

Report Item No: 1

APPLICATION No:	EPF/0956/08
SITE ADDRESS:	2 & 3 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Broadley Common, Epping Upland and Nazeing Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr & Mrs Burt & Mr & Mrs Joes
DESCRIPTION OF PROPOSAL:	Replacement garage block. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The building hereby approved shall be used for garaging and domestic workshop only and shall not at any time be converted to habitable living accommodation.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant is seeking planning permission for the construction of a detached garage block which is to be situated in the rear gardens of both 2 and 3 Griffins Wood Cottages. The proposed development is to replace the existing garage block.

The proposed garage will have a maximum width of 10.2 metres by a depth of 9.6 metres and will have an overall height of 4 metres. It will comprise room for a vehicle space for each of 2 & 3 Griffins Wood Cottages whilst number 3 would also have access to a workshop, W/C and garden shed.

Description of Site:

The subject site comprises of two properties known as 2 and 3 Griffins Wood Cottages that are located on the northern side of High Road on the outskirts of Epping. A mid terrace and an end of terrace dwelling are located towards the front of the two properties. An existing garage block is located towards the rear of the site which is to be removed to make way for the proposed development. A private road runs parallel to the western boundary which provides vehicle access to the existing garage. Mature vegetation is located on the side and rear boundaries of the properties.

The subject site and the adjoining properties are located within the Metropolitan Green Belt and a Conservation Area. Residential dwellings are located to the east and west of the site which comprise of a different mixture of building forms and styles. Public open space is adjacent the site to the south.

Relevant History:

EPF/2634/07 – Replacement Garage Block (refused)

Policies Applied:

DBE1 Design of new buildings
DBE2 Effect on adjoining amenities
DBE4 Design in the Green Belt
DBE9 Loss of amenity
GB2A Development in Green Belt
HC6 Character Appearance and setting of Conservation Areas
HC7 Development within Conservation Areas

Issues and Considerations:

It should be noted that the previous application was refused (EPF/2634/07) as it was considered that the design of the replacement garage was inappropriate and that it would have a harmful impact to the open character of the Green Belt.

The applicant has amended the application to reduce the height of the garage from 6 metres to 4 metres. The building footprint of the previous application comprised of approximately 96 square metres. Although the shape of the building footprint has changed, the proposed garage block still proposes approximately 96 square metres of floor area.

As the height of the proposed development has been reduced considerably, it is now considered that it wouldn't appear as a visually dominant feature or appear as an overbearing development when viewed from adjoining properties and the streetscene. It is considered that the development is acceptable as it has been designed in a way to reflect and blend into the character of the surrounding area. The development is well articulated and it will create visual interest without causing material detriment to adjoining property owners.

It is considered that the proposed development will not have an impact to the historical significance of the Conservation Area. The application was referred to Council's heritage officer who advised that they had no objections to the proposed scheme.

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the green belt such as small extensions to the existing dwelling.

Given the reduction in height of the proposed garage block in relation to the scheme that was refused, it is now considered that it will not have a harmful impact to the open character of this part

of the Green Belt as it would not appear as visually dominant as the previous scheme. It is now considered that the proposed development would be in accordance with Council's Green Belt policies.

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primarily in respect to privacy and overshadowing.

Given the orientation of the site and the siting of dwellings, overshadowing to the adjoining properties' private open space is minor, with the shadow generally cast over the subject site itself. It is noted that the development will cast a shadow into adjoining properties, however it is believed that adequate sunlight will still be received to secluded open space areas and habitable room windows of the properties throughout the day.

It is considered that there wouldn't be a loss of privacy to adjoining properties as there is existing screening on the boundaries and that the proposed development is to be used as a garage and storage area and not for living accommodation.

Conclusion:

In conclusion it is considered that the proposed development is now acceptable in terms of its design and appearance and that it does not have a harmful impact to the open character of the Green Belt. Therefore it is recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL: The committee objects to this application for the following reason:

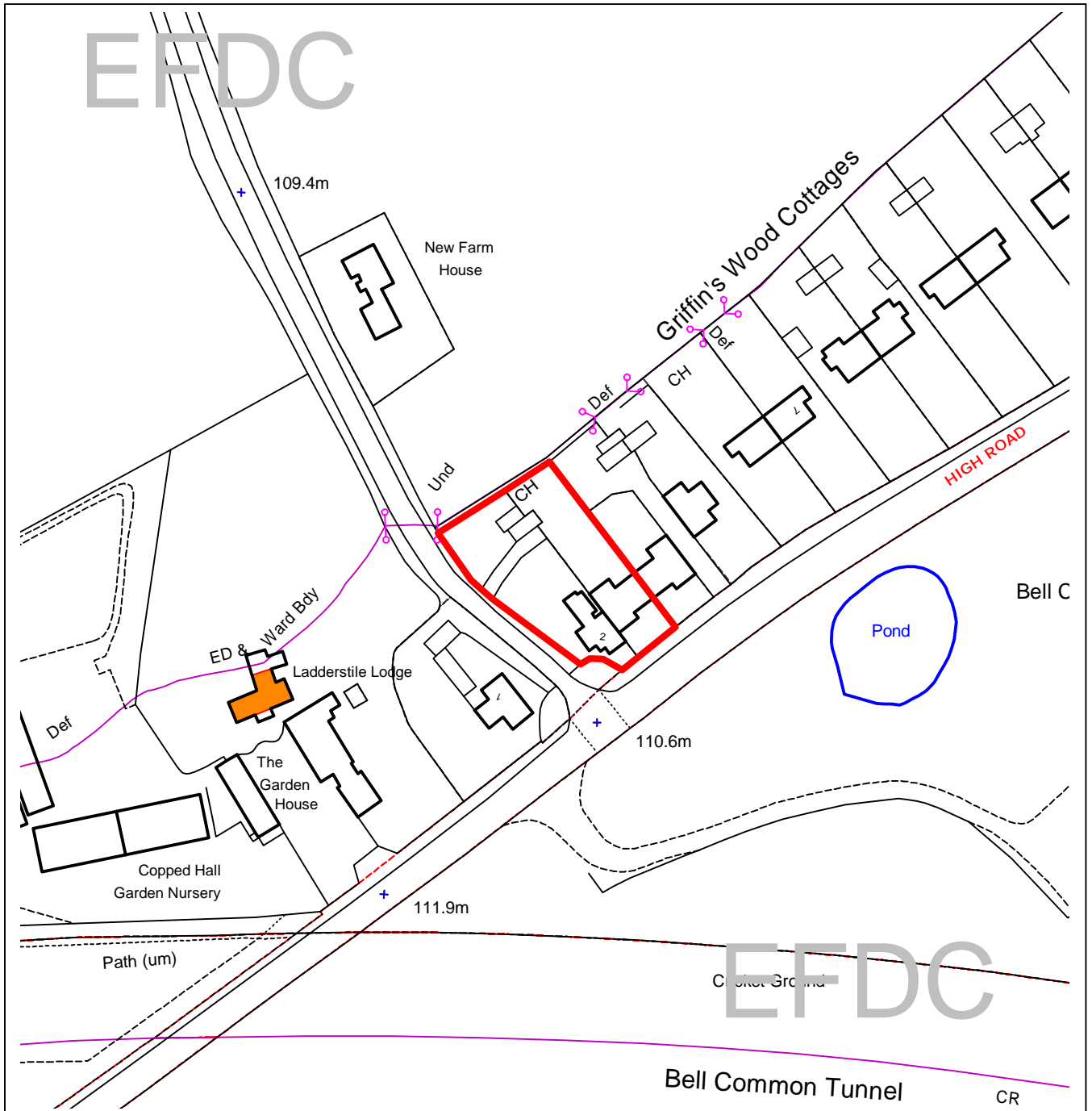
The proposed arrangements are considerably larger than the existing arrangements. Committee noticed that the plans showing the existing arrangements include garden fencing as part of the built environment and this merely seems to confuse the issues. Overall the committee considered that such a large structure would be inappropriate within the green belt.

NEIGHBOURS: no representations were received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/0956/08
Site Name:	2 & 3 Griffins Wood Cottages, High Road, Epping, CM16 4DH
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0949/08
SITE ADDRESS:	67 Hoe Lane Abridge Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr Paul Gershon
DESCRIPTION OF PROPOSAL:	Removal of boiler room and additions to existing dwelling. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed development will significantly increase the bulk of the dwelling and in relation to the adjacent bungalows in this rural location this will result in an overly prominent dwelling within the street scene that will be visually harmful to the street scene and the Green Belt, contrary to policy DBE10 of the Local Plan and Alterations.
- 2 The site is located within the Metropolitan Green Belt. The proposed additions and alterations taken together with the previous extensions to the dwelling amount to additions disproportionate to the size of the original dwelling. The development is therefore inappropriate in the Green Belt and harmful to the openness of the Green Belt contrary to National Guidance and policies GB2 and GB14A of the adopted Local Plan and Local Plan Alterations.

This application is before this Committee since it has been 'called in' by Councillor Brian Rolfe (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

This is a revised scheme following a previously refused application of a similar description for the demolition of a boiler room and alterations and extensions that will remodel the existing dwelling changing it from a chalet bungalow style dwelling with first floor living accommodation within the roofspace to a full two storey dwelling and including a first floor addition above the existing garage.

Description of Site:

The subject site accommodates a detached chalet bungalow finished in red brick walls with a plain tiled roof that has been altered with dormer windows to allow rooms in the roof. The site is the last dwelling within a small cluster of dwellings located on the northeast of Hoe Lane before an open stretch of countryside in the rural village of Abridge. The properties within this cluster are built in a linear arrangement and comprise of individually styled detached dwellings with an alternate mix of two-storey dwellings and bungalow style dwellings set back from the road.

The site and surrounding area falls within the Metropolitan Green Belt.

Relevant History:

EPO/0478/70 – Extensions: Granted - 08/09/1970

EPO/0264/73 – Dormer windows: Granted - 08/05/1973

EPO/0744/71 – Extension to garage: Granted - 14/12/1971

EPF/0793/93 - Single storey front extension: 21/09/1993

EPF/2516/07 - Convert the chalet bungalow into a two storey dwelling, remodel the existing attached double garage with an additional floor above and erect a first floor extension. Refused on Green Belt grounds and on impact on the street scene.

Policies Applied:

Development Policies from Epping Forest District Council's Replacement Local Plan:

GB2A – Development within the Green Belt.

GB14A – Extensions to residential properties in the Green Belt.

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

Issues and Considerations:

This is a revised application following a previous submission of a similar description, refused under planning ref: EPF/2516/07. The revisions are relatively minor. The basic design and scale of the development is similar but the revised application has a larger dormer window above the garage and has an additional first floor rear extension. The main issues are considered to be whether the development is appropriate in the Green Belt, impact on neighbours and whether the design is appropriate in the street scene.

1. Development within the Green Belt:

This property is a detached bungalow set within a wide plot of land in the Metropolitan Green Belt. The original bungalow was built circa 1947 after planning permission was sought and granted in 1946. The history at this site shows that the property has been extended from the 1970s with a single storey rear and front extension, extension to the garage and the addition of dormers windows in the roof space.

When considering extensions to dwellings within the green belt, Planning Policy Guidance Note (PPG) 2: Green Belts, emphasises that the appropriateness of extensions to dwellings in the Green Belt should be judged against the size of the original building. Policy GB14A of the Epping Forest District Local Plan Alterations, 2006 further supports this stating '...disproportionate additions of more than 40%, up to a maximum of 50m², over and above the total floor space of the original building' would not normally be approved.

Therefore, in order to approve any extensions to dwellings sited within the MGB, both criteria set within policy GB14A should be met.

The existing extensions to the subject dwelling have been quite substantial additions to the original chalet style bungalow.

The proposal will remove the first floor dormers and remodel the dwelling with a pitched crown style roof, erect a first floor rear extension above the existing single storey ground floor extension and create additional rooms in the roof above the attached garage with front and rear dormer roof additions.

Excluding any extensions to the dwelling, the original chalet bungalow with one bedroom in the roof covered a usable floor area of approximately 127.15m².

As existing, the property has already exceeded the threshold as it has been extended by 58.91%

Taking into account what is proposed together with the existing extensions, this is a potential increase of 119% from the size of the original dwelling

This is clearly contrary to the requirements of Policy GB14A of the Local Plan Alterations and as such the proposed extensions are inappropriate and by definition harmful to the Green Belt. Additionally the proposed alterations and extensions add considerable bulk to the building which has a significant visual impact on openness.

For the development to be acceptable there would need to be very special circumstances applicable to this site which would outweigh the harm to the Green Belt.

It has been suggested that the visual improvements to the dwelling, removing the existing unsightly box dormers and creating a more aesthetically pleasing dwelling should perhaps override the green belt restrictions. It is not accepted that the improvements proposed amount to very special circumstances sufficient to overcome the presumption against inappropriate development. Improvements could be made without such large increases in floorspace.

The additional bulk and two-storey profile would be noticeable from the rear, significantly from the front aspect within the street scene and from the view of the open countryside.

The proposal will therefore be an intrusive form of development within the street scene and the wider landscape especially as the subject site is the last house before open countryside. It is considered that the proposed alteration as revised would harm the open character of the rural area and constitutes inappropriate development in the green belt.

2. Effect on the amenities of surrounding properties:

The various additions to the roof have greatly altered the appearance of the original modest chalet bungalow. However the additional bulk now proposed with its enlarged first floor and roof span will be noticeable from the dwellings immediately northwest of the site nos. 65 and 63, which are both modest chalet style bungalows.

The proposed alterations will be contained within the footprint of the main building and should not cause loss of light,

There is some concern regarding the bedroom window to the north first floor flank wall, which overlooks a habitable room at adjacent dwelling No. 65 however, a condition could secure obscure glazing for this window to overcome any concerns.

3. Design and Appearance within the street scene

While the design put forward with this scheme may result in visual improvement to the rather unattractive extended property that exists, it will due to its bulk and raised eaves level appear more prominent in the street scene and out of keeping with the adjacent dwellings on this side of the road which have lower eaves heights.

Following on from the previous refusal, if anything this revised scheme is more ambitious, and has greater visual impact as it has added upon the usable floor area and the size of the front and rear

dormer windows above the existing garage, therefore this scheme has not overcome the reasons for the previous refusal.

Conclusion

The design of this revised scheme remains unacceptable due to its bulk in relation to the adjacent properties. The scale of the proposed alterations to the dwelling goes against government advice and fails to meet with this Council's Adopted Local Plan Policy GB14A and as there are no very special circumstances associated with this application, while the positive comments have been taken into account, this proposal does not constitute a reasonable extension to the dwelling and as such is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - The Parish Council have discussed the above application and have No Objection to this application.

The previous application that was refused stated that this dwelling was originally a bungalow and that the development would create a two storey building and would result in an overly prominent dwelling. However, this building is currently a two storey chalet bungalow and according to local history there is no recollection of it being a one storey building. We are informed by the applicant that this is also the case when checking public records. It is possible that there may have been an error on the previous application regarding this point.

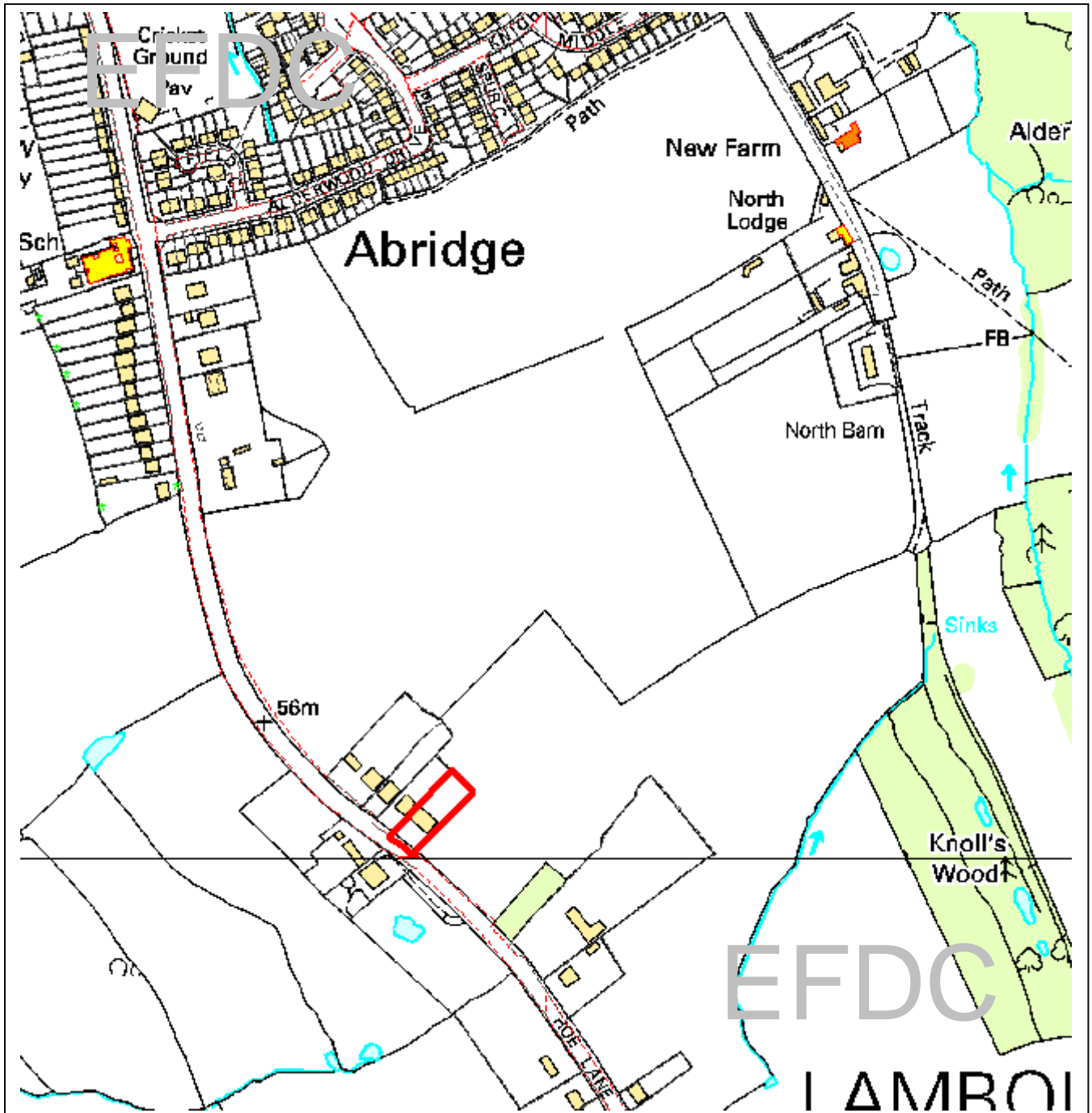
It is also felt that improvements to this dwelling would be welcomed as it has not been maintained for a number of years and appears unkempt in relation to the other properties along the street.

BRENDON, 80 HOE LANE - In support of the proposal as it will enhance the appearance of the dwelling.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/0949/08
Site Name:	67 Hoe Lane, Abridge, RM4 1AU
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/1025/08
SITE ADDRESS:	The Rosaries Harlow Common Harlow Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr M Conroy
DESCRIPTION OF PROPOSAL:	Detached garage block suitable for single parking space and Eco-Friendly Biomass Boiler including demolition of existing single bay garage. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority, regarding the biomass boiler for the development. Details shall include the type of fuel, power and other technical data. The development shall then be completed and operated in accordance with the agreed details.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission to construct a detached garage that is to provide room for a vehicle and a biomass boiler with pellet storage area.

The garage itself will have a width of 6.2 metres by a depth of 6.1 metres and will have an overall height of 4.6 metres to the ridgeline. It will be setback approximately 4.5 metres from the front boundary and 1.5 metres from the southern side boundary. Materials for the development are to include red brick walls, stone parapet and a slate hipped roof.

It is also proposed to remove a single bay garage to the rear of the property behind the dwelling which is currently being constructed.

Description of Site:

The subject site is located on the eastern side of London Road just before the junction leading onto Harlow Common on the outskirts of Harlow. The site has a slight slope that falls from the rear of the property to the front. It has a wide frontage before it narrows in shape towards the rear. Located on the side and rear boundaries is a medium size timber paling fence and vegetation.

The site is currently vacant, however a replacement dwelling is currently under construction towards the rear. Vehicle access to the site is located on the junction of Harlow Common and London Road. A private open space area is to be located in front of the dwelling currently being constructed.

Although the subject site is located within a Green Belt, there are a number of detached residential dwellings within close vicinity of the site. Both adjoining buildings which are known as 'Maya' and 'Copper Beech' are bungalows.

Relevant History:

EPF/1063/04 – Erection of new detached dwelling and detached garage. (refused)

EPF/0921/06 – Removal of existing and construction of replacement dwelling. (approved with conditions)

EPF/0313/08 – New detached double garage block and space for an Eco Friendly Biomass boiler. (refused)

Policies Applied:

Local Plan Policies:

DBE1 Building in context

DBE2 Building in context

DBE4 Urban Design Analysis

DBE9 Residential amenity

GB2A Development in Green Belt

GB7A Conspicuous Development

Issues and Considerations:

The previous application (EPF/0313/08) was refused by Council for the following reason:

The proposed outbuilding, by reason of its size and bulk, detracts from the open character of the Green Belt and is thus contrary to national and local policies, including policies GB2A and GB14A of the adopted Local Plan and Alterations.

Council had no concerns with the design and appearance of the proposed development and considered that it would not cause a harmful impact to the amenities of adjoining property occupiers.

Therefore the main issues to be considered are whether the revised scheme has overcome Council's reason for refusal as stated above.

The applicant has amended the proposed scheme to reduce the size and scale of the development so that instead of being able to accommodate room for two vehicle spaces it can only provide room for one. In other words the building footprint has been reduced from 61 square metres to 38 square metres.

It has also been proposed to remove the garage towards the rear of the property to accommodate the additional floor space for the proposed garage.

Council's Policy states that buildings outside the residential curtilage would not normally be supported, as they would have an impact to the open character of the Green Belt. It should be noted that the proposed development is to be constructed within the residential curtilage of the site and its use is to be in association with the residential use that is currently being constructed. Given that the size and scale of the proposed development has been reduced and that the existing garage is to be removed from the site, it is now considered that the proposed development is not excessive and that its use would still preserve the open character and appearance of this part of the Green Belt and will not conflict with the purposes of including land within the Green Belt.

It is not considered that the development will cause undue loss of light or amenity to the neighbouring property.

There is a protected tree within the site, but the garage is to be sited such that it will not adversely affect the tree.

It is therefore considered that the proposed development has resolved Council's initial concern over impact on the Green Belt and that it is now in accordance with the adopted policies of the Local Plan and Local Plan Alterations.

Conclusion:

In conclusion it is considered that the proposed development is acceptable in terms of its design and appearance and that it would not have an impact to the protected tree on site or a significant impact on the amenity of neighbours or the openness of this part of the Green Belt.

It is therefore recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS

NORTH WEALD PARISH COUNCIL: The Council objects to the application as the proposal by its bulk, siting and size would represent an overdevelopment of the site.

MAYA, POTTER STREET, HARLOW– The development would have an impact to the openness of the Green Belt, cause an impact to highway safety, and would have an impact to adjoining amenities from noise and exhaust from the boiler, loss of light to our dining area. The building could be sited elsewhere within the site with less impact on neighbours.

Report Item No: 4

APPLICATION No:	EPF/0862/08
SITE ADDRESS:	Former Caretakers House Wansfell College 30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Jason Cooper
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling (former Caretakers House to Wansfell College) and separate garage to create a new replacement building.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The curtilage of the proposed dwellinghouse shall be restricted to that area marked on approved drawing no. P01-01-30A date stamped 28/5/08 that clearly states "Residential curtilage/domestic garden to be identical to existing (397m2)" and not include the larger red-lined area that states "This area forms part of a change of use to private amenity for 30A Piercing Hill".

- 6 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of the dwelling hereby approved and maintained thereafter in the agreed positions.
- 7 The "building to be demolished", hard standing areas hatched in diagonal green, and tennis court shown to be removed and grassed over and landscaped as indicated on drawing no. P01-01-30A and E01-01-30A, located on the western side of the site within the area edged in red, shall be removed and grassed over, prior to the first occupation of the new dwelling and not reinstated afterwards as a hard surface.
- 8 Prior to the commencement of the development details of the proposed surface materials for the parking area and access shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 9 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles accessing the site), shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 10 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

This application is before this Committee since the recommendation conflicts with a previous resolution of a Committee (Pursuant to Section P4, Schedule A (i) of the Council's Delegated Functions).

Description of Proposal:

This is a full application for the replacement of a former caretaker's dwelling-house, No. 30A Piercing Hill, known as Woodview, with a new dwelling in the same location.

Description of Site:

The site is located to the rear of the now disused Wansfell College building and occupied by a now vacant caretaker's house and garden. It is located at the end of an access road approx.110m west

of the slip road part of Piercing Hill. Beyond the application site there is a hardstanding area and a detached garage with a high pitched roof, last used as an overspill car parking area to the college.

Although out of the application site, the site contains extensive parkland grounds to the College site, that lie to the rear of Nos. 31 to 34, which include tennis courts and a locally listed pergola, a garage building and black stained timber/corrugated outbuildings. Beyond this further west is woodland making up part of the Epping Forest. The whole area is Metropolitan Green Belt. Most housing in the area is further east and runs parallel to the slip road.

Relevant History:

CC/EPF/13/87 (County Council Ref) – Change of use of outbuildings to Principal's residence with addition of conservatory. Granted permission by the County Council on 1/12/87.

EPF/2031/05 – Outline application for replacement dwelling – Refused and Appeal dismissed October 2006.

EPF/1162/07 – Erection of a new dwelling – Refused and Appeal dismissed 2008.

EPF/2464/06 – Change of use, alteration and extension of Wansfell College to contain 14 flats with on-site parking – Refused and subsequent Appeal Allowed with costs of this appeal awarded against the Council.

Policies Applied:

Green Belt, Residential Development and Landscaping Policies from Epping Forest District Council's Adopted Local Plan:-

CP2 – Enhance and manage land in the Metropolitan Green Belt

GB2A – Allows for replacement of existing dwellings in the Green Belt so long as in accordance with GB15A.

GB4 – Extensions to residential curtilages.

GB7A – Prevent conspicuous development in the Green Belt.

GB15A – Replacement dwelling should not be materially greater in volume than that which it would replace.

DBE2 – Effect of new structures on neighbourhood.

DBE4 – New buildings in the Green Belt.

DBE8 – Provision of private amenity space

ST6 – Vehicle parking

Issues and Considerations:

The main issue is whether the proposal would represent inappropriate development in the Metropolitan Green Belt and affect openness and visual amenities of the Green Belt..

1. Green Belt Considerations.

No. 30A, Woodview, a current two-storey detached house, would be demolished and a new dwelling built in its place. The previous dismissed appeals had shown a larger new dwelling located further west. The Planning Inspector in those two cases had also concluded that the new house position into a largely open area of parkland would harm the open character and visual amenities of this part of the Green Belt.

In those two appeal cases, the new house was resited to allow a parking area to be formed to serve the proposed flats, but the Inspector in allowing the appeal for the flat conversion in February 2008, concluded that the future residents would have a 70 metre walk to their accommodation and more appropriate locations should be found closer to the former college

building to prevent parking on the highway. This has in effect given the green-light to the rebuilding of the new house so long as it is in its current position, subject of course to its size and design.

In respect of its size, the applicant, as previous, has offered to demolish a substantial garage of brick and tile construction and include its removed volume, together with the volume of the caretaker's house, to create the volume of the proposed house. The Planning Inspector accepted this garage removal as beneficial to the visual amenities and openness of the Green Belt and amounting to very special circumstances that would allow additional development at the application site. Similarly, the removal of the large area of hardstanding last used as overspill car park, and the tennis court, both again proposed to be removed and grassed over, would benefit the open character of the landscape. The volume of a greenhouse and timber kennels have not been included in the calculations of the volume of the new house this time around because the Planning Inspector had concluded that these had very little visual impact on openness. Their retention is therefore acceptable.

The volume of the new house will be 696 cubic metres compared with 697 cubic metres for the combined volume of the existing caretaker's house and the brick garage. Policy GB15A of the Local Plan states that the volume should not be materially greater than the one it is to replace and whilst there is reliance in the calculation on the removal of the existing garage, the Planning Inspector's acceptance of this as very special circumstances, plus the removal of the hardstanding and tennis court, sees the openness of the Green Belt maintained and not further harmed.

It therefore complies with policies GB2A and GB15A as representing appropriate development in the Green Belt.

Policy GB4A restricts the extension of residential curtilages in the Green Belt and requires residential curtilages to relate well to adjoining residential properties. The curtilage is tightly defined but is of the same size as that associated with the current building. In fact, the new shape curtilage will align with the rear site boundary of the converted flats and not project into the open parkland area as much as the caretakers plot, thereby representing further benefit to the openness of the Green Belt. The proposal complies with GB4A.

2. Design

The new house will be higher than the one it is to replace primarily because it proposes a steeper roof and provides rooms in the roof space. The height difference is about 0.7m. The slacker roof pitch of the existing house is not however characteristic of the houses in Piercing Hill and the proposed roof height and shape is justified because of its greater conformity to local character. The roof dormers will be fully glazed and because of their lightweight appearance will be unobtrusive, if not adding a little modern slant to the overall design, which is continued in the large picture windows pattern, that allows the occupant open views in contrast to smaller and fewer window openings on the other elevations, in the interest of safeguarding privacy. Despite these modern touches, the new house will be predominantly brick-built finish and a slate tile on a traditional pitched roof with central ridge. The ground floor extension will have a green roof to respect its landscaped surroundings as viewed from higher ground that rises towards the forest.

Whilst visually more dominant than the existing, the extended volume of the new house compensates also for the replacement of the garage and has been included in the roof and the ground floor extension. The wider landscape setting of the surrounding area is respected and the new building is in design and appearance terms an improvement on the existing building and garage, without being too conspicuous in the Green Belt. It therefore complies with policies DBE4, GB7A and GB15A of the Adopted Local Plan.

3. Private Amenity Space

The private garden area around the previous refused new house was only 5 metres in depth at its greatest point. This proposal shows a greater, more satisfactory, private garden area of 9m x 12m in area, which is a suitable area for a proposed 4 bedroom house and conforms to policy DBE8 that states new residential development will be expected to provide private amenity space adjacent, at the rear, of a shape and size to allow reasonable use and finally have an aspect to ensure reasonable parts receive sunlight throughout the year. This will be the case here.

Concern remains over the future use of the large parkland area that was formerly part of the college grounds. It will not be part of the flat conversion of the college building and will be in the ownership of the applicant for the new house. The area is described as private amenity on the submitted plan, but there is clear differentiation on the same plan between this and the defined boundary of the domestic garden/residential curtilage to the new house, the latter of which also includes two off-road parking spaces. It is appropriate, should planning permission be granted, that conditions be imposed to control against the expansion of the curtilage beyond its defined garden boundary, how this boundary will be marked (by fence or hedge etc) and to control against further extensions to the new house. A planning informative shall make clear that this planning application only grants permission for the house and its immediate curtilage and not for the residential use of the parkland.

4. Living Conditions of Nearby Residents

The house will be in the same position as the existing house. There is no immediate neighbouring house that would be overlooked or suffer loss of privacy. The parking area is in the same place as existing parking for the college and caretaker's house. The proposal in this respect complies with policy DBE2 and 9.

5. Highway Considerations.

Access would be as existing along the side access ("Rothwell") road, which already serves a parking area and access to no.28A. There are no highway objections, and the Planning Inspector did not raise any in the dismissed appeal.

Conclusion

The Planning Inspector did not dismiss the appeal on highway grounds, living conditions of local residents or impact on the historic nature of Epping Forest or its wildlife. There will be no threat to existing trees or the wider landscaped area. The Planning Inspector made clear at the last appeal decision despite dismissing the appeal that: *"A replacement dwelling not materially greater in volume than the existing dwelling would not be inappropriate. Indeed one larger could meet the policy requirements if other buildings were demolished."* This is not only the case here but the new house will be on the site of the existing. The openness of the Green Belt will not be harmed and it is deemed appropriate development in the Green Belt. The design of the house improves on the existing house and respects the surrounding landscape. The comments from the Theydon Bois and District Rural Preservation Society read as a good and fair summary of this case and Officers conclude that the previous appeal has been overcome by a proposed development that complies with the relevant policies of the Adopted Local Plan.

For these reasons the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Glad that this application addresses our previous concerns and that of the last appeal decision with regards to preserving the openness of the Green Belt and particularly with regard to the location of the new dwelling within the Green Belt gardens. Although larger than the existing dwelling, the demolition of the

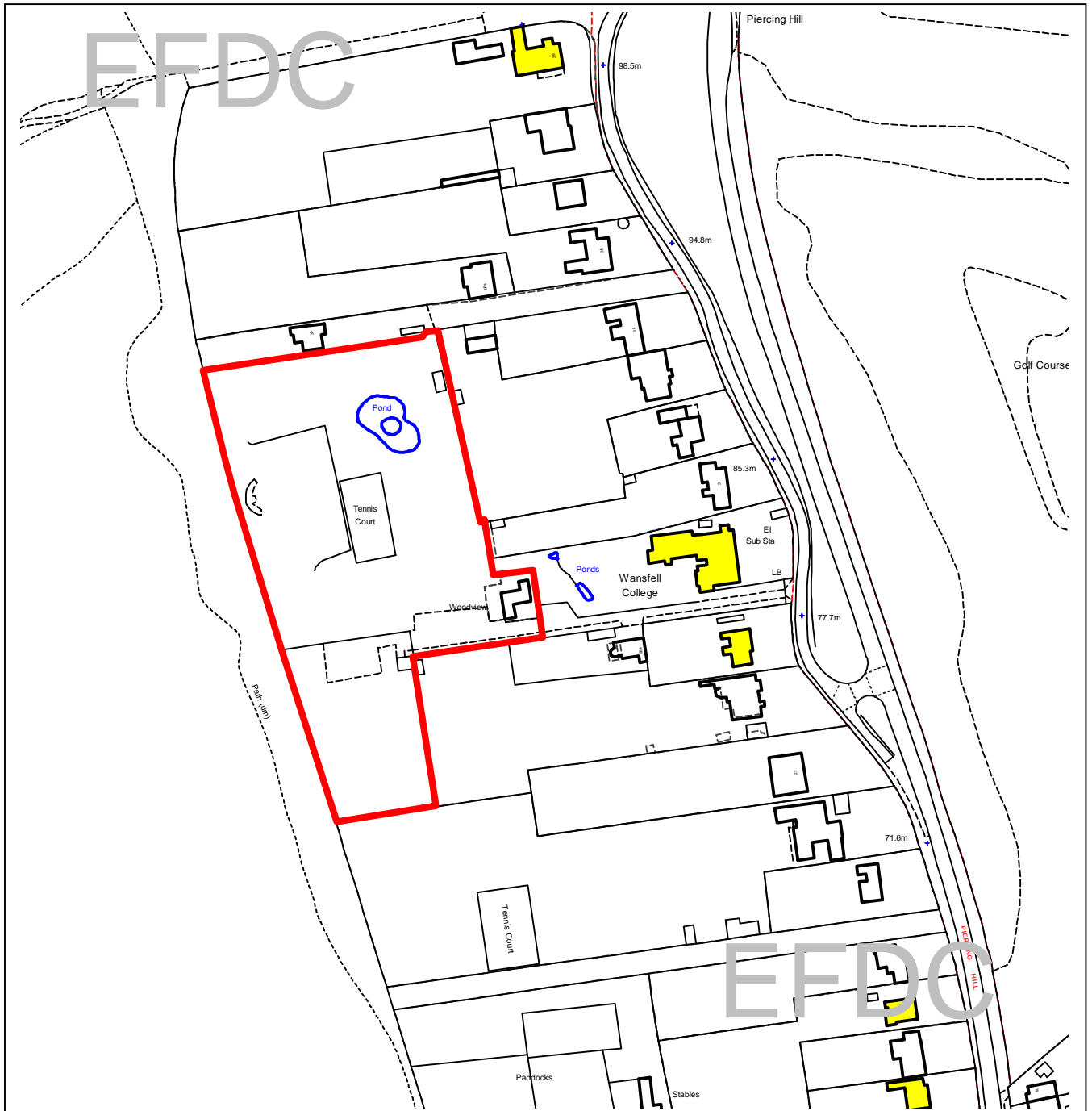
existing garage, removal of the tennis courts and hardcore car parking area is a reasonable planning gain for the Green Belt in this location. We would suggest that conditions are made regarding their removal prior to the commencement of construction of the new dwelling and permitted development rights removed and curtilage controlled. Also note the architect is amenable to conditions regarding proper landscaping of the wider area. Provided conditions are met, we support this application.

ANY OTHER REPRESENTATIONS RECEIVED WILL BE ORALLY SUMMARISED AND REPORTED AT THE MEETING.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/0862/08
Site Name:	Former Caretakers House, Wansfell College, 30A Piercing Hill, Theydon Bois, CM16 7SW
Scale of Plot:	1/2500