

Appendix 1

Extract from Area Plans East 12 January 2011.

APPLICATION No:	EPF/2385/10
SITE ADDRESS:	1 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Wayne Smith
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension.
RECOMMENDED DECISION:	Refuse Permission (Householder)

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=523147

REASON FOR REFUSAL

- 1 The application site is within the Metropolitan Green Belt. The proposed extension does not constitute a limited extension to an existing dwelling. The proposed extension by reason of its size and scale would represent a disproportionate addition over and above the original dwelling resulting in a bulky and prominent development within the Green Belt, harmful to openness and contrary to policies CP2, GB2A and DBE4 of the Adopted Local Plan and Alterations. Furthermore, no very special circumstances have been submitted sufficient to outweigh the harm to the Metropolitan Green Belt.
- 2 The proposed extension is considered detrimental to the character and appearance of the Bell Common and Copped Hall Conservation Areas and the existing building by reason of the overall size, scale and materials contrary to policy HC6 and HC7 of the Adopted Local Plan and Alterations.
- 3 The proposed extension represents an incongruous addition to the existing property which by reason of the overall scale, height and design is out of character with, and detrimental to the appearance of the dwelling and the streetscene contrary to Policy DBE10 of the Adopted Local Plan and Alterations.

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

Description of Proposal:

Proposed two-storey side extension. The proposal is 13.9m in length and 5.2m in width, with an overall height of 7.5m.

Description of Site:

1 Griffins Wood Cottage is a 2 storey lodge style detached property with single storey outbuilding to the rear located on the junction of the High Road with the access to the Copped Hall Estate. It is within the Bell Common Conservation Area and adjacent to the boundary to the Copped Hall Conservation Area. The Bell Common Character Appraisal highlights this property as a key building of Townscape Merit, with a positive contribution to the Conservation Area. It is believed to have been built in circa 1900 for workers from the Copped Hall Estate. The property is also within the Metropolitan Green Belt.

Relevant History:

EPF/0515/09 – Single storey rear extension to existing outbuilding including lobby extension to connect to main house – Refused

Policies Applied:

CP2 - Protecting the Quality of the Rural and Built Environment
GB2A - Development in the Green Belt
DBE4 – Design within the Green Belt
DBE9 – Impact on Amenity
DBE10 – Extensions to Dwellings
HC6 – Character, Appearance and Setting of Conservation Areas
HC7 – Development within Conservation Areas

SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL: Committee object to the proposal which is excessively large and inappropriate in the green belt. The view from the B1393 highway will be damaged as the profile of the building will be considerably increased from the view angle of the road. Therefore, Committee feel strongly that the proposals will be damaging to both the green belt and the conservation area.

NEIGHBOURS

4 properties were consulted and a site notice erected – No responses received

Issues and Considerations:

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

- Impact on the Metropolitan Green Belt
- Impact on Amenity
- Design and the Conservation Area

Impact on the Metropolitan Green Belt

The proposal adds approximately 107m² to the floor space of the original house, which results in a percentage increase of 101%, effectively doubling the floor space of the existing property. It is

therefore not considered that this extension can be considered a 'limited' extension to a property within the green belt in line with policy GB2A.

Furthermore, the proposal more than doubles the width of the existing house at two storey from a width of 9.8m to 21.5m and it is considered that this increase in width is detrimental to the character and openness of the Green Belt in this location. The property is clearly visible from the High Road particularly when viewed from the north east.

It is acknowledged that the extension will replace an existing single storey outbuilding; however this is not considered sufficient justification to allow such a large two storey extension to this property. The existing outbuilding has a floor area of approximately 20m² and it is therefore not considered acceptable to replace this with an extension approximately 87m² larger in size.

Amenity

Due to the distances between properties in this location, the proposal is not considered to impact on the neighbouring property in terms of loss of light, outlook or privacy, particularly as the proposal would be screened from Ladderstile Lodge (the nearest property) by existing planting.

Design and the Conservation Area

The proposal adds a large built form to the dwelling, doubling the width of the property. The extension appears almost as a separate entity with a hipped, pitched roof, which is not a feature of the existing, and although the ridge line is lower than the main house, is not considered to enhance or complement the existing building or the streetscene. Although the design of the proposal includes timber detailing to match the existing house, it is not considered to be appropriate in terms of form or scale, particularly with the increased side elevation, the hipped roofs and the poor juxtaposition of roof details on the south west facing side elevation.

The Conservation Officer has objected to the proposal. As outlined above the gate lodge is a key building of townscape merit within the Bell Common Conservation Area and the site is very prominent, visible from both the Bell Common and Copped Hall Conservation Areas. The extended "side" elevation contains the front door of the property and faces the well used access way to Copped Hall. The extension will detract from the character of the building as a traditional gatehouse. The proposal is considered to be out of scale with the existing building and does not enhance the character or appearance of this part of the Conservation Area. The use of pvc double glazed windows (albeit within timber frames) is also considered inappropriate on this property, within the Conservation Area as this is not a traditional material.

The existing single storey outbuilding is modest in size and scale and is of a traditional appearance. Replacing this with a large two storey extension is considered detrimental to the character and appearance of the Conservation Area.

Conclusion:

The proposals are considered to have a detrimental impact on the character and openness of the green belt, do not complement the existing house or streetscene and is considered detrimental to the character and appearance of both the Bell Common and Copped Hall Conservation Areas. Refusal is therefore recommended.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

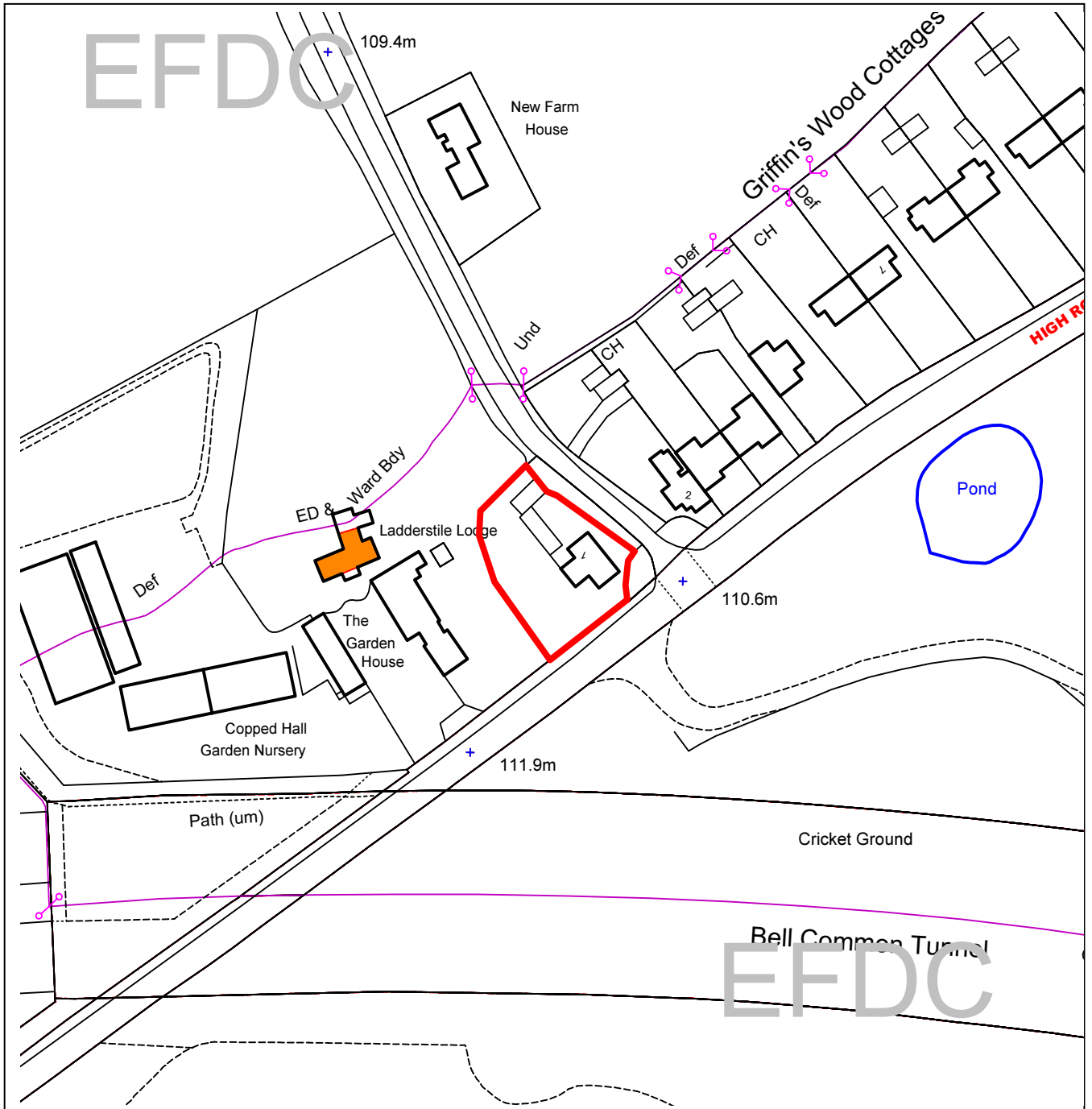
Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee East



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	4
Application Number:	EPF/2385/10
Site Name:	1 Griffins Wood Cottages, High Road, Epping, CM16 4DH
Scale of Plot:	1/1250