

**Report to District Development Control  
Committee**

**Date of meeting: 2 December 2008**



**Epping Forest  
District Council**

**Subject: Planning Application EPF/1765/08 – Oak Lodge, Woolmonger's Lane, High Ongar, Ongar, Essex, CM4 0JX. – Single storey side extension.**

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

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**Recommendation:**

**That the committee considers a recommendation of Area Plans Sub-Committee East that planning permission be granted for a single storey side extension, 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. Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.**

**Reason: To safeguard the visual amenities of the locality.**

**Report**

- 1. This application has been referred to this committee by Area Plans Sub-Committee East with the recommendation that planning permission be granted.**
- 2. The application was reported to the Plans Sub-Committee on 22 October 2008 with a recommendation that planning permission be refused and a copy of that report is attached. To grant permission would be contrary to policy and therefore is referred to this committee for decision.**

**Planning Issues**

- 3. The main issues in determining the application concern whether very special circumstances exist, which allow an exception to be made to Green Belt policy GB14A relating to residential extensions in the Metropolitan Green Belt.**
- 4. When considering this submission Members of the Area Plans Sub Committee considered that very special circumstances exist because the**

percentage increase in total floorspace, at 47.7% above the original, was only just over the 40% set out in relevant policy GB14A.

5. Members noted that the extensions would not significantly impact upon neighbouring residents, and that in such circumstances they have granted permission in the past, even when proposals exceed the limits set out in Green Belt policy.
6. Furthermore, Members noted that since 1<sup>st</sup> October there has been a relaxation of restrictions on domestic extensions that can be undertaken without the need for planning consent.
7. Whilst officers agreed with the Committee Members regarding the acceptability of the design and that no near neighbours are affected, it remains the case that the extensions exceed the limits set out in policy GB14A.
8. The extension would amount to a total of 47.7%/90.5m<sup>2</sup> which is in excess of the 40%/50m<sup>2</sup> limits applicable in the relevant policy GB14A.

#### **Conclusion**

9. Should the Committee be minded to grant permission for this development then it is suggested that it should be subject to the conditions stated above.
10. Officers remain of the view that the proposal represents inappropriate development in the Green Belt and that no satisfactory very special circumstances exist in this case sufficient to override the Green Belt policy, and to grant permission could set an undesirable precedent for other similar applications.