

**Report to District Development Control
Committee**

Date of meeting: 9 October 2008



**Epping Forest
District Council**

**Subject: Planning Application EPF/1433/08 – Scatterbushes Cottage,
Fernhall Lane, Waltham Abbey, Essex, EN9 3TJ – Erection of a
detached garage/garden store**

**Officer contact for further information: N Richardson
Committee Secretary: S Hill Ext 4249**

Recommendation:

**That the committee considers the Officer recommendation to grant
planning application EPF/1433/08 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.**

**Reason: To comply with the requirements of Section 91 of the Town
and Country Planning Act 1990 (as amended).**

**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.**

**Reason:- To ensure a satisfactory appearance in the interests of visual
amenity.**

**3. Within 1 month of first occupation of the building hereby approved,
the existing garage shall be demolished and all resulting materials
removed from the site.**

**Reason: To ensure a satisfactory appearance of the development and
prevent an additional outbuilding being created in the Green Belt.**

Report

1. This application is before this Committee since it is an application that is submitted by Councillor Webster (Pursuant to Section P4, Schedule A (j) of the Council's Delegated Functions). All planning applications, where the applicant is a District Councillor, are considered by District Development Committee instead of the Area Committee.

Planning Issues

Description of Proposal:

2. Consent is being sought for the erection of a garage/garden store. This would be 5.5m deep and 9.2m wide with a pitched roof to a height of 4.6m. It would contain two parking bays and a storage space for garden equipment. The appearance of the building would be that of a traditional style cart-lodge, with two cart-lodge doors and one open bay. It would be located within the extensive front garden of the site, in place of the original dwelling.

Description of Site:

3. The proposal is on an isolated site in the Metropolitan Green Belt, however there are other detached properties nearby. It is located on the western side of Fernhall Lane, approximately 50m southwest of the junction with Long Street. The site has recently had a new replacement dwelling erected, and is well landscaped with many mature trees. The site is also located within the Conservation Area.

Relevant History:

4. There have been various applications on this site including:

EPF/1194/99 - Demolition of existing dwelling and garage and erection of replacement dwelling and garage – approved/conditions 15/10/99

EPF/1937/00 - Revised details and re-siting of approved replacement dwelling – approved/conditions 25/04/01

Policies Applied:

DBE1 – Design of New Buildings

DBE4 – Design in the Green Belt

GB2A – Development within the Green Belt

GB14A – Residential Extensions

HC6 – Character, Appearance and Setting of Conservation Area

HC7 – Development within Conservation Areas

Issues and Considerations:

5. The main issues that arise with this application are considered to be the following:

- Design of the proposal
- Impact on Conservation Area
- Impact on Green Belt

- In terms of design the building is a reasonably modest sized cart-lodge style outbuilding that is not uncommon in rural locations such as this. It has been designed to complement the new replacement dwelling and is subordinate in scale to this. Although it would be closer to the road than the new dwelling, and would be more visible within the street scene, given the size and design of the development this would not be detrimental to the character or appearance of the area.

- Given its scale, siting and acceptable design it is felt that any impact on the Conservation Area will be minimal.

- With regards to impact on the Green Belt, policy GB14A allows for outbuildings to residential properties when they are in scale and in keeping with the property which they serve. The previously approved replacement house (EPF/1194/99) included a replacement double garage to a footprint of 35 sq. m. This proposed garage/garden store, whilst larger than previously granted, is considered to be in scale and in keeping with the main dwelling, and is of an acceptable design. As such this is deemed appropriate development in the Green Belt.
- Although there are many mature trees on site, as the proposed garage would be built atop the original dwelling (the foundations of which are still visible), there would be no impact on trees or landscaping.

Conclusion

6. The proposal is an acceptable development that accord with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.