

**Report to District Development Control
Committee**

Date of meeting: 7 December 2010



**Epping Forest
District Council**

**Subject: Planning Application EPF/1984/10 – Wintry Mead, Fernhall Lane,
Waltham Abbey – Construction of replacement front entrance
porch, with roof overhang.**

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

Recommendation:

**That Planning Application EPF/1984/10 be granted 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 Detail

1. This application is brought before committee as the proposal is for development
on Cllr Gadsby's residence.

Planning Issues

Description of Development:

2. Consent is being sought the erection of a replacement front porch. This would be
3.5m wide and 2.3m deep with a pitched roof to a ridge height of 3.2m, and would
include an additional 1.1m 'storm porch' overhanging roof section. The proposed
porch would replace an almost identical sized porch currently on the site,
although in a slightly different location.

Description of Site:

3. The dwelling is a two storey detached property located on the north eastern side
of Fernhall Lane. The site is located within a conservation area and the
Metropolitan Green Belt.

Relevant History:

4. WHX/0005/63 – Extension to dining room – approved 30/01/63
WHX/0166/65 – Conversion of garage into kitchen and cloakroom extension – approved 26/08/65
WHX/0064/67 – Demolition of existing garage and erection of new garage with storage space over – approved 25/09/67
WHX/0035/68 – Garage with store over – approved/conditions 11/03/68
WHX/0076/73 – Extensions – approved 06/06/73
EPF/0067/83 – Extension as accommodation for elderly parents – approved/conditions 30/06/83

Policies Applied:

5. Epping Forest District Local Plan and Alterations:

GB2A – Development in the Green Belt

DBE10 – Residential extensions

HC6 – Character, appearance and setting of conservation areas

HC7 – Development within conservation areas

Summary of Representations:

6. 2 neighbouring properties were notified. The following representations were received:

TOWN COUNCIL – No comment. Applicant is Member's spouse.

CITY OF LONDON – No observations.

Issues and Considerations:

7. The proposed porch would have a floor area of just 8 sq. m. and would replace an existing porch with an almost identical footprint. As such this proposal would not detrimentally impact on the openness of the Green Belt.
8. The replacement porch would be almost identical in size and similar in design to the existing porch to which it would replace. Whilst the replacement porch would incorporate an overhanging roof section not seen on the existing porch, this would not be detrimental to the overall character or appearance of the dwelling or conservation area. The porch would not be visible from Fernhall Lane and therefore would have no impact on the street scene.

Conclusion:

9. Due to the above, the proposed development is considered acceptable as it complies with all relevant Local Plan policies. Therefore the application is recommended for approval.