

LIST OF APPEAL DECISIONS MADE BETWEEN 18-AUG-12 AND 09-NOV-12

APPEAL DECISIONS - PLANNING				
Description and Address	Appeal Procedure	Staff Rec	Delegated / Committee Decision	Inspector's Decision and Comments
P1589.11 30 The Broadway Elm Park <i>Conversion of ground and first floors into 2no. self contained flat units</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector found that that the living conditions of future occupiers of the proposed unit would be unacceptable in regard to outlook, noise and disturbance, outside private space and safety.</p> <p>Click here to see the appeal decision notice</p>
P1470.11 10 Collier Row Road Romford <i>Change of Use from retail A1- retail to restaurant (A3) with associated extract equipment. 1st Floor extension for the creation of an office.New shopfront</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector found that the proposal would lead to the proliferation of too many non-retail uses in the retail core of the Collier Row town centre, a defined shopping area where retail uses are protected. The extension would appear as an intrusive form of development that would appear incongruous in its surroundings.</p> <p>Click here to see the appeal decision notice</p>
P1345.11 117 Shepherds Hill Romford <i>Two storey detached family dwelling</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>On Green Belt issues, the proposal would represent inappropriate development, which is, by definition, harmful to the Green Belt and it would replace an undeveloped area of land and would, as a result, materially erode the openness of the Green Belt. The proposal would due to its scale and location, appear dominant and visually intrusive, and have an overbearing impact on the neighbouring property.</p> <p>Click here to see the appeal decision notice</p>
P1761.11 26 Herbert Road Emerson Park Hornchurch <i>Demolition of existing dwelling house for construction of 1No 6 bedroom dwelling house</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The proposed development would detract from the open and regular character and appearance of the area and would be detrimental to the living conditions of the neighbouring property as it would appear oppressive and overbearing.</p> <p>Click here to see the appeal decision notice</p>

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<p>P1936.11 17 Sims Close Romford <i>Conversion of granny annexe to form seperate dwelling with associated parking</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u> The proposed outdoor private amenity space would be cramped, due to its small size and awkward layout and would not provide acceptable levels of privacy. Future occupiers would therefore experience unacceptable living conditions Click here to see the appeal decision notice</p>
<p>P1187.11 2 Tennyson Road Romford <i>Conversion of existing side extension into a separate dwelling (retrospective)</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u> The internal floor area of the proposed two bedroom dwelling would be inadequate and so would represent poor quality living conditions for future occupants. The dwelling would appear cramped and would not be in keeping with the prevailing characteristics of the area. Click here to see the appeal decision notice</p>
<p>P1857.11 15 Victoria Road Romford <i>Single storey flat roofed detached structure to the rear of the site to provide 1 no. studio flat with all required facilities.</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u> The cumulative effect of the restricted outlook, lack of privacy, intrusive noise and disturbance and unattractive access would result in unsatisfactory living conditions for future residents. Click here to see the appeal decision notice</p>
<p>P1851.11 15 Victoria Road Romford <i>Part demolition, alterations and extensions to provide a self contained retail unit to ground floor, install fittings and self contain first floor accommodation to form one bedroomed flat and form new attached studio flat to rear ground floor within</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u> The combination of the limited outlook, perceived overlooking from the railway station as well as noise and disturbance would result in unsatisfactory living conditions for future residents. Click here to see the appeal decision notice</p>

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<i>rear extension. Proposed New Pavement crossover.</i>				
P0204.12 11 Northumberland Avenue Hornchurch <i>Two storey side extension and installation of first floor rear window.</i>	Written Reps	Refuse	Delegated	<u>Dismissed</u> The extension would be a disproportionate addition to the house that fails to reflect its original character and form. It would be prominent in the street scene and unbalances the pair of semi detached houses. Click here to see the appeal decision notice
P0483.12 5 Kerry Drive Cranham Upminster <i>Single storey rear extension and conversion of garage to fom a habitable room</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The Inspector found no evidence that this area experiences extreme traffic or parking problems and concluded that the proposal would not have a detrimental effect on highway safety or residential amenity. Click here to see the appeal decision notice
P0545.12 126 Chelmsford Avenue Chase Cross Romford <i>Single Storey Side Extension</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The proposal would appear as a modest single storey extension. It would not be excessively high and would be set well below the main eaves and ridge of the house. It would not be disproportionate to the original house or harm the general spacing and character of the street scene. Click here to see the appeal decision notice
P0262.12 74 Squirrels Heath Lane Hornchurch <i>Single/two storey side/rear extension and formation of vehicular crossover.</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The extension would be more than half the width of the house and its roof design would appear somewhat awkward. However, it would not appear as particularly intrusive in the street and would not appear unduly bulky, dominant or out of proportion to this house. Click here to see the appeal decision notice
P0604.12 450 Wingletye Lane Hornchurch	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The design of the proposal would ensure that the extension is subordinate in size with an appropriate setback in relation to the existing building lines. Therefore the

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<i>First floor side extension</i>				<p>proposed development would cause no significant harm to the character and appearance of the area.</p> <p>Click here to see the appeal decision notice</p>
<p>P0437.12 369 Upminster Road North Rainham <i>Two storey side extension, room in roof with rear dormer (hip to gable) raising ridge height. Single storey rear extension.</i> <i>Resubmission of P1624.11</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The proposal would be an intrusive feature and its height and mass are unacceptable. This would be exacerbated by the scale of the rear dormer which would dominate the appearance of the dwelling and its neighbours from the rear. Moreover it would have an adverse effect on the living conditions of the neighbours by reason of loss of light.</p> <p>Click here to see the appeal decision notice</p>
<p>P0540.12 91 Eastern Road Romford <i>Side and rear extension to existing dwelling at ground and first floor</i></p>	Written Reps	Refuse	Committee	<p><u>Dismissed</u></p> <p>The proposed extension would undermine the established spatial characteristics of the area and would fail to maintain the characteristic gap between neighbouring pairs. It therefore would cause significant harm to the character and appearance of the area.</p> <p>Click here to see the appeal decision notice</p>
<p>P0549.12 43 Hillcrest Road Hornchurch <i>First floor rear extension</i></p>	Written Reps	Refuse	Delegated	<p><u>Allowed with Conditions</u></p> <p>The depth and hipped roof form of the proposed extension complied with the Council's guidelines ensuring that it would not be excessively bulky. Therefore the proposed development would not result in an unacceptable loss of light or outlook significant harm to the living conditions at neighbouring properties</p> <p>Click here to see the appeal decision notice</p>
<p>P0563.12 46 Nelwyn Avenue Emerson Park Hornchurch <i>Loft conversion with rear dormer 2 no. velux roof windows to front</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The proposed dormer would be set almost in line with the ridge and slightly above eaves level. Due to its scale, size & position it would appear as an unduly dominant and prominent feature unrelated to the architectural style of property. It therefore would have an adverse effect on the character and appearance of the area.</p>

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<i>elevation</i>				Click here to see the appeal decision notice
TOTAL PLANNING =	17			

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APPEAL DECISIONS - ENFORCEMENT		
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ENF/144/11/RW 59-61 Warwick Road Rainham	Written Reps	<u>Dismissed</u> The Inspector concluded that the current activity falls into a B2 General Industrial use and could not operate without harming the amenities of nearby residents as a result of noise and disturbance. Even if mitigation measures were implemented, there would remain a potential source of noise and disturbance to nearby residents. On the issue of traffic and parking, the servicing arrangements are inadequate for the current business, and planning conditions could not overcome this difficulty. Click here to see the appeal decision notice
TOTAL ENF =	1	

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Summary Info:

Total Planning =

Total Enf =

Appeals Decided =

Appeals Withdrawn or Invalid =

Total =

	Dismissed		Allowed	
Hearings	<input type="text" value="0"/>	0.00%	<input type="text" value="0"/>	0.00%
Inquiries	<input type="text" value="0"/>	0.00%	<input type="text" value="0"/>	0.00%
Written Reps	<input type="text" value="13"/>	72.22%	<input type="text" value="5"/>	27.78%