

**Report to District Development Control  
Committee  
Date of meeting: 5 April 2011**



**Subject:** Planning Application EPF/2385/10 – 1 Griffins Wood Cottages, High Road, Epping, Essex, CM16 4DH – Proposed two storey side extension.

**Officer contact for further information:** M-C Tovey  
**Committee Secretary:** S Hill Ext 4249

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**Recommendation:**

**That the committee considers the recommendation of the Area Plans subcommittee East to grant planning permission subject to conditions.**

**Report**

1. This application has been referred by the Area Plans Sub Committee East with a recommendation for approval. The report to the sub-committee carried a recommendation from officers to refuse planning permission and the officer's report is reproduced in full below.

**Planning Issues**

2. The debate at the sub-committee meeting centred on the recommended reasons for refusal and the harm the proposal may have on the Green Belt, the Conservation Area and existing building.
3. The sub-committee considered that the circumstances of this site justify a larger extension than that which would normally be permitted under the Council's Green Belt policies and that the design is in keeping with the house and would not adversely impact on the character of the Conservation Area. This is on the basis that the extension is set back from the High Road and back from the access road and that there is a substantial hedgerow to one side of the building. However, sub-committee accepted that approval would be contrary to policy.

**Conclusion**

4. Whilst the proposal is recommended for approval by Area Plans Sub-committee East the planning officer's recommendation to refuse planning permission still stands. This is because the proposal is considered inappropriate development, as it doubles the habitable floor space of the house and is unacceptable by reason of its overall size, design and siting being visually intrusive within the Green Belt, detrimental to the Conservation Area and the existing building and streetscene.
5. Notwithstanding the above, should the Committee grant planning permission it is recommended that this be subject to conditions requiring the submission of external materials, the retention of existing trees and the removal of permitted development rights for further extensions and outbuildings.