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Application Number:	EPF/0761/22
Site Name:	Laughters Farm Faggotters Lane Matching Tye CM17 0NU

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OFFICER REPORT

Application Ref: EPF/0761/22
Application Type: Full planning permission
Applicant: Mr and Mrs Neha and Ollie Stringer
Case Officer: Marie-Claire Tovey
Site Address: Laughters Farm
Faggotters Lane
Matching Tye
Harlow
Essex
CM17 0NU
Proposal: Demolition of existing rear conservatory and replacing with new rear extension.
Ward: Moreton and Fyfield
Parish: Moreton, Bobbingworth and the Lavers
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nyyp>
Recommendation: Approve with Conditions

This application is before this Committee since it has been 'called in' by Councillor Hadley (Pursuant to The Constitution Part 3: Part Three: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site consists of a detached dwelling within a large plot located on the south side of Faggotters Lane within a rural area. The site is within the Metropolitan Green Belt, there are nearby residential properties but otherwise surrounded by open fields. The site is not within a Conservation Area or is a Listed Building.

Description of Proposal:

The application seeks consent for the demolition of the existing conservatory and replacement with a single storey rear extension. The extension has a depth of 4.9m and is the full width of the existing property. The proposal has a crown roof to a height of 3.1m. Works commenced back in March and have been finished so this is a retrospective application.

Relevant History:

EPF/1461/17 - (i) Two storey side extension (ii) First floor side extension (iii) Insertion of two additional rear dormer windows to serve enlarged accommodation in roofspace (iv) New main entrance door and porch canopy to left hand side flank elevation (v) Increase height of chimney stacks. – Refused

EPF/0075/12 - Extension of time limit to planning application EPF/2438/08. (Two storey side and rear extension and rebuild rear conservatory together with new vehicle access, drive and gates.) – Approved but not implemented and expired

EPF/2438/08 - Two storey side and rear extension and rebuild rear conservatory together with new vehicle access, drive and gates – Approved

Policies Applied:

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP2	Protecting the quality of the rural and built environment
GB2A	Green Belt
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

NPPF:

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either; (a) approving development proposals that accord with an up-to-date development plan without delay; or (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

Epping Forest District Local Plan (Submission Version) 2017

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

DM4	Green Belt
DM9	High Quality Design

Consultation Carried Out and Summary of Representations Received

MORETON, BOBBINGWORTH AND THE LAVERS PARISH COUNCIL: No objection

Number of neighbours consulted: 3

Neighbour responses:

Little Faggotters - Building Works began in March 2022 when it was reported to the Council Planning Department. Neighbours were not informed of the Planning Application until the 6th May, when the roof was going on. This is a retrospective application and should not be granted.

Main Issues and Considerations:

Impact on the Green Belt

The rear extension replaces a large conservatory, but this proposal is wider and deeper than the existing conservatory.

The original floor area of Laughters Farm was around 184sqm, which was then extended in 1973 and it was this development which introduced the cat slide roof feature to the side. The dwelling was then extended again in 1995 with the addition of a conservatory which added 42sqm. Planning permission was then granted in 2008 for a first floor side and rear extension. This consent was never implemented so an extension of time application was lodged in 2012 which proposed the same . development and this was granted, both of these have lapsed.

This extension adds a further 52m² so is an increase on the existing situation of 10m²m (as the 42m² of the conservatory is being replaced). Given this small change, and that the proposal will be viewed in the context of the existing building, does not extend to the side and is single storey, the extension is considered proportionate to the existing building and therefore has limited harm to the Green Belt.

Design

The extension is a fairly standard design and complements the existing house.

Impact on Neighbouring Amenity

The extension is some 8m from the side boundary and therefore no amenity concerns are raised.

Response to Comments Received

Although this is a retrospective application, it is still assessed in the same way as a proposed application.

Conclusion:

The proposal is considered to comply 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: Marie-Claire Tovey

Direct Line Telephone Number: 01992 564414

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

Conditions: (1)

- 1 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: Site Location Plan FL2109/01 FL2109/02 FL2109/03 Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.