

**Report to District Development
Management Committee**

**Report Reference: DEV-016-2016/17
Date of meeting: 30 November 2016**



Subject: Planning Application re: EPF/0035/16 – Land adjacent to The Brewhouse, Church Lane, Ongar, Essex, CM5 9LD – Proposed demolition of existing outbuildings and erection of one new dwelling.

Responsible Officer: Nigel Richardson (01992 564110)

Democratic Services: Gary Woodhall (01992 564470)

Recommendation(s):

(1) That planning permission be granted subject to the following conditions:

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
1588.25 Location Plan at 1:2500
1588.25A Site Plan at 1:500
1588.24A
1588.23A
1588.20
1588.CC
1588.22A
1588.26
Heritage Statement
Design & Access/Planning Statement
Arboricultural Impact Assessment with drawing OS 1092-15.2 Revision A**
- 3. The existing built form on the site, as shown on the site plan and as referred to in the Design & Access/Planning Statement, shall be demolished concurrently with construction of any part of the house hereby approved. No part of the existing built form on the site as shown on the site plan and as referred to in the Design & Access/Planning Statement shall remain above ground level, prior to first occupation of the house hereby approved.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written**

permission of the Local Planning Authority.

5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
6. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
7. No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
8. Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.
9. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
10. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been

submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

11. No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

12. Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

13. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the

approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

14. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
15. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
16. Additional drawings that show details of proposed new window, doors, structural alterations, eaves, verges, and cill, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of the works. The works shall be implemented in accordance with such approved details and permanently retained as such.
17. The public's rights and ease of passage over Public Footpath no.50 Ongar shall be maintained free and unobstructed at all times.

Report:

1. This application was originally presented to a meeting of the Area Plans Sub-Committee East on 7 September 2016. The application was deferred for a Member site visit, which took place on 1 October 2016 and to seek the view of Historic England. At its subsequent meeting of 5 October 2016, Members considered the proposal and voted to Grant Planning permission, subject to the conditions set out in the report. However, following the vote, 4 members of the

Committee exercised their right under the Constitution to require the right for the application to be considered by District Development Management Committee.

2. The minutes to the meeting of 5 October (forming part of the agenda of the 9 November 2016 meeting) records the following:

“The planning officer advised the committee that a strong objection from The Coach House had been missed off the agenda and apologised for this. Their objections are similar to those already set out in the agenda from other neighbours and had been reported to the last committee. In addition the officer reported that the Court House, and Church Meadow Barn, who had originally objected to the proposal have since removed their objections.

The Planning Officer also reported that the response received from Historic England stated that they did not wish to offer comments and they recommended that the application should be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.

Finally, the Planning Officer advised committee that following further investigation there was a possibility that parts of some or the buildings to be demolished are indeed curtilage listed, however further work is needed to establish this. If they are found to be, then listed building consent would be required for their demolition, and clearly if such consent were not granted then the current planning application could not be implemented. This is however a separate issue and does not prevent the determination of the planning application.”

3. In addition, since the report was heard at Area Plans East, the following letters have been received and which are brought to the committees attention:-

GREENSTED STABLES – object – contrary to Green Belt policy, previous owner never had a business at the premises, wrong to relate to a business use, site on edge of a very important Listed Building grouping, new house will be visible from Greensted Hall and footpaths, applicant’s planning permission for stables is enough benefit, stables and business as cinema office and warehouse will lead to vehicles using part of the Essex Way, proposed house is unsustainable, the Local Development Plan to expand Ongar has progressed with no residential development at Greensted.

HAWTHORN COTTAGE – object – none of the outbuildings were used commercially by the previous owner, these buildings were used to store his collection of vintage cars, there had never been any access from the Brew House onto the Essex Way until double gates were installed making the vehicular access to the proposed new dwelling, vehicular access is onto a single track farm access track forming part of the Essex Way and is too narrow for walkers and cars to share safely, new dwelling will set a precedent for further development in turn affecting Group Value of Greensted Church and Manorial Hall.

THE COACH HOUSE, GREENSTED HALL – Further communication: application should have been recommended for refusal because number of objectors who live close to Greensted Hall have provided statements to show presumptions in the applicant’s submission are untrue, never had commercial activity here, also previous owner never had any vehicular access from The Brew House on to the farm track/Essex Way, not all planning policies have been referred to, precedent this will set for other sites at Greensted Hall where some other new owners hoping to develop, description of site in the report does not state The Brew House is part of the important Manorial Hall and Church complex at Greensted; if previous use was agricultural then not

brownfield and proposed house is inappropriate development in the Green Belt, current outbuildings are dilapidated and an eyesore and should not be considered to offset against a new dwelling, why contaminated report required if you do not consider they are agricultural, never been business activity at The Brew House, 50% reduction in footprint and 15% reduction in volume is incorrect because it includes illegal structures which should be demolished as a separate issue, harm to group of these heritage asset buildings, unsustainable location, poor access onto Essex Way footpath and no mention of approved 3 stables and hay store in the officers report.

4. The report below sets out in full issues for consideration.

REPORT TO AREA PLANS EAST SUB-COMMITTEE ON 5 OCTOBER 2016

This application is before this Committee since it has been 'called in' by Councillor Keska (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

This application is also before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3).

This application was deferred from the last Plans east Committee to enable members to visit the Site and for consultation with Historic England to be made. They were consulted in the 8th of September and at time of writing no response has yet been received. Any response will be reported orally at committee.

Description of Site:

The application site is part of a property known as The Brewhouse. The Brewhouse, Greensted Hall and a number of other dwellings are accessed by Church Lane. Church Lane has a junction on the northern side of Greensted Road.

The application site is formed by part of land within the ownership of the occupier of The Brewhouse. The house now known as The Brewhouse is to the east of the southerly end of the application site. Greensted Hall is to the east of The Brewhouse. At the northern end of the application site is a building with an open front facing south. This building is of breeze block and an almost flat metal surfaced roof and has three windows to the rear, facing north. The building faces into an enclosed yard with a breeze block wall, topped with engineering brick some 2.5m in height along the eastern side of the yard. The western edge of the yard is defined by a hedge. This hedge is on the eastern side of a track leading from Greensted Road to fields to the north. At the southern end of the application site three buildings effectively take up all the ground forming the southern half of the application site.

The site falls in level from south to north.

The site is within the Metropolitan Green Belt.

The Brewhouse is a Listed Building and Greensted Hall is a grade II* Listed Building. Immediately to the south of the application site is Church Meadow Barn, a Listed Building. Next

to Church Meadow Barn is a building, The Hall Barns, which has been divided into three dwellings. To the south is The Coach House, another Listed Building. To the west of the curtilage of The Brewhouse is a track that terminates at Lavender Farm set away to the north. Part of this track forms a public footpath that is part of the Essex Way.

Description of Proposal:

Proposed demolition of existing outbuildings and erection of one new dwelling.

The front elevation of the proposed dwelling would face north and have a chalet-bungalow character to its appearance. The front elevation would have one full storey, on which the entrance door would be set, and roof accommodation; two dormers and a gable end would face north. The proposed dwelling would have a footprint resembling an inverted "L" with the front elevation being set on an arm running east/west and a front bay running north/south. Due to the ground levels falling to the north the forward projecting bay, extending to the north, would appear above ground whereas accommodation set further back, to the south, would be at basement level, terraced into the slope of the ground. This arrangement would convincingly give the appearance of a one-and-a-half storey dwelling with a detached outbuilding set in front.

The proposed dwelling would have a basement level floor which would be a true basement at the southern end, beneath the floor containing the entrance door and bedrooms above that, then have a roof lantern above, and then project above a falling slope. The southern end of the basement plan would have a home cinema and ancillary accommodation whilst the northern end would have an office and a workshop. The office and workshop would read as a building 13.5m long by 4m deep, with a gable roof with a height to the ridge of 4.6m on the eastern elevation, 3m in height to the eaves. However, on the western elevation, adjacent a track along which part of a public footpath runs, what would appear as the rear elevation of this element of the proposed building would be terraced into a slope such that it would be 2.5m in height to the eaves at the northern most end but be 1.5m in height at a position 13m further south.

The main element of the proposed building, what would appear as a flank wall of the dwelling, would have two windows facing the footpath. This part of the development would have eaves at an average height of 4m, the eaves extending for 10m north/south. These eaves would be to a gabled roofed element of the proposed building. The ridge of this gable roof would have an average height of 6.5m as seen from the footpath.

The ground floor plan of the proposed development would measure 11.5m wide (i.e. west to east) by 9.5m deep. The ground floor plan would accommodate a hall inside the front door with a utility room, study and staircase off it and leading on to an open plan kitchen and living room area.

The first floor plan would accommodate two bedrooms, one with a bathroom en-suite, a box room measuring 4m wide by 1.7m deep and a bathroom.

Relevant History:

EPF/2985/14 - Application for Listed Building Consent to carry out the following works: Replace old render/feather edge with breathable insulation board x white lime render; reduce size of porch adding pitched roof; replace rotten windows with crittal style metal windows; and secondary glazing to existing windows; add hardwood door to kitchen for access to garden; raised engineered oak timber floor throughout ground floor with underflooring heating; add wc to

ground floor 'office' area; remove & rebuild 2x stud partitions on first floor; add 3x shower cubicles; add raised landing over exposed beam to protect against wear- Granted 16/02/2015

EF\2014\ENQ\01487 – Pre-application enquiry for provision of one dwelling

EPF/2515/14 - Erection of stable block (3 stables), associated open fronted hay store. –
Granted 22/12/2014

EPF/2173/15 - Grade II listed building application for installation of a wood burning stove. –
Granted 02/12/2015

Policies Applied:

CP1	Achieving Sustainability Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
HC12	Development Affecting the Setting of Listed Buildings
H2A	Previously Developed Land
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE6	Parking for New Residential Developments
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL1	Rural Landscape
LL2	Inappropriate Rural Development
LL11	Landscaping Schemes
ST1	Location of Development
ST6	Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 3

Site notice posted: 22/01/2016

Responses received:

WEST ESSEX RAMBLERS – object – vehicular access would be along track that is a footpath and as such would be a danger to walkers, this is Green Belt land that should not be built on unless there are special circumstances and no such circumstances apply in this case, would spoil the historic setting of Greensted Hall.

GREENSTED HALL MANAGEMENT LTD – object – would infringe covenants, would compromise services such as drainage, proposal would be detrimental to its setting, detrimental to heritage assets, contrary to policy in NPPF and the Local Plan, inappropriate development in the Green Belt, site has no vehicular access, unsustainable location, no mains drainage, certificate with application is incorrect and therefore the application cannot be determined.

THE COACH HOUSE, GREENSTED HALL, CHURCH LANE – object – site address is incorrect as the site is within the curtilage of The Brew House, neglected state of the ground should not influence the Council's decision, would harm setting of Listed Buildings, would harm the Green Belt, unsustainable location, could harm the Essex Way, replacement outbuildings will be required for the existing house, there may be bats and barn owls in the buildings to be demolished, vehicular access is not possible, when stables are built there will be problems of flies and smells to occupants, insufficient parking, design too large, indications that the dwelling would involve a business use, some of the outbuildings are pre-1948 and so curtilage listed.

1 HALL FARM BARNS – object – loss of privacy, building work could compromise safety for my children, concerned about the aesthetic look of this property, could exacerbate a problem of insect infestation.

HALL FARM - Object . The site notice was not appropriately located, I have not had a notification letter. Traffic passing to attend the development will affect my enjoyment of my historic property. Green belt. Harm to the setting of the listed buildings, close to historic footpath, Access track is unsuitable there are health and safety issues. All traffic here has to pass Greensted Church and its foundations could be damaged. The access to the site is new (within the last 12 months) There are no extenuating circumstances to allow this. The development would harm the historic significance of the unspoilt area.

CHURCH LODGE, CHURCH LANE- Object, Notice not displayed on public ground, access is unsafe and part of the Essex way, the lane could be hazardous for large lorries. Green Belt. Access is past the historic church and there could be problems with site traffic. The overdevelopment would change his historic site.

THE COURT GREENSTED HALL - The proposal is contrary to national planning policies and would affect the environment of Greensted Hall. This is not brownfield land. Harmful to the Green Belt and to the setting of the listed buildings. No very Special Circumstances Use of the Essex Way by traffic would be dangerous to pedestrians. There is a covenant that prevents the building of any other buildings in the curtilage of the Brewhouse. There are no mains drains. The idea that all rural gardens are brownfield land is incorrect. Previous owner housed his collection of vintage cars in the cowsheds they are agricultural buildings not brownfield land.

No Address given - Concerned about increased volume of traffic on Church Lanes already failing road surface particularly during the building phase. Also this one house could set a precedent, turning our beautiful hamlet into a housing estate.

TOWN COUNCIL- Strongly objects. This is an inappropriate dwelling in the Green belt on part of the historic Greensted hall estate. It would be very evident from the Essex Way and other footpaths and would undeniably spoil the openness of the Green belt. The new building would have poor access down a single track which is indeed part of the Essex Way. It would seem there are no extenuating circumstances which would persuade us to agree to this application.

SIR ERIC PICKLES MP – Further to similar correspondence on a similar matter, I have received the attached email from his (sic) constituent, Mrs Mary Dadd, of the Coach House, Greensted Hall, outlining her objections to a planning application. As before I am mindful that planning matters are the responsibility of the local planning Authority, and would be grateful if you could ensure that Mrs Dadd's comments are seen by the appropriate officers.

Main Issues and Considerations:

The main issues are considered to be the principle of development in the Green Belt, affect to the character of the setting of listed buildings, impact to neighbours, residential amenity of future occupiers, tree and landscape considerations and whether or not the development proposed would constitute sustainable development, as defined in the NPPF.

Green Belt

The site is within the Green Belt where planning permission will not be granted for the construction of a new building unless it is appropriate in that it is development of a type itemised within Policy GB2A. The proposal would not be any included in any of the types of development itemised. The development would therefore be inappropriate development within the Green Belt. Paragraph 87 of the National Planning Policy Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

However, the NPPF refers, at paragraph 89, to exceptions to what is inappropriate development. One such exception is redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

If it is accepted that the site is brownfield land then the proposal could be acceptable in principle. The glossary to the NPPF defines previously developed land as "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure." Land in built-up areas such as private residential gardens is specifically excluded from the definition of previously developed land and some have extended this to imply that residential gardens outside built-up areas is previously developed land. Indeed, a court decision (Dartford BC v. SSCLG. CO/4129/2015) indicates that a site within a rural area and part of the curtilage of developed land should be treated as previously-developed land.

Please note however that permission has been given to challenge this court decision.

The history of the site is of some length and involves the history of the estate to Greensted Hall as a whole. However, it is officers' opinion that the site now forms part of the curtilage of the residential property The Brewhouse. Given that the site is previously developed land, i.e. brownfield land, then the development is acceptable in principle subject to it having no greater impact to the openness of the Green Belt.

The volume of the buildings to be demolished is 1,194 cubic metres. The volume of the proposed dwelling would be 1,011 cubic metres. The footprint of the existing buildings is 456 sq m. The footprint of the proposed dwelling would be 202 sq m. Accordingly, the proposal would not have a greater impact on the openness of the Green Belt than the existing development.

The dwelling would be in an out of the way position, any close public view of the dwelling would effectively only be from the track, along which a public footpath runs, to the west. The western elevation would have a modest mass being only two-storey for a length on the western elevation of 9.5m, the remaining 20m of length reading as a single storey building much of which is to be set into a slope.

The front elevation, the north elevation, would read as an almost chalet-style dwelling and be

broken into single storey with front dormers and gable end elements.

It is considered that the proposed dwelling would have a good appearance.

Furthermore, the Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Given that the NPPF requires a demonstrable five year supply of housing, paragraph 49 of the NPPF is engaged whereby Local plan policies which address the supply of new housing are considered to be out of date. As a result these policies are to be afforded less weight in the decision making process in favour of a greater reliance on the NPPF.

The lack of a five year supply of housing weighs in favour of granting planning permission and is attributed substantial weight in this application.

Setting of Listed Buildings

The proposal site stands within the setting of several listed buildings; the 17th century Hall Farm Barn (grade II), The Brewhouse of 17th century origins which was converted to a dwelling in 1950 (grade II), and the grade II* listed Greensted Hall of medieval origins with extensive rebuilding c.1700. The wider site also includes Greensted Hall's former coach house listed at grade II, St Andrew's Church listed at grade I which is , therefore, of exceptional significance, and Hall Farmhouse and barn both of which are locally listed. The site is particularly sensitive in terms of its proximity to these heritage assets and the potential harm that could be caused through development.

The proposal sees the removal of three relatively modern outbuildings/agricultural buildings. These are unattractive, utilitarian buildings which detract from the setting of the surrounding buildings so their demolition is supported. The proposed replacement building is a modestly proportioned house with simple traditional detailing which occupies a smaller footprint than the existing buildings. It is a sympathetic addition to the site and an improvement on the existing arrangement.

The design of the house has been amended following discussions with the architect regarding the size, number and positioning of the dormer windows. There is now no objection to the proposal with regard to its setting with Listed Buildings though conditions to any approval have been recommended by the Design and Conservation Team.

Impact to neighbours

A building, Church Barn, to the south of the application site has been converted into three dwellings. A single storey bay of one of these dwellings runs along the southern boundary of the site but this bay has no window facing the site, only roof lights. The nearest dwelling in the former barn has a window and a door leading onto a yard off the kitchen/breakfast room (plans for EPF/1077/99 refer) and a first floor window facing the position of the proposed dwelling though these are some 25m from the rear elevation of the proposed dwelling. The rear elevation of the proposed dwelling would have at first floor level two small roof lights and a bedroom window set in a gable end. Given the separation distance and that the proposed dwelling would be on lower ground it is considered that adverse material impact would result to the dwelling to the south, 1 Hall Farm Barns.

The objection of this neighbour are noted though the comments regarding loss of privacy and aesthetics are not supported. Other matters raised are not planning considerations.

Greensted Hall has a side elevation some 40m to the east of the position of the proposed dwelling. The Coach House is some 30m to the south of Greensted Hall. The siting of the proposed dwelling is considered sufficiently distant from any other neighbour so as to have no material adverse impact.

Amenity of future occupiers

Two car parking spaces would be provided to the proposed dwelling.

To the rear of the proposed dwelling would be a rear garden of at least 320 sq m.

Whilst a significant portion of the accommodation would be that at basement level and whilst a third bedroom would be of only box room size, it is considered that the proposed dwelling would offer a high standard of accommodation.

Tree and landscaping matters

Existing trees and hedges would be retained. The Trees and Landscaping Team has no objection subject to conditions to any approval. A hedge between the track to the west and the site would screen the dwelling from a footpath. Existing buildings to the south would screen the dwelling. More distantly trees and hedges to the north and east would make the proposed house inconspicuous in the landscape.

Sustainability

The use of previously developed land would in some way compensate for the dwelling not being in a sustainable location. The site is a short drive from Chipping Ongar which has a reasonable range of services and facilities. Although not in a sustainable location, this proposal for one dwelling is of a nature very similar to many others throughout the district which have relatively recently been granted planning permission.

Conclusion:

This Green Belt site is previously developed land and the proposal would result in a 15% reduction in volume and a 50% reduction in built form footprint. The proposal is considered acceptable with relevant planning policy and it is recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***

