

**Extract from Area Planning Subcommittee East on 12 August 2009**  
**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0894/09
<b>SITE ADDRESS:</b>	4 Nine Ashes Farm Cottages Rookery Road Blackmore Ingatestone Essex CM4 0LG
<b>PARISH:</b>	High Ongar
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>APPLICANT:</b>	Mr David Cass
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side extension and ground floor rear extension.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

#### **REASON FOR REFUSAL**

- 1 The application site is located within the Metropolitan Green Belt. The proposed extension is of a size which does not constitute a reasonable or proportionate extension to a dwelling within the Green Belt. The extension, due to its size and siting, would be an inappropriate development which would be harmful to the objectives of including land within the Metropolitan Green Belt contrary to policy GB2A of the adopted Local Plan and Alterations.
  
- 2 The proposed extension would be a disproportionate addition which would unbalance the pair of semi detached houses and appear as a dominant and intrusive addition within the street scene to the detriment of the character and appearance of the area, contrary to policies CP2 and DB10 of the adopted Local Plan and Alterations.

*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:**

This application seeks planning permission for a first floor extension above the existing ground floor side extension and a rear extension infilling the area to the side of the bathroom. The first floor extension to the side would cover the footprint of the existing extension. Its roof would be approximately 0.6 metre lower than that of the main dwelling. The rear extension would be adjacent to the existing ground floor rear extension, which would be re-roofed to be incorporated

into the proposed extension. It is considered that this element of the scheme, if constructed independently of the side extension, may be permitted development.

### **Description of Site:**

The application site comprises a semi detached dwelling located within the Metropolitan Green Belt. The dwelling has been considerably extended. It has a ground floor extension to the side, which appears to have been constructed as permitted development. To the rear there is a large (5.1 metre deep) two storey extension with a smaller, single storey, extension to the side.

### **Relevant History:**

EPF/0474/97 Ground and first floor side and rear extensions and detached garage/store Refused 20/05/97. For the following reasons:

1. The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and Approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size, design and siting would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and intrusive in the surrounding area and the dwelling as existing has accommodation which meets contemporary living standards.
2. The proposed garage by reason of its size and siting, forward of the existing dwelling, would be a dominant and intrusive feature, to the detriment of the character of the area and this part of the Green Belt.

EPF/0931/97 Two storey side extension, rebuilding kitchen and single storey rear extension Refused 12/08/97. For the following reasons:

1. The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and Approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size, design and siting would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and intrusive in the surrounding area; and the dwelling as existing has accommodation which meets contemporary living standards.

EPF/1325/97 Ground and first floor rear extensions Approved 02/12/97.

### **Policies Applied:**

#### **East of England Plan**

ENV7 – Quality in the Built Environment

#### **Adopted Local Plan and Alterations**

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Neighbouring Amenity

DBE10 – Residential Extensions

GB2A – Development in the Green Belt

## **Summary of Representations:**

1 property was consulted and no response was received:

HIGH ONGAR PARISH COUNCIL – Support. The Parish Council fully supports this proposal and recommended its approval.

## **Issues and Considerations:**

The main issues in this case are the impacts of the proposed extensions on the amenities of the occupiers of neighbouring dwellings, on the character and appearance of the area and on the open character of the Metropolitan Green Belt. Regard will also be had to the planning history of the site. Three planning applications were considered by the Council in 1997. Whilst this was some 12 years ago, it is considered that the relevant considerations, particularly the designation of the land within the green belt and the presumption against inappropriate development, remain unchanged.

### **Neighbouring Dwellings**

The proposed first floor side extension, due to its location in relation to neighbouring properties, would not have a detrimental impact on amenity. Furthermore the rear extension, due to its height and depth (approximately 2 metres), would not cause a material loss of amenity.

### **Design and Appearance**

It is considered that the proposed rear extension would have an acceptable appearance. However, it is considered that the proposed side extension would be a bulky addition to the property which, albeit partly subservient due to its lowered eaves and ridge height in relation to the main dwelling and its set back from the front elevation, would unbalance the pair of semi detached properties.

### **Green Belt**

The house has been considerably extended in the past. Its original floor area of approximately 100 square metres has been increased to 160 square metres. It is considered that the proposed rear extension is a fairly minor addition, both in terms of its size and also due to its position, located at the rear of the dwelling adjacent to the large two storey extension approved in 1997. Accordingly, it would not be detrimental to the open character of the Metropolitan Green Belt. However, the proposed first floor extension would add considerable bulk to the property and would detract from the open character and appearance of the green belt, restricting the existing view of the open countryside from Rookery Road. A very similar scheme was refused planning permission in 1997 (EPF/0931/97). Since then, the existing ground floor side extension has been added (presumably as permitted development) and the large two storey rear extension has also been added, with the benefit of planning permission. Accordingly, the existing dwelling is substantially larger than when the previous similar scheme for this development was proposed and refused planning permission.

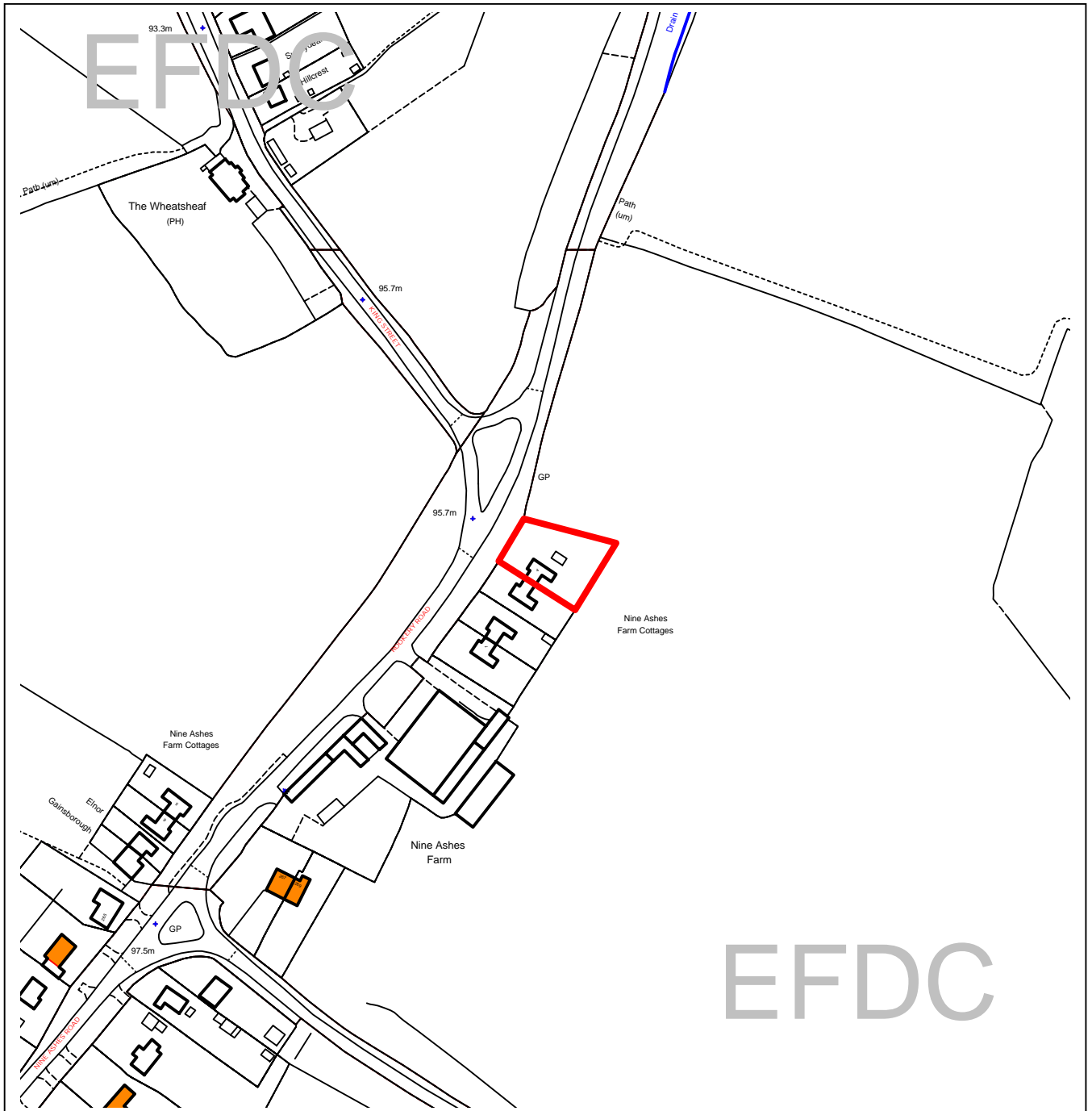
## **Conclusion**

It is considered that the proposed first floor side extension would be a disproportionate and bulky addition which would unbalance the pair of semi detached houses. Due to its disproportionate scale, the development would be inappropriate within the Green Belt and no case for very special circumstances has been made. It is recommended that planning permission be refused for these reasons.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/0894/09
Site Name:	4 Nine Ashes Farm Cottages, Rookery Road, Blackmore, CM4 0LG
Scale of Plot:	1/2500