

**Extract from Area Plans East – 22 October 2008**

<b>APPLICATION No:</b>	EPF/1765/08
<b>SITE ADDRESS:</b>	Oak Lodge Woolmonger's Lane High Ongar Ongar Essex CM4 0JX
<b>PARISH:</b>	High Ongar
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>APPLICANT:</b>	Mr Peter Bland
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is located within the area identified as Metropolitan Green Belt. The Local Plan states that the impact of extensions in the Green Belt should not impair upon the open appearance of the countryside. The proposal is unacceptable because the cumulative impact of the proposed side extension, together with an existing conservatory, will result in the house being disproportionate in size over and above that of the original building and therefore harms the openness of the Green Belt. It would therefore be contrary to Policy GB14A of this Council's adopted Local Plan and Alterations.

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

**Description of Proposal:**

Single storey side extension. It would project out to the Northeast side by 7.3m, be 9.115m deep and be 3.8m high with a flat roof. The edges of the roof would slope and be tiled to give the impression of a pitched roof at ground level.

It is an identical proposal to that refused planning permission in May 2008, Ref EPF/0473/08.

**Description of Site:**

A former agricultural workers dwelling designed as a detached chalet style bungalow situated on the southeast side of Woolmonger's Lane. The property has previously been extended to the south west flank by a 7.5m wide conservatory with an L shaped footprint projecting between 3.3 and 5.1m. It has a floor space of 26.06m<sup>2</sup>. The surrounding area is open in character with farmland to the north, east and south. On the opposite side of the road are detached houses in

relatively large grounds and to the southwest are farm buildings. The site falls within the Metropolitan Green Belt.

### **Relevant History:**

EPF/0958/93 - Removal of agricultural occupancy condition on EPF/52/87. Approved

EPF/1405/07 – Two storey side extension. Refused and appeal dismissed

EPF/0473/08 - Single storey side extension Refused

### **Policies Applied:**

#### East of England Plan (Regional Spatial Strategy)

Policy LA1 – London Arc

#### Epping Forest District Local Plan and Alterations

Policy GB2A – Development in the Green Belt

Policy GB14A – Extensions in the Green Belt

Policy DBE4 – Design in the Green Belt

Policy DBE10 – Residential Extensions

### **Issues and Considerations:**

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

- Impacts upon the Metropolitan Green Belt
- Design Considerations

There are no near neighbours affected by these proposals

#### Impacts upon the Metropolitan Green Belt

Policy GB14A states that limited extensions may be permitted where the open character and appearance of the Green Belt will not be impaired; and the character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and they will not result in disproportionate additions of more than 40%, up to a maximum of 50m, over and above the total floorspace of the original building.

The extension measures 64.5m<sup>2</sup> in additional floorspace, and this figure added to the 26.06m<sup>2</sup> of the conservatory equates to enlarging the property by 90.5m<sup>2</sup> of additional floorspace, a 47.7% enlargement over the original. As such, this is well in excess of the 50m<sup>2</sup> and 40% limits set out in policy GB14A.

It is considered that there are no site specific factors that make this acceptable in this location – the site is in a relatively open position and the extension would harm the openness of the Metropolitan Green Belt. This proposal is identical to the proposal refused planning permission earlier this year and there have been no changes in the relevant policy since that decision. As such, this application cannot be supported.

#### Design Considerations

The proposed single storey side extension incorporates a hipped end crown roof style that matches and complements the main dwelling. The overall design is sympathetic and maintains a unified appearance to the façade of the dwelling.

### **Conclusion**

There have been no changes to the proposal and no changes in the relevant policy since the previous identical scheme was refused. As such, it is proposed to refuse the extension due to harm caused to the openness of the Green Belt.

## **SUMMARY OF REPRESENTATIONS**

PARISH COUNCIL: No Objection

NEIGHBOURS: No response received.