

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1585/10
<b>SITE ADDRESS:</b>	Marchings Farm Gravel Lane Chigwell Essex IG7 6DQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village  Lambourne
<b>APPLICANT:</b>	Mr Terry Willsons
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing house and all associated buildings and erection of new house (revised application).
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteLM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520298](http://planpub.eppingforestdc.gov.uk/AniteLM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520298)

**REASONS FOR REFUSAL**

- 1 The proposed replacement house is materially greater in volume than that which it would replace and due to its size and scale it would have a greater impact on the openness of the Green Belt than the existing house. The proposed house is therefore inappropriate development which by definition is harmful to the Green Belt. Moreover, by reason of its size, siting and design, it would appear conspicuous in the Green Belt to the detriment of its rural character and visual amenities as well as its openness. No very special circumstances sufficient to outweigh the harm that would be caused by the development have been demonstrated by the applicant. Accordingly, the proposed house is contrary to policies GB2A, GB7A and GB15A of the Adopted Local Plan and Alterations.
- 2 The proposed replacement dwelling, due to its grandiose neo Georgian/classical design is not a traditional building form found within the local rural landscape. Along with its excessive size, scale and bulk, the new dwelling would be visually intrusive, overbearing and it would not reflect the wider landscape setting of the site and would be harmful to the character of the surrounding area contrary to policies CP3, LL2, DBE1, DBE2 and DBE4 of the Adopted Local Plan and Alterations.
- 3 The design of the proposed dwelling being of a neo Georgian/classical design, along with its excessive size, scale and bulk would result in a harmful impact upon the setting of the Grade II Listed Building known as Marchings Farmhouse, contrary to policy HC12 of the Adopted Local Plan and Alterations.

*This application is before this Committee since it has been 'called in' by Councillor Knapman (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).*

**Description of Proposal:**

The applicant seeks planning permission to demolish the existing dwelling house and associated outbuildings on site and replace them with a new 5 bedroom dwelling house and a detached garage.

The new dwelling is to be a detached double storey building with living accommodation within the roof space.

The dwelling would have a maximum width of approximately 25.5 metres by a depth of 18.5 metres and an overall height of 8.8 metres to the ridge of the roof. It would have an approximate building footprint of 331.5 square metres and an overall volume of approximately 1990 cubic metres (excluding the detached garage).

The overall design of the new building would be more of a classical/Georgian style. The front of the building would consist of a gable end front projection that comprises a stone entrance portico. Other stand-out features include tall double hung sash windows with stone arches and keystones, and elongated portico to the front. It would be finished in facing brickwork with Portland stone detailing and a slate roof.

Unlike the existing buildings which are located to the rear of the site, the new dwelling house is to be positioned more in the middle of the site approximately 90 metres from Gravel Lane.

The existing crossover and driveway would be utilized to gain vehicle access to the site and the new dwelling house. The detached garage which is linked to the dwelling by an undercover walkway would provide room for two undercover vehicle spaces.

**Description of Site:**

The subject site is located on the eastern side of Gravel Lane approximately 2km north of Chigwell Row.

The site rises fairly steeply to the east and gently to the west. It is irregular in shape and comprises of approximately 5 acres. Currently located on the site is a detached dwelling house with associated farm buildings and a tennis court. Mature vegetation is located along the front and rear boundaries of the site. The site backs onto the River Roding.

The subject site and the surrounding area are located within the Metropolitan Green Belt. The rear of the site is subject to flooding and is in a flood zone. The nearest neighbour is the adjoining property to the north which is known as Marchings Farmhouse which is Grade II Listed.

**Relevant History:**

EPF/1635/79 – Conversion of existing stables for use as an extension to house, and erection of a single storey extension. (approved)

EPF/0460/07 - Demolish existing house and all associated buildings and erection of replacement house (withdrawn)

EPF/1428/07 - Demolish existing house and all associated buildings and erection of replacement house (approved with conditions on 8<sup>th</sup> October 2007).

## **Policies Applied:**

### Local Plan Policies

CP2 – Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
DBE1 – Design of New Buildings  
DBE2 – Effects to Adjoining Properties  
DBE4 – Development within the Green Belt  
DBE9 – Loss of Amenity  
GB2A – Development within the Green Belt  
GB7A – Conspicuous Development  
GB15A – Replacement Dwellings  
LL2 – Rural Landscape  
LL10 – Adequacy of Provisions for Landscape Retention  
LL11 – Landscape Schemes  
ST4 – Road Safety  
ST6 – Vehicle Parking  
U2 – Flooding  
HC12 – Setting of a Listed Building

### Planning Policy Guidance Notes:

PPG2 – Green Belt

## **Summary of Representations**

### CHIGWELL PARISH COUNCIL

Chigwell Parish Council objects to this application unless planning officers are satisfied that the footprint is no larger than all the existing buildings. In addition the Council would urge that:

- A planning condition be imposed requiring all existing buildings be removed.
- The developer agrees, via a Section 106, not to develop any other part of the site.

### NEIGHBOURS

The application was advertised to adjoining property owners by mail and a site notice placed on site. No representations were received at the time of writing this report.

## **Issues and Considerations:**

The main issues to be addressed in this case are whether the dwelling would cause a harmful impact to the openness and appearance of this part of the Green Belt, whether the design and appearance of it is acceptable and whether it would be harmful to the amenities of adjoining occupiers.

### Green Belt:

Policy GB2A requires that development does not harm the open character of the Green Belt and is appropriate, and in the case of a replacement house, it should also be in compliance with GB15A. Policy GB15A states that replacement dwellings should not be materially greater in volume than that which they would replace, and should not have a greater impact on the openness of the Green Belt than the original dwelling.

The existing dwelling on site has a building footprint of approximately 247 square metres and a volume of 792 cubic metres. The remainder of the buildings have a floor area of 674 square

metres and a volume of 2626 cubic metres. The total volume of buildings on the site is some 3400 cubic metres.

The replacement dwelling that was granted permission under planning permission EPF/1428/07 had a building footprint of 276 square metres and a volume of 1688 cubic metres. This resulted in a volume increase of approximately 113% above that of the original dwelling. Normally this would be recommended for refusal as it would not result in a one for one replacement dwelling within the Green Belt. However it was considered that the overall reduction in built form, volume and area on the site as a whole was a justification for the increase in size and volume of the new dwelling.

The current proposal is for a dwelling with a building footprint of approximately 331.5 square metres (55sqm more than has already been approved) and a volume of 1990 cubic metres. This is an increase in volume of 150% above that of the original dwelling and a 20% increase in volume above that of the replacement dwelling that was approved under planning permission EPF/1428/07.

The proposal that was granted permission resulted in a 50% decrease in the overall volume of buildings on the site which formed the justification for allowing a larger dwelling on the site. The current proposal would result in a decrease in the overall volume of buildings on the site of 24%, less than half the decrease that would be delivered by the approved development.

Moreover it should be noted that Policy GB15A only allows for one for one replacement dwellings in the Green Belt and no additional volume from other building forms such as outbuildings should be taken into consideration.

The proposal is therefore contrary to policy GB15A due to the excessive increase in volume alone in terms of a one for one replacement dwelling within the Green Belt. Previously, it was considered that the removal of all outbuildings on the site could justify the increase in the overall size of the dwelling. However on this occasion, it is not considered that an overall reduction of 24% in the total built volume on the site could be an appropriate justification to allow for the erection of a replacement house in the Green Belt that has a volume 150% larger than the existing house.

It is considered that the proposed dwelling would have a greater material impact upon the openness of the Green Belt from that of the original dwelling and from what was previously granted permission for under application EPF/1428/07. As a consequence of its size, siting and design, the house would also appear conspicuous in the Green Belt causing an excessive harmful impact on its openness, rural character and visual amenities.

The proposed development is therefore clearly contrary to policies GB2A, GB7A and GB15A in that it would result in a harmful impact upon this part of the Metropolitan Green Belt and contrary to the purposes of including land within the Green Belt. No very special circumstances have been provided to outweigh the harm the development would have on this part of the Green Belt.

#### *Design and appearance:*

Policy DBE4 requires new buildings to respect the wider landscape setting of the site and be of a design that is in keeping with the local character in terms of traditional plan form and detailing.

It should be noted that the dwelling house that was granted permission under application EPF/1428/07 was considered to be of a traditional appearance, typical of a modern building found within a rural landscape.

The dwelling house now proposed would have a more classical appearance. Its design would give emphasis to its scale and bulk and thereby increase its prominence. The proportion of the roof

compared to the wall height along with the grander features is an imposing design which is not considered suitable in the farm character of the site.

The design and layout of a new development should ensure that surrounding landscape is the dominant feature and that space must be made available to reinforce any existing landscaping.

Although it is proposed to remove the surrounding outbuildings on the site which would help ensure that the surrounding landscape is reinforced by removing clutter, on this occasion the excessive scale and size of the new dwelling and in particular its non-traditional rural appearance, would result in a dominant feature that would be visually harmful to the surrounding countryside and landscape.

It would not respect the wider landscape setting of the site or respect the local character in terms of its appearance. It is excessive in terms of its overall size and scale and for these reasons the development is contrary to policies DBE1 and DBE4 of the Adopted Local Plan and Alterations.

#### Neighbouring amenities:

Given the distance the proposed development is to be set back away from adjoining properties, in particular the farm building known as Marchings Farmhouse, it is considered that there would not be a harmful impact upon the amenities of the adjoining property owners in terms of a loss of privacy, loss of light or visual blight.

#### Setting of listed building

The site is located adjacent to a Grade II Listed building known as Marchings Farmhouse.

Council's conservation officer states that the proposed dwelling is not only too large in terms of its size and scale, but it is also inappropriate in terms of its design. In particular, its Georgian/classical features give the dwelling an appearance that is not traditional in terms of a building that is found within the countryside. As a result it is an inappropriate development that would have a harmful impact upon the setting of the adjacent listed building and therefore contrary to policy HC12.

#### Landscaping

A new development should be sympathetic to its setting within the surrounding landscape. Policy LL2 states that planning permission should not be granted unless the development respects the character of the landscape or enhances the appearance of the landscape. Given the development's excessive size and inappropriate design, it would not respect the character or enhance the setting of the rural countryside and landscape and as a result is contrary to policy LL2.

#### Other issues:

The proposed development lies outside the designated flood zone towards the rear of the site and as such a flood risk assessment is not required by the Environmental Agency. Council's Drainage Engineer has no objections to the proposed development and states that the outbuildings to be removed would be a benefit to the site.

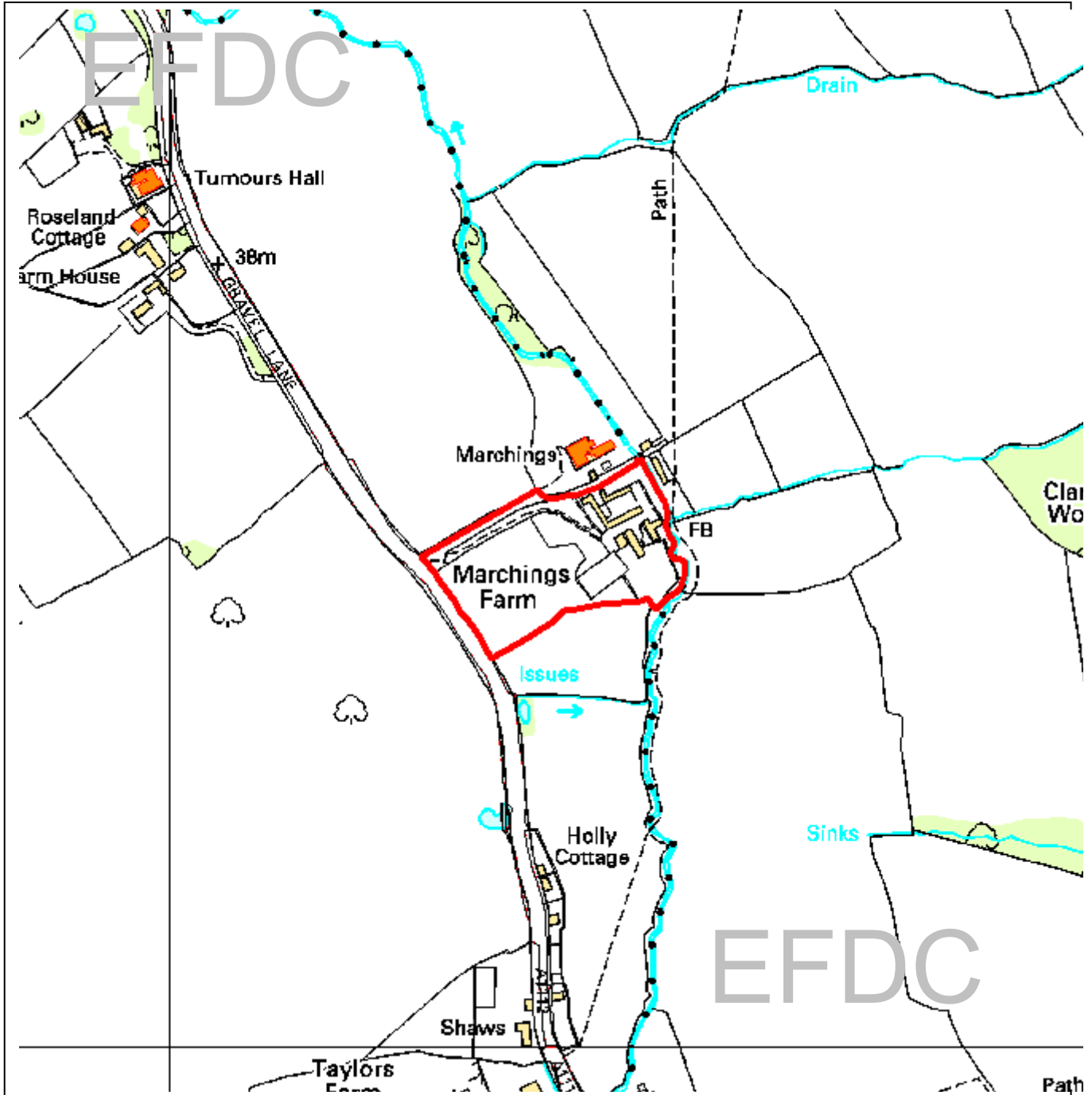
**Conclusion:**

In conclusion, the proposed new dwelling house would be inappropriate in terms of its design and appearance. It would not reflect the wider landscape setting of the rural area and would appear as a building more likely to be found in a built up urban area. Its excessive size and scale would dominate the landscape and result in a harmful impact upon the character of the surrounding area. It would also result in a harmful impact upon the openness and appearance of this part of the Metropolitan Green Belt. Due to its design and appearance it would result in a harmful impact to the setting of the adjacent Grade II Listed Building. The proposal is contrary to policies CP3(v), DBE1, DBE4, LL2, HC12, GB2A, GB7A and GB15A of the Adopted Local Plan and Alterations and therefore it is recommended that the application be refused.



# Epping Forest District Council

## Area Planning Sub-Committee South



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Scale of Plot:	1/5000