a renovated building.

The Committee accepted that the question of whether the appearance of the new building would be detrimental to the character and appearance of the area was a subjective one and there would be differing opinions. On balance, members believed that no harm would be caused in this respect and that there were no other grounds on which to refuse the application.

RESOLVED that application 21/00570/FUL in respect Kinnear House, Margaret Woods Road, Great Waltham be approved subject to the conditions detailed in the report to the meeting.

(7.50pm to 8.40pm)

8. 50 Oak Lodge Tye, Springfield, Chelmsford – 21/01112/FUL

The Committee considered a retrospective application for a rear garden fence at 50 Oak Lodge Tye, Springfield. A Green Sheet of alterations and additions was circulated at the meeting which proposed a condition associated with the grant of any planning permission.

RESOLVED that application 21/01112/FUL in respect of 50 Oak Lodge Tye, Springfield be approved, subject to the condition detailed on the Green Sheet.

(8.40pm to 8.44pm)

9. 34 Moss Path, Galleywood, Chelmsford – 21/01161/FUL

The Committee considered an application for the construction of a two-storey side extension to 34 Moss Path, Galleywood, Chelmsford and the extension of the vehicle crossover.

Councillor R J Hyland declared a non-pecuniary interest in the application and withdrew from the meeting during discussion of and voting on it.

The agent for the applicant attended the meeting to speak in support of the application and two local residents spoke against it. The objectors opposed the application on the grounds that it would be contrary to the open plan design of the development, that it would be out of character with the rest of the houses in the area, and would not follow the building line of the road in which it stood.

The Committee did not accept that the proposed extension would be out of keeping with or harmful to the area and saw no reason to refuse the application.

RESOLVED that application 21/01161/FUL in respect of 34 Moss Path, Galleywood, Chelmsford be approved, subject to the conditions detailed in the report to the meeting.

(8.44pm to 9.09pm)

10. Planning Appeals

RESOLVED that the information on appeal decisions between 7 June and 25 August 2021 be noted.

(9.09pm to 9.10pm)

The meeting closed at 9.10pm

Chair

PLANNING POLICY BACKGROUND INFORMATION

The Chelmsford Local Plan 2013 – 2016 was adopted by Chelmsford City Council on 27th May 2020. The Local Plan guides growth and development across Chelmsford City Council's area as well as containing policies for determining planning applications. The policies are prefixed by 'S' for a Strategic Policy or 'DM' for a Development Management policy and are applied across the whole of the Chelmsford City Council Area where they are relevant. The Chelmsford Local Plan 2013-3036 carries full weight in the consideration of planning applications.

SUMMARY OF POLICIES REFERRED TO IN THIS AGENDA

- DM23** Policy DM23 - High Quality & Inclusive Design - Planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- DM27** Policy DM27 - Parking Standards - The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009) or as subsequently amended when determining planning applications.
- DM29** Policy DM29 - Protecting Living & Working Environments - Development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing. Development must also avoid unacceptable levels of polluting emissions, unless appropriate mitigation measures can be put in place and permanently maintained.

VILLAGE DESIGN STATEMENTS

VDS: Sets out the local community's view on the character and design of the local area. New development should respect its setting and contribute to its environment.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published in February 2019. It replaces the first NPPF published in March 2012 and almost all previous national Planning Policy Statements and Planning Policy Guidance, as well as other documents.

Paragraph 1 of the NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and should be read as a whole.

Paragraph 7 says that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development meant that the planning system has three overarching objectives; an economic objective; a social objective; and an environmental objective. A presumption in favour of sustainable development is at the heart of the Framework.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.



Planning Committee
2nd November 2021

Application No	:	21/01682/FUL Full Application
Location	:	28 Humber Road Chelmsford CM1 7PE
Proposal	:	Two storey rear extension, garage conversion, proposed porch, roof alterations and the insertion of new first floor side windows.
Applicant	:	Mr D Clark
Agent	:	Adam McLatchie
Date Valid	:	13th August 2021

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Appendices:

Appendix 1	Consultations
Appendix 2	Drawings

1. Executive Summary

- 1.1. The application has been referred to the Planning Committee, because the applicant is a Ward Councillor and a representation has been received.
- 1.2. The proposal is seeking permission for the construction of a two storey rear extension, a porch, a garage conversion and alterations and the insertion of new first floor side windows.
- 1.3. The proposed development has an acceptable design in relation to the host dwelling and would not result in any harm to the visual amenities of the area. By virtue of the siting and the distances retained to the neighbouring properties, the proposed development would not adversely affect the amenity of any neighbouring residential properties. Adequate parking and garden space would be retained to serve the property.
- 1.4. The application is recommended for approval, subject to the conditions set out at the end of this report.

2. Details of the proposal

- 2.1. The property lies within the Chelmsford Urban Area, where the principle of development is acceptable.
- 2.2. The application property is a two storey detached house set back from northern side of the highway, with a front driveway. It has a projecting front double garage and a single storey rear projection.
- 2.3. The street scene comprises of detached properties of similar scale and appearance of which numerous have been subject of enlargements. The houses are setback from the highway and benefit from largely open frontages, with the exception of some hedging.
- 2.4. The proposed two storey rear extension would incorporate an existing rear flat roofed single storey extension. It would measure 4.72m in depth (same depth as existing rear addition), 6.1m in height and would span the width of the property. This rear addition, with a double hipped roof form, is both set down from the ridge and away from the shared boundaries.
- 2.5. The front addition comprises a small porch with pitched roof and a small addition to the garage to square off its front wall. A new pitch roof over the garage is proposed.

3. Summary of consultations

- Essex County Council Highways – The proposal is acceptable subject to conditions.
- Public Health & Protection Services - No comments raised
- Local residents – Following representation received;
 - Loss of light
 - Overbearing
 - Development is too large
 - Discrepancy on plans

4. Planning considerations

Main Issues

- 4.1. Whether i) the extensions are of an acceptable design and ii) whether the two storey rear extension would maintain satisfactory relationships with the neighbouring properties.

Context and design

- 4.2. The design of the proposed development is well related to the existing form and style of the dwelling. There are numerous examples of extensions within the street and the bulk of the development is located to the rear. The proposal would result in no harm to the appearance of the property or the visual amenities of the area.

Relationship with No 30

- 4.3. No.30 is located to the north-west of the application property. The proposed rear addition does not extend beyond the neighbour's rear elevation, given the staggered siting of the properties within the street. The rear extension is located 0.72m from the shared boundary of No.30, however further separation of at least 2m is provided between the properties due to No. 30 being set away from the shared boundary. The rear extension would obstruct some light to the neighbouring flank wall within the morning, however the windows in No.30's side elevation serve non-habitable rooms or are secondary windows. As such the proposal would not result in a harmful loss of light and the habitable rooms of the property would still receive adequate natural daylight.
- 4.4. The front extensions and garage alterations would be located well away from the front boundary of No 30 and would result in no impact upon this property.

Relationship with No 26

- 4.5. The development would also be sited 2.44m from the shared boundary with No.26. The rear extension would extend approximately 5.3m behind the rear of no. 26. Due to the separation between buildings, it is not considered that the development would be so close as to be harmfully overbearing or be unacceptably dominating.
- 4.6. The front extensions and garage alterations would be located close to the boundary shared with No 26 but adjacent to the flank wall of the neighbouring garage. The front addition and alterations would result in no impact upon this property.

Other matters

- 4.7. The development includes new first floor windows in both side elevations that could provide increased views of both neighbour's private amenity space. As such it would be reasonable to attach conditions regarding these windows being obscure glazed and of a restrictive design. Subject to the conditions the proposal would not result in any loss of privacy.
- 4.8. The house would retain an enclosed private rear garden area of over 140sqm, which exceeds the minimum standard of 80sqm for houses of 3 or more bedrooms, as set out in the adopted local plan. As such the proposal would fit comfortably within the plot.
- 4.9. The remaining garage would not meet current minimum space standards to be considered as a parking space. The property retains sufficient parking provision on the driveway for two vehicles, which is in accordance with the council's parking standards.

- 4.10. The submitted plans indicate that the gap between the original rear corner of the house and the boundary with no 30 is 935mm. A site inspection has confirmed that the distance between the corner of the 'original' property and the boundary is 720mm. Despite the drafting error on the submitted plans the site inspection has allowed a comprehensive analysis of the proposal and minor error of distance would not change or determine the outcome of the application for the reason detailed above.

Planning obligations

- 4.11. The proposed works are not CIL Liable.

Conclusion

- 4.12. The principle of development is acceptable as the property lies within the Urban Area. The design and appearance of the proposal is acceptable and satisfactory relationships are maintained with both neighbouring properties. The proposal would comply with policies DM23, DM27 and DM29 of the Local Plan and is acceptable.

Recommendation and Conditions

The Application be APPROVED subject to the following conditions:

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Where the new materials differ from those of the existing building, details of the materials to be used shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with those details.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 4

The new first floor window in south east side elevation serving the bathroom and shown on approved Drawing No.200 shall be:

- a) obscured (minimum Level 3 obscurity level) and
- b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 5

The two new first floor windows in north-west side elevation serving the ensuite and dressing room shown on approved Drawing No.200 shall be:

- a) obscured (minimum Level 3 obscurity level) and
- b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Notes to Applicant

1 Hours of work during construction

In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work:

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work:

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

The Party Wall Act 1996 relates to work on existing walls shared with another property or excavation near another building.

An explanatory booklet is available on the Department for Communities and Local Government website at

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

Case File

Essex County Council Highways

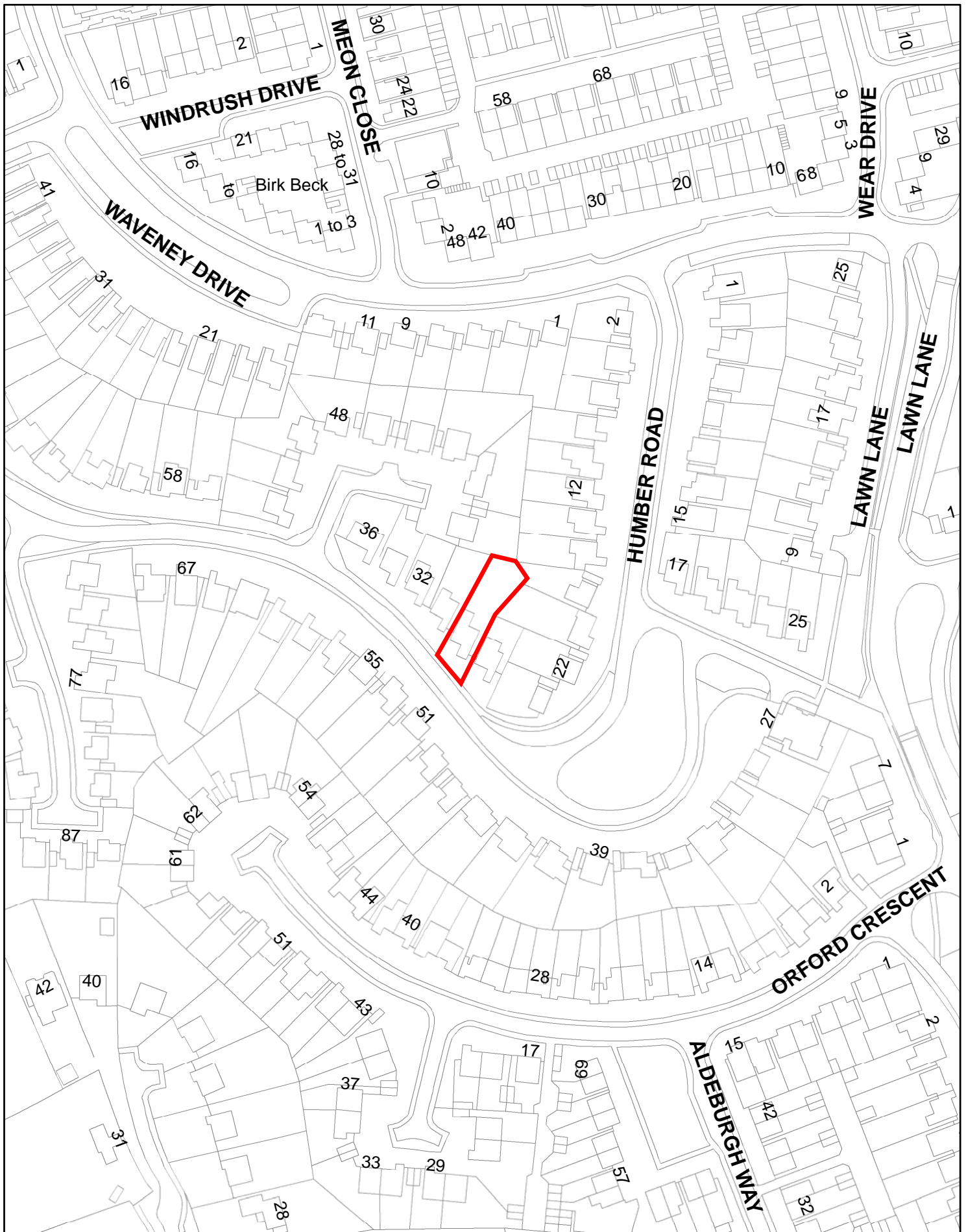
Comments
<p>Date:- 16th September 2021</p> <p>The existing front drive, which can accommodate 2no. to 3no. vehicles is not materially affected by the proposal. This off-street parking provision level accords with the Parking Standards.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:</p> <p>1. The existing front driveway parking area, which can accommodate two to three vehicles, shown in the Proposed Plans, drawing no. 200 Rev P6, shall be retained in this form at all times.</p> <p>Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8.</p> <p>2. Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.</p> <p>Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.</p> <p>Note - MUD / DEBRIS ON HIGHWAY</p> <p>Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.</p> <p>The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.</p>

Public Health & Protection Services

Comments
24.08.2021 - No PH&PS comments with regard to this application.

Local Residents

Comments
<p>One objection received -</p> <p>We are the neighbours of the property which is subject to the planning application and we object to the extent of the proposed development for a number of reasons. We have owned our property for 27 years and feel that the proposed development would severely impact on our property.</p> <p>Unlike some other properties within Humber Road our two properties (no 28 and no30) are much closer together and in fact the wall at corner of the proposed extension is only 510 mm from the border with our property and any fascia and soffit from the roof of the proposed extension is probably going to be on the border.</p> <p>Please note that the dimension shown on the plan showing the distance between the corner of the 'original' property and the border is shown as 935 mm, which is incorrect and should be shown as 720mm. This separation between the properties is significantly smaller than other properties in the street. In addition many of the properties have a single storey garage or shed, between the main house and the border fence, which is not the case between our property and No 28.</p> <p>We feel it is inappropriate for a two storey extension to be built almost 5 meters from the back of the 'original' building. This will significantly affect the light into our kitchen and to our upstairs as our doors and windows will now be looking directly on to a brick wall.</p> <p>The plans submitted do not highlight that the property has already been extended from the 'original' construction with the addition of the 2nd garage and the single storey extension to the rear of the property.</p> <p>Although the property already has a single storey extension of almost 5 metres from the rear of the 'original' property, we do not believe this is justification for this to be further developed into a two storey extension of the same depth. If the 2 storey extension was limited to 3 metres in depth from the 'original' building this would be a lot less overbearing.</p> <p>Whilst we are not planning experts we understood that extensions of more than one storey should be limited to 3 metres from the rear of the 'original' property and that the overall extension from the 'original' property should not cover a ground area of more than 50% more than the original extension.</p>



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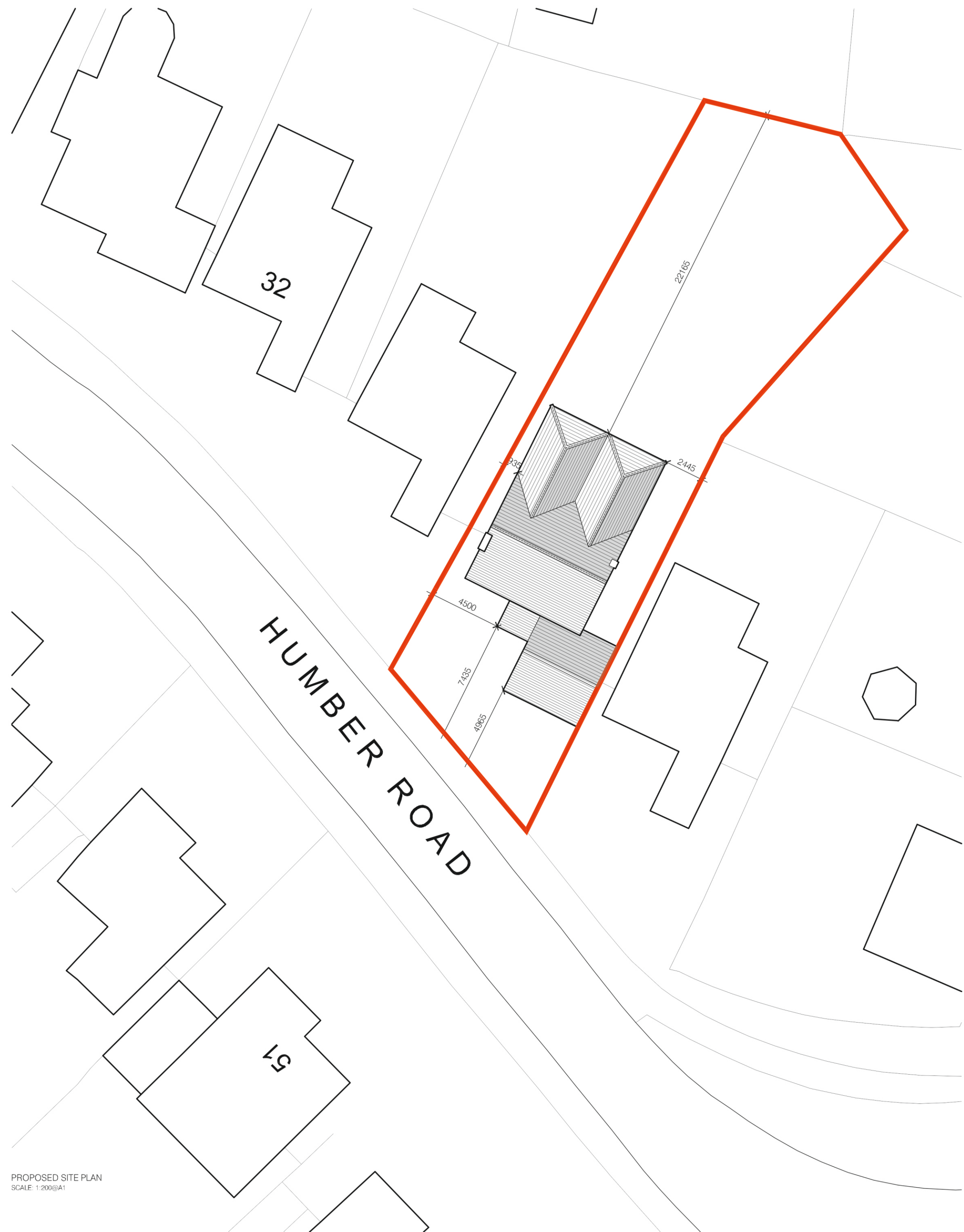
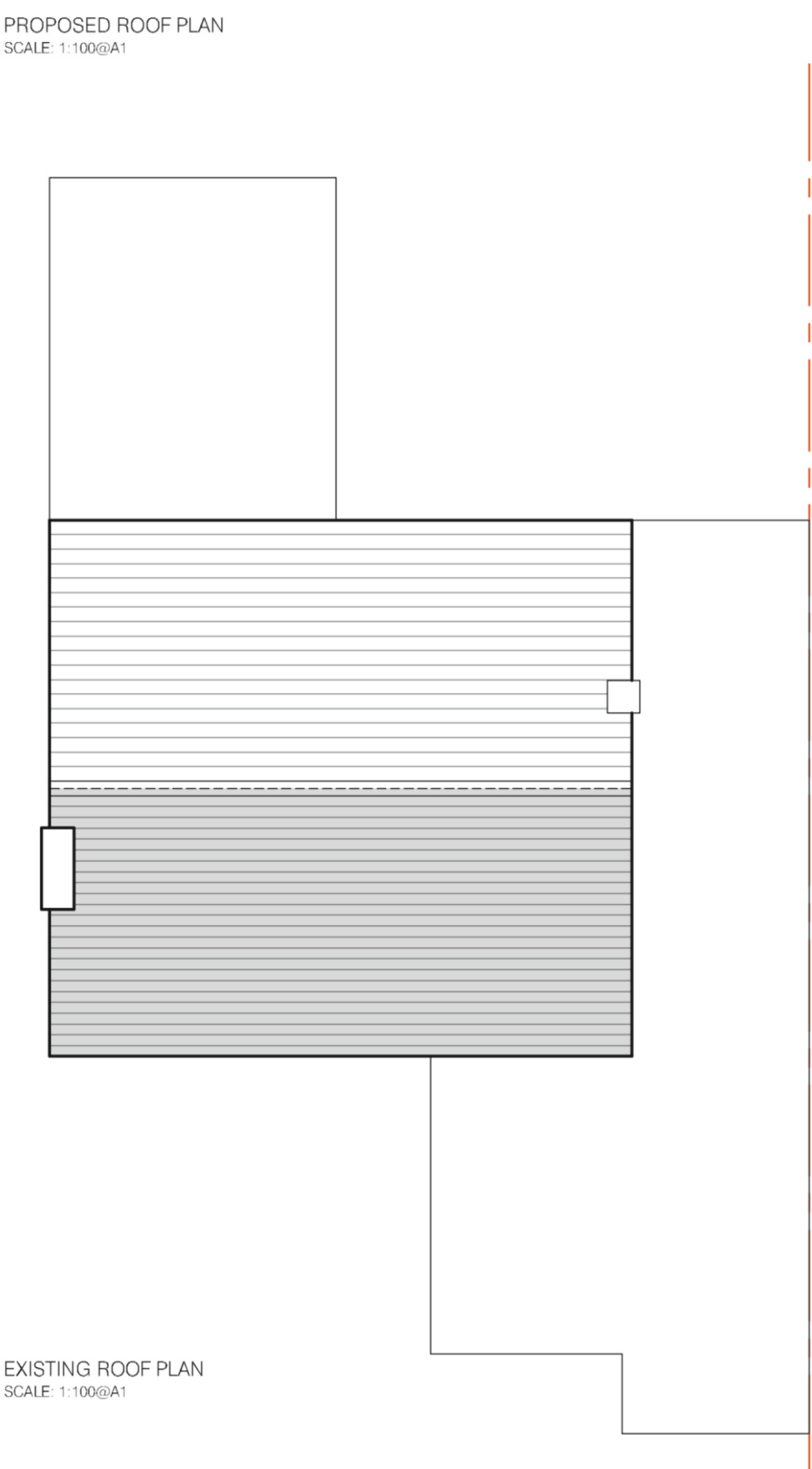
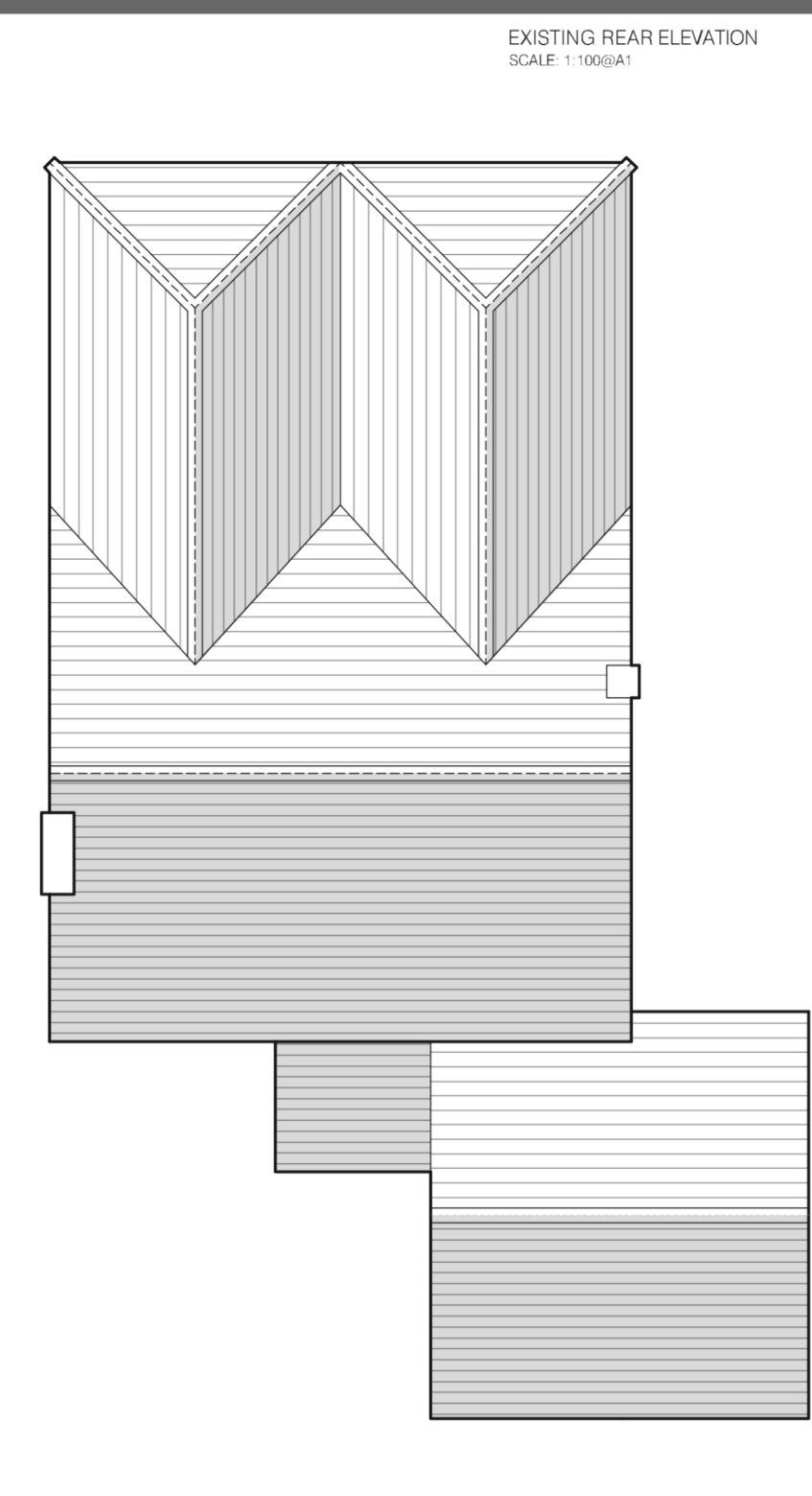
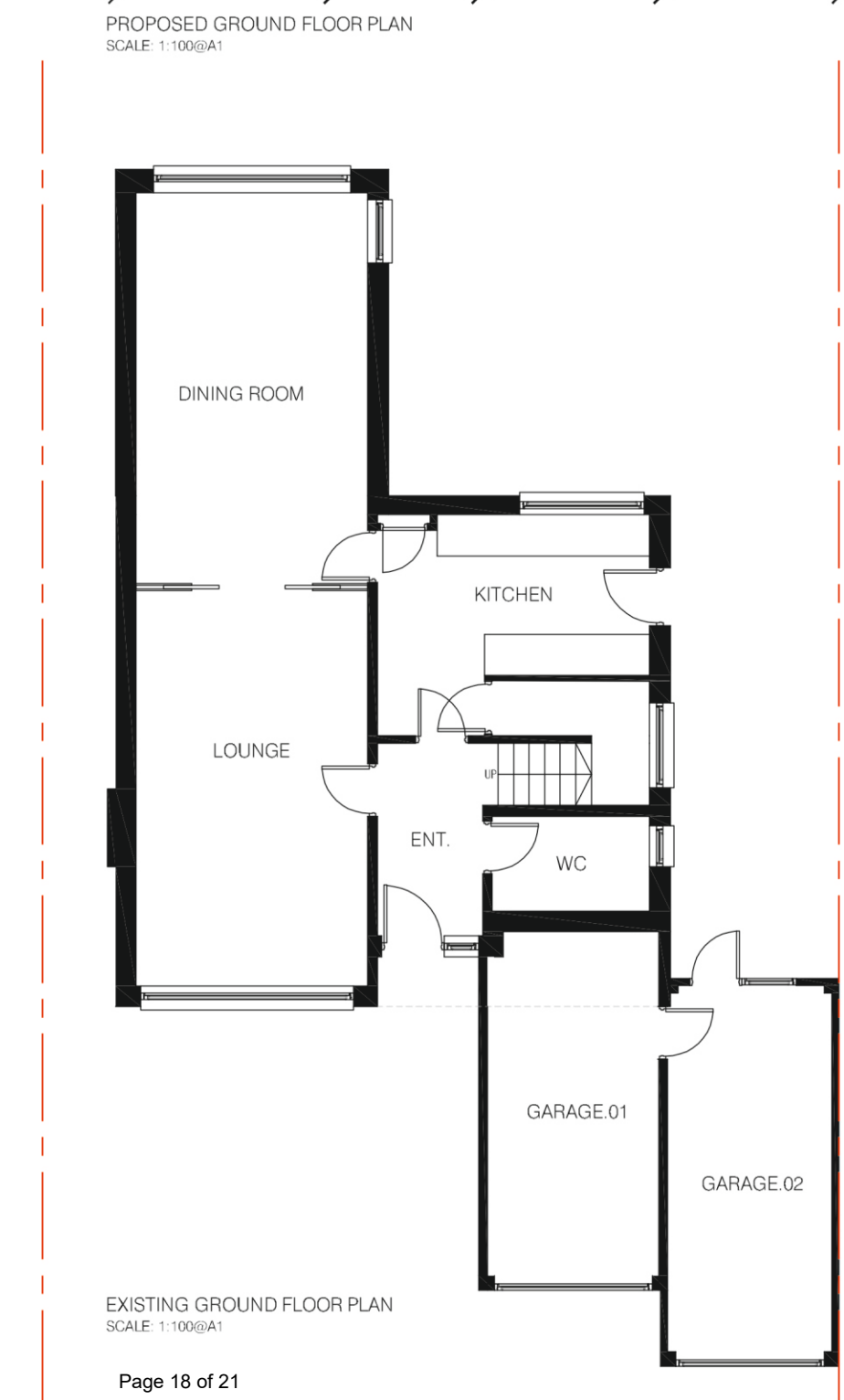
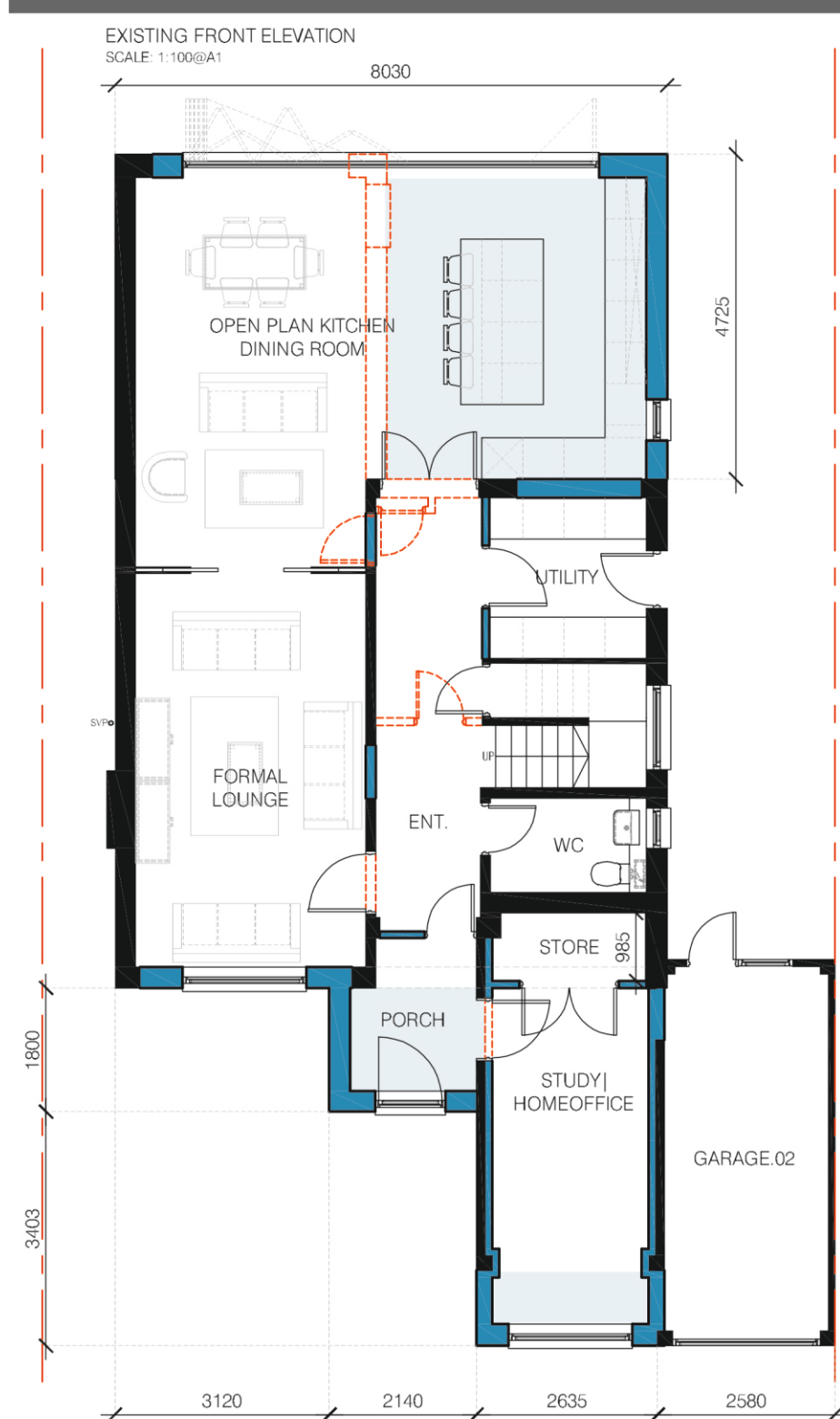
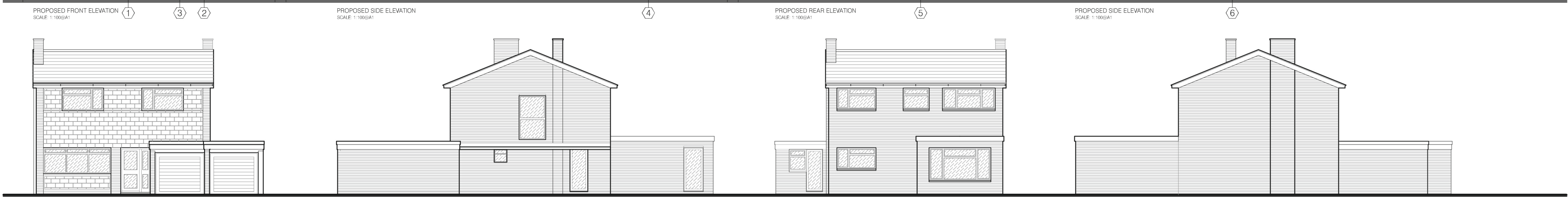


Planning Committee
21/01682/FUL

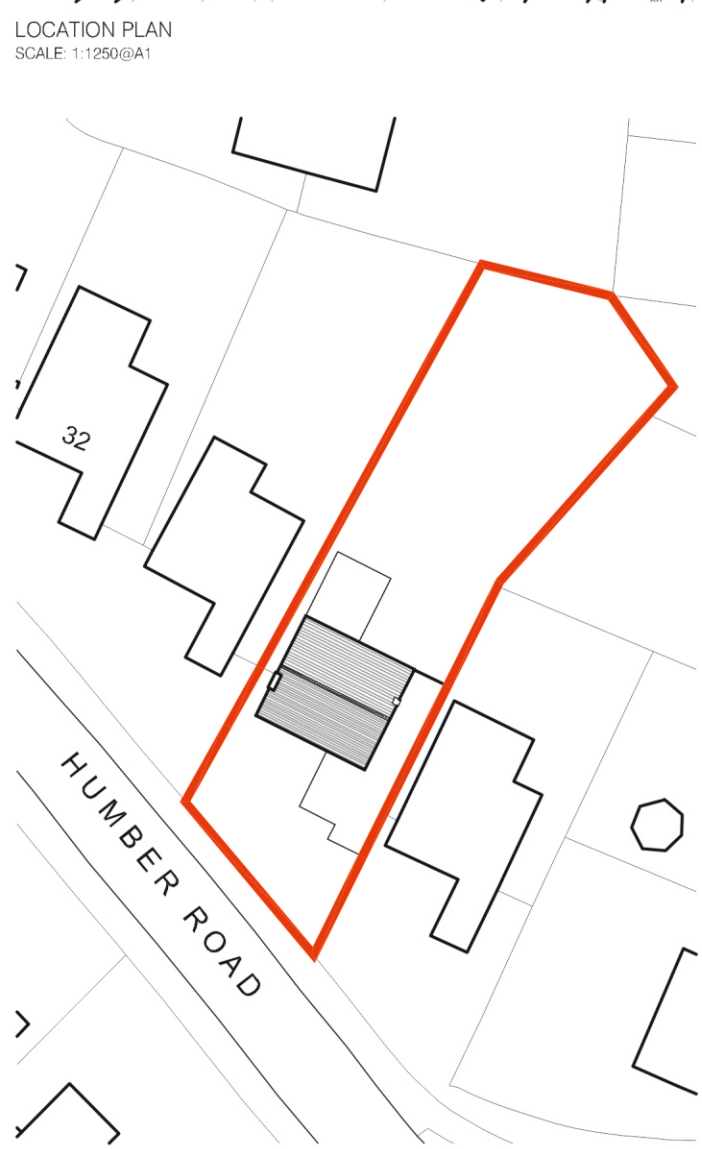
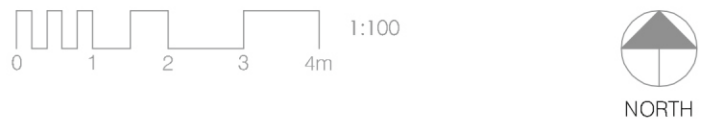
Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826



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ELEVATIONS NOTES KEY			
PLEASE REFER TO PROPOSED ELEVATIONS TOP LEFT.			
①	FRONT DOOR	PROPOSED NEW FRONT DOOR, STYLE TBC.	
②	ROOF TILES	PROPOSED TILES TO MATCH EXISTING.	
③	RENDER	PROPOSED NEW RENDER.	
④	BRICKWORK	PROPOSED BRICK TO MATCH EXISTING.	
⑤	BI-FOLDS	PROPOSED NEW BI FOLDS, STYLE TBC.	
⑥	WINDOW	STYLE TBC.	
WALL TYPE KEY			
		EXISTING RETAINED STRUCTURE	
		PROPOSED NEW STRUCTURE	
		STRUCTURE TO BE DEMOLISHED	

REV.	DATE	AMENDMENT	DRAWN
PROJECT			
DOMESTIC EXTENSION			
28 HUMBER ROAD			
SPRINGFIELD, CHELMSFORD			
ESSEX, CM1 7PE			
DRAWING TITLE			
PLANNING DRAWINGS			
PROPOSED & EXISTING PLANS ELEVATIONS			
CLIENT			
MR D. CLARK			
DRAWN:		PROJECT NO.	DRAWING NO.
McL		21.614	
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DATE		REVISION	
12.08.2021			
FRONT. 8 SOUTH STREET, ROCHFORD, ESSEX, SS4 1BQ			P6
TEL: +44 (0)2020 801 410 EMAIL: HELLO@FRONT-ARCHITECTURE.CO.UK			

Appeals Report

Appeal Decisions received between 26/08/2021 and 20/10/2021

PLANNING APPEALS

Total Appeal Decisions Received	6	
Dismissed	5	83%
Allowed	1	17%
Split	0	0%

Written Reps

Site At Threadneedle House 9 - 10 Market Road Chelmsford Essex

Reference	20/01464/PART20
Proposal	Two storey roof extension to form 18 apartments
Appeal Decision	Appeal Dismissed - 11/10/2021
Key Themes	Prior Approval (permitted development) - external appearance of the building, including the design and architectural features of the principal elevation.
Agreed with CCC on	The development would not be visually attractive and would not be sympathetic to local character and history.
Disagreed with CCC on	n/a
Costs Decision	None

Site At 346 Baddow Road Great Baddow Chelmsford

Reference	20/01920/FUL
Proposal	Change of use from public house to C3 (residential) and extension to form 8 dwellings.
Appeal Decision	Appeal Dismissed - 15/09/2021
Key Themes	Design; Heritage (non-designated); Neighbour Amenity
Agreed with CCC on	Dominant addition which would harm to the character and appearance of the area including moderate harm to the non-designated heritage asset.
Disagreed with CCC on	Balcony would be at an obscure angle and would not lead to an unacceptable loss of privacy.
Costs Decision	Council's application for costs: Costs refused

Land Adjacent The Ridings North Hill Little Baddow Chelmsford Essex

Reference	20/01814/FUL
Proposal	New dwelling with garage and formation of access.
Appeal Decision	Appeal Dismissed - 30/09/2021
Key Themes	Adverse impact on the Rural Area; Not an infill development in an otherwise built-up frontage
Agreed with CCC on	Not an infill development in an otherwise built-up frontage; Adverse impact on the Rural Area
Disagreed with CCC on	-
Costs Decision	None

Hughes Meats (UK) Ltd 81 Main Road Broomfield Chelmsford CM1 7BU

Reference	21/00036/CUPAM
Proposal	Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from Shops (Class A1) to a dwellinghouse (Class C3)
Appeal Decision	Appeal Dismissed - 31/08/2021
Key Themes	Previous condition removes permitted development rights
Agreed with CCC on	Condition prevents the proposal from being permitted development.
Disagreed with CCC on	n/a
Costs Decision	None

112 Springfield Park Road Chelmsford Essex CM2 6EE

Reference	21/00009/HHPA
Proposal	The construction of a single storey rear extension, which would extend beyond the rear wall of the original house by a maximum depth of 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.
Appeal Decision	Appeal Allowed - 21/09/2021
Key Themes	Neighbour Amenity
Agreed with CCC on	n/a
Disagreed with CCC on	Extension would not be so overbearing or overshadowing as to result in unacceptable living conditions to the neighbouring occupiers.
Costs Decision	None

Householder**4 Orton Close Margaretting Ingatestone Essex CM4 9JN**

Reference	21/00637/FUL
Proposal	Installation of two front dormers.
Appeal Decision	Appeal Dismissed - 29/09/2021
Key Themes	Harm to the character and appearance of the host dwelling and visual amenities of the area, contrary to Village Design Statement
Agreed with CCC on	Harm to the character and appearance of the host dwelling and visual amenities of the area, contrary to Village Design Statement
Disagreed with CCC on	N/A
Costs Decision	None

ENFORCEMENT APPEALS

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

Written Reps

Baddow Park Farmhouse The Chase Galleywood Chelmsford CM2 7SX

Reference	19/00139/ENFB
Proposal	Construction of a building without planning permission
Appeal Decision	Appeal Dismissed - 06/10/2021
Grounds of Appeal	Green Belt, rural area, inappropriate development, no very special circumstances, permitted development, Sui Generis use, community benefit.
Agreed with CCC on	Harm to Green Belt and rural area, inappropriate development, no very special circumstances, GPDO does not grant retrospective permission, building is not permitted development, use is not incidental.
Disagreed with CCC on	Requirements of Notice (deemed excessive) - step (iii) seeding with grass removed; compliance period extended from 3 to 12 months.
Costs Decision	None