

<b>APPLICATION No:</b>	EPF/0949/08
<b>SITE ADDRESS:</b>	67 Hoe Lane Abridge Essex RM4 1AU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr Paul Gershon
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of boiler room and additions to existing dwelling. (Revised application)
<b>RECOMMENDED DECISION:</b>	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 50m<sup>2</sup>, 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 127.15m<sup>2</sup>.

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.

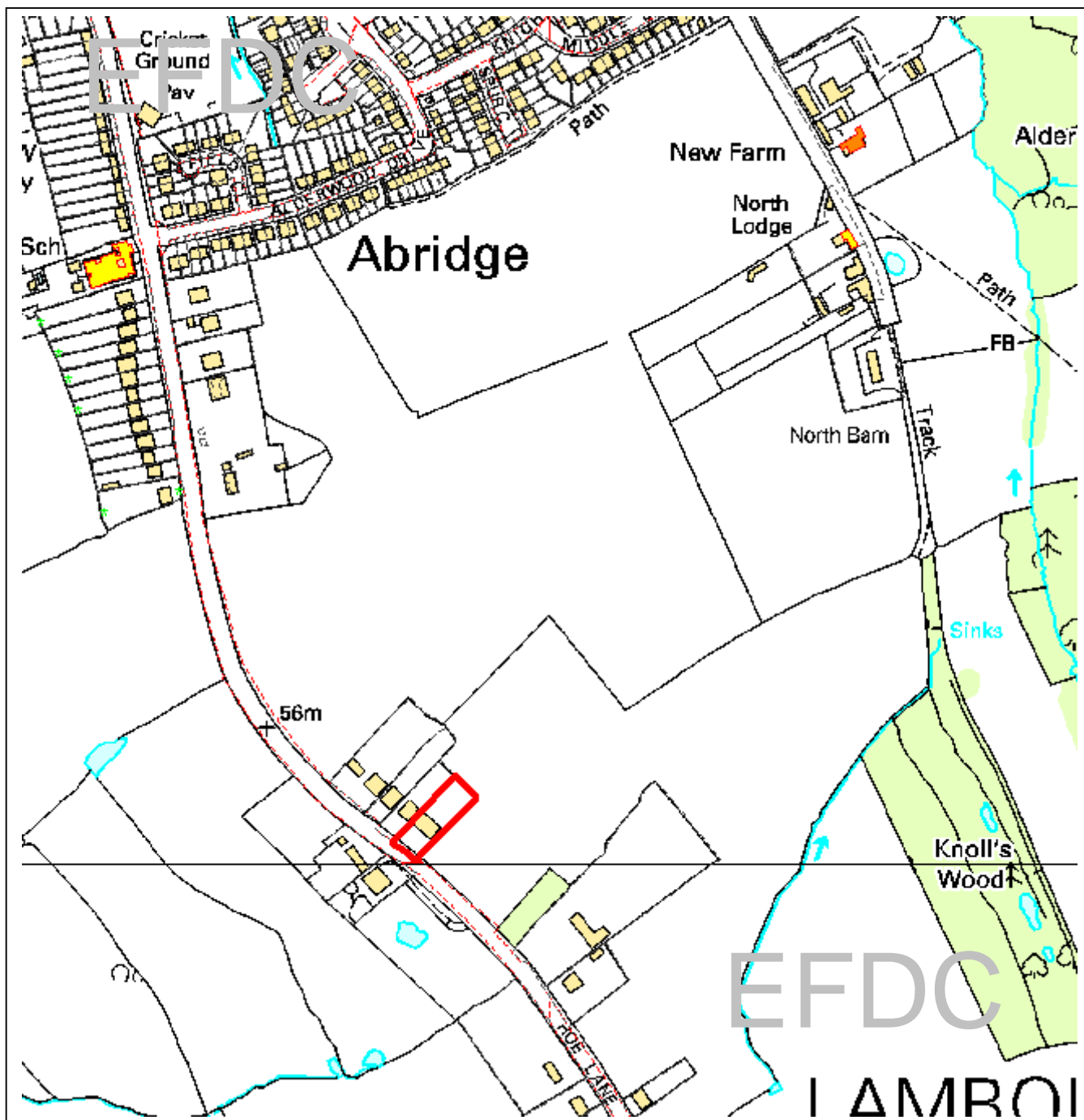
It is also felt that improvements to this dwelling would be welcomed as it has not been maintained for a number of years and appears unkempt in relation to the other properties along the street.

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