

LIST OF APPEAL DECISIONS MADE BETWEEN 10-NOV-12 AND 08-FEB-13

APPEAL DECISIONS - PLANNING				
Description and Address	Appeal Procedure	Staff Rec	Delegated / Committee Decision	Inspector's Decision and Comments
P1723.11 93 Upminster Road South Rainham <i>Proposed extension and alteration to existing dwelling along with additional dwelling</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector found that parking arrangements and design and layout issue were not sufficient to justify a refusal. However, the proposed flats would not provide adequate amenity / private sitting out space nor would the space provided have a suitable degree of privacy.</p> <p>Click here to see the appeal decision notice</p>
P0496.11 8 Cranham Hall Mews Upminster <i>Retention of boundary fence, internal fence and outbuilding</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The fencing and gates are inappropriate development in the Green Belt. The Inspector considered that the very special circumstances case was not sufficient to clearly outweigh the substantial harm identified both to the Green Belt and to the character and appearance of the Conservation Area.</p> <p>Click here to see the appeal decision notice</p>
P0028.12 121 North Street Hornchurch <i>Change of use from car park to hand car wash.</i>	Written Reps	Approve With Conditions	Committee	<p><u>Dismissed</u></p> <p>The Inspector found that the use of the car park by the carwash gives rise to significant concerns about material harm to residential amenity of neighbours with specific regard to noise and to the free and safe flow of traffic and the access arrangements.</p> <p>Click here to see the appeal decision notice</p>
P0027.12 Car Park at the Squirrels Public House Brentwood Road Romford <i>Change of use of part of public house car park to hand car wash with ancillary timber cabin and refuse store.</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector found that the use of the car park by the carwash gives rise to significant concerns about material harm to residential amenity of neighbours with specific regard to noise from the equipment used, vehicle movements and water spray.</p> <p>Click here to see the appeal decision notice</p>
P0157.12 65 Avon Road Upminster <i>Proposed 3 bedroom detached dwelling, with alterations to entrance of</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector found that the proposed house would be a dominant intrusion that would substantially diminish the openness of the area to the detriment of its present character and appearance.</p> <p>Click here to see the appeal decision notice</p>

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<i>donor dwelling.</i>				
A0001.12 187 London Road Romford <i>Projecting illuminated sign</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector found that the position of the sign on the first-floor front façade appreciably detracts from the character and appearance of the terrace and is harmful to the visual amenity of the area.</p> <p>Click here to see the appeal decision notice</p>
P0007.12 Land Rear of 171 Victoria Road Romford <i>Construction of a two storey Light Industrial building B1(c)</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The proposed building would not be out of keeping with the character & appearance of the area. This would not outweigh the harm caused to the outlook from the garden of neighbour and the aim of maintaining an adequate supply of housing land.</p> <p>Click here to see the appeal decision notice</p>
P0234.12 Land Adj 20 Ambleside Avenue Hornchurch <i>Construction of one, two bedroom detached house to side of existing dwelling, plus demolition of existing garage</i>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The proposed house would diminish the present open and spacious feel to this part of the streetscape. Moreover it would have an unacceptably overbearing and oppressive presence as viewed from either the garden or rear windows of the donor property to the detriment of the living conditions of its occupants.</p> <p>Click here to see the appeal decision notice</p>
P0393.12 311-313 Collier Row Lane Romford <i>Variation of condition 18 of P1557.11 to extend trading hours from 08.00-21.00 Mondays to Sundays and Bank Holidays to 08.00-23.00</i>	Written Reps	Approve With Conditions	Committee	<p><u>Dismissed</u></p> <p>The proposed increase during the relatively peaceful hours of 2100 to 2300 on Sundays and public holidays would be detrimental to the living conditions of occupiers of nearby residential properties.</p> <p>Click here to see the appeal decision notice</p>

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<i>Mondays to Sundays and Bank Holidays</i>				
<p>P1791.11 63 Avon Road Upminster</p> <p><i>Demolition of part of existing property; two storey two bedroom attached dwelling and single storey rear extension to No63 Avon Road</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The proposed dwelling would be out of keeping with, and harmful to, the character and appearance of this part of the adjacent streetscene and would be harmful to the living conditions of the occupants of No. 63 with regard to the level of enclosure and overshadowing of outlook.</p> <p>Click here to see the appeal decision notice</p>
<p>P0739.12 213 Wingletye Lane Hornchurch</p> <p><i>Front dormer window, rear dormer window, single storey and two storey side extension, single storey front projection and front porch extension.</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The design, mass and position of the elements of the appeal proposal would cumulatively result in an unduly dominant and prominent feature to the detriment of the street scene that would be particularly intrusive from Braemar Gardens.</p> <p>Click here to see the appeal decision notice</p>
<p>P0514.12 43 Squirrels Heath Avenue Gidea Park Romford</p> <p><i>Two storey side extension and demolition of existing garage.</i></p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The Inspector considered the relationship between the flank gable of No 41 and the proposed hipped roof flank of the extended No.43, would diminish the open nature of the adjacent streetscene to the detriment of its character and appearance and would neither preserve nor enhance the character or appearance of the Conservation Area.</p> <p>Click here to see the appeal decision notice</p>
<p>P0818.12 11 Kent Drive Hornchurch</p>	Written Reps	Refuse	Delegated	<p><u>Dismissed</u></p> <p>The present proposal would be a substantial addition to the roof. It would further unbalance the relationship between the appeal dwelling and its adjoining neighbour and</p>

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<i>Extension to existing dormer to front of property</i>				appear as an intrusive feature conflicting with the prevailing characteristics of the roofscape along Kent Drive. Click here to see the appeal decision notice
P0862.12 34 Cornell Way Romford <i>Single storey side extension</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The Inspector considered that the appeal proposal would not unbalance the appearance of the pair of semis, in spite of its width, or look out of keeping in the street scene when viewed from the front. Click here to see the appeal decision notice
P1097.12 54 St Leonards Way Hornchurch <i>Single/two storey side extension.</i>	Written Reps	Refuse	Delegated	<u>Dismissed</u> The proposal would damage the character and appearance of the host building and would have a harmful effect on the character & appearance of the area. Furthermore it would unacceptably harm the living conditions of the neighbouring property. Click here to see the appeal decision notice
P0724.12 27 Sylvan Avenue Emerson Park Hornchurch <i>Retention of new roof dome skylight</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The proposal whilst located above the ridgeline, because of its shape, limited scale and the use of glass, the proposed skylight would not have an unacceptable effect on the character and appearance of the surrounding area or the Emerson Park PA Click here to see the appeal decision notice
P0747.12 50 Eversleigh Gardens Upminster <i>Single storey front and rear, second storey rear extension</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> The proposal would maintain the quality of the existing residential environment and there would be no material loss of daylight or privacy or damage to the outlook for neighbouring residents. Moreover the design of the extensions would respect to the character and appearance of the host building and surrounding area. Click here to see the appeal decision notice
P0568.12 65 Northumberland Avenue Hornchurch <i>Two storey extension to side, one storey extension to rear and</i>	Written Reps	Refuse	Delegated	<u>Allowed with Conditions</u> A single-storey rear extension would replace an existing rear extension and this was considered to be acceptable. The side extension would comply with Council guidance and would not have an unacceptable architectural relationship with the neighbouring dwelling nor would it be overbearing.

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<i>internal alterations</i>				Click here to see the appeal decision notice
P0302.12 119 Northumberland Avenue Hornchurch <i>Single storey rear extension with two story side extension</i>	Written Reps	Refuse	Delegated	<u>Dismissed</u> The Inspector found that the proposal would not be harmful in respect of living conditions of neighbouring dwellings however the harm to the character and appearance of the surrounding area would be significant. Click here to see the appeal decision notice
P0829.12 34 Lake Avenue Rainham <i>Conversion of garage to habitable room and single storey side extension.</i>	Written Reps	Refuse	Delegated	<u>Dismissed</u> The close proximity of the proposed single-storey side extension to the boundary with the neighbouring property as well as its height and overall length would result in appearing as a dominant addition. It would cause material harm to the character and appearance of the surrounding area. Click here to see the appeal decision notice
P1024.12 26 Rosewood Avenue Hornchurch <i>Two storey side and first floor rear extension</i>	Written Reps	Refuse	Delegated	<u>Dismissed</u> The proximity to the side boundary and the size of the extension would result in it being a prominent feature of the area and would have the effect of enclosing the entrance to this part of St Andrews Avenue. It would therefore detract from the open character and appearance of the area Click here to see the appeal decision notice
TOTAL PLANNING =	21			

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APPEAL DECISIONS - ENFORCEMENT		
Description and Address	Appeal Procedure	Inspector's Decision and Comments
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Reps</p>	<p><u>Dismissed</u> This is a summary for all 13 of the Enforcement Notice appeals for the Cranham Hall Mews site.</p> <p>The site comprises a rectangular development of residential properties which have been formed from the conversion, with some new build, of a collection of farm buildings. The three appeal properties 6, 7 & 8 are located along the western side of the development. The land the subject of these appeals immediately adjoins the western side of the approved residential development and comprises open land which is bounded along its northern and western sides by a public footpath. The Council served eight Enforcement Notices concerning the unauthorised use of the land for residential purposes, the erection of fencing and outbuildings. The cases are summarised as follows;</p> <p>Notices A: For all three properties, the fencing (and gate in the case of number 8) are inappropriate development in the Green Belt. The Inspector considered that the very special circumstances were not sufficient to clearly outweigh the substantial harm identified both to the Green Belt and to the character and appearance of the Conservation Area.</p> <p>Notices B: For all three properties, the evidence was clear that the land has been used for residential purposes incidental to the use of properties as dwelling houses. The Inspector found residential use of the land has occurred as a matter of fact and requirements of the notices were not excessive.</p> <p>Notices C: For the two properties concerned, 6 & 8, the outbuildings were considered to be inappropriate development in the Green Belt. The Inspector considered the very special circumstances case and found that the character and appearance of the Conservation Area is preserved but there was harm to the openness of the Green Belt. The case was therefore not sufficient to clearly outweigh the substantial harm identified to the Green Belt.</p> <p>Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Reps</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Reps</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>

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<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>
<p>ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster</p>	<p>Written Repts</p>	<p><u>Dismissed</u> See above Click here to see the appeal decision notice</p>

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ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster	Written Repts	<u>Dismissed</u> See above Click here to see the appeal decision notice
ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster	Written Repts	<u>Dismissed</u> See above Click here to see the appeal decision notice
ENF/541/08/UP Cranham Hall Farm The Chase Cranham Upminster	Written Repts	<u>Dismissed</u> See above Click here to see the appeal decision notice
ENF/320/11/SQ Squirrels Public House 420 Upper Brentwood Road Romford	Written Repts	<u>Dismissed</u> The Inspector found that the use of the car park by the carwash gives rise to significant concerns about material harm to residential amenity of neighbours with specific regard to noise from the equipment used, vehicle movements and water spray. Click here to see the appeal decision notice
ENF/305/11/ST The Chequers Public House 121 North Street Hornchurch	Written Repts	<u>Dismissed</u> The Inspector found that the use of the car park by the carwash gives rise to significant concerns about material harm to residential amenity of neighbours with specific regard to noise and to the free and safe flow of traffic and the access arrangements. Click here to see the appeal decision notice

TOTAL ENF =

15

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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="32"/>	88.89%	<input type="text" value="4"/>	11.11%