

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0116/11
<b>SITE ADDRESS:</b>	Holyfield Farm Holyfield Waltham Abbey Essex EN9 2ED
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Mr D Chapman
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition and removal of existing masonry and corrugated structures. Refurbishment and extension of existing timber barns and convert to provide a total of 2no. 2 bedroomed dwellings. (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=524726](http://planpub.eppingforestdc.gov.uk/AniteLM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524726)

**REASON FOR REFUSAL**

- 1 The proposed development includes new built development for residential purposes and is therefore inappropriate development in the Green Belt, by definition harmful to the Green Belt. No very special circumstances exist that are sufficient to outweigh this harm and the development is therefore contrary to National Guidance and to Policy GB2 of the adopted Local Plan and Local Plan Alterations.
- 2 The proposed development by reason of the size of the addition and the design of the conversion, and the introduction of domestic paraphernalia to the rear of the building, would unacceptably alter the appearance of the cart shed building as an agricultural curtilage building and have an adverse impact on the setting of the adjacent listed building contrary to Policies CP2, DBE1, and HC12 of the adopted Local Plan and Local Plan Alterations.
- 3 The proposed parking and turning area, located to the front of the dwelling and adjacent to the front of the adjacent existing dwelling will result in an unacceptable loss of privacy and harm to the residential amenity of the occupants of that property contrary to policy DBE9 of the Adopted Local Plan and Local Plan Alterations.
- 4 The proposal will result in additional dwellings in a location that is poorly related to existing shops, jobs and services such that any occupants are likely to be heavily dependent on the private car to access these. As such the development is considered contrary to sustainability policies CP6 and ST1 and St2 of the adopted Local Plan and Local Plan Alterations.

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

### **Description of Proposal:**

Demolition of existing masonry and corrugated metal single storey agricultural structures, and refurbishment and extension to existing timber framed, cartlodge style building and conversion to create 2 two-bedroom dwellings with parking for 4 cars. This is a revised application following refusal of EPF/1508/10. The proposal entails the removal of existing dilapidated farm storage buildings, predominantly corrugated metal dating from the 1970's and 80's with a floor area of approximately 193 sq m and their replacement with a two storey two-bed dwelling with a footprint of about 91 sqm, and the alteration and conversion of an existing early 20<sup>th</sup> century timber framed open fronted cartlodge building into a two storey 2 bed dwelling. The proposed units will form a semi detached pair and the first floor accommodation is entirely within the proposed roofspace. The ridgeline of the building is kept to that of the existing cartlodge, which is just 6m high. The existing access serving the existing barn conversions and agricultural barns is to be utilised and the proposal includes parking for 4 cars within the small yard area.

### **Description of Site:**

20<sup>th</sup> century open sided cart shed located within the curtilage of the Grade II listed barns at Holyfield Farm. The Listed barns to the rear have already been converted to dwellings. The application building is located quite prominently at the front of the farmyard adjacent to Holyfield Road and on raised land.

### **Relevant History:**

EPF/143/95 Change of use of barn to farm dwelling. Approved. This is the listed barn to the rear of the site. It is subject to an agricultural tie and a legal agreement.

EPF/0146/04 Conversion of barn to two dwellings and removal of existing farm sheds. Approved. This is the remainder of the barn to the rear of the current site and the scheme also included removal of part of the current application buildings and erection of an extension for farm purposes, however there was no condition requiring the removal of the buildings and the new farm building was not erected.

EPF/1508/10 Demolition of existing masonry and corrugated metal single storey agricultural structures and refurbishment and extension of existing cartlodge to provide 2 , two bedroomed units.. This application was refused for the following reasons:

*The proposed development includes new built development for residential purposes and is therefore inappropriate development in the Green Belt, by definition harmful to the Green Belt. No very special circumstances exist that are sufficient to outweigh this harm and the development is therefore contrary to National Guidance and to Policy GB2 of the adopted Local Plan and Local Plan Alterations.*

*The proposed development by reason of the size of the addition and the design of the conversion, in particular its domestic detailing including excessive window openings, particularly on the prominent rear elevation facing the road, would unacceptably alter the appearance of the cart shed building and have an adverse impact on the setting of the adjacent listed building contrary to Policies CP2, DBE1, DBE4 and HC12 of the adopted Local Plan and Local Plan Alterations.*

*The proposed parking and turning area, located to the front of the dwelling and adjacent to the front of the adjacent existing dwelling will result in an unacceptable loss of privacy*

*and harm to the residential amenity of the occupants of that property contrary to policy DBE9 of the Adopted Local Plan and Local Plan Alterations.*

*The proposal will result in additional dwellings in a location that is poorly related to existing shops, jobs and services such that any occupants are likely to be heavily dependent on the private car to access these. As such the development is considered contrary to sustainability policies CP6 and ST1 and St2 of the adopted Local Plan and Local Plan Alterations.*

**Policies Applied:**

CP1 Sustainable development  
CP6 Sustainable urban development  
GB2A Green Belt  
GB8A Change of use of buildings  
GB9A residential conversions  
HC12 Development affecting the setting of a listed building  
DBE1 Design of new buildings  
DBE4 Design in the Green Belt  
DBE6 car parking in new development  
DBE9 Loss of amenity  
LL10, LL11, landscaping  
ST1 Location of development  
ST2 Accessibility of development  
ST6 Car parking

**SUMMARY OF REPRESENTATIONS:**

A site notice was erected and 4 neighbours were consulted no responses were received.

TOWN COUNCIL- No Objection

LEA VALLEY REGIONAL PARK AUTHORITY - The Authority raises no material consideration. If approved it is requested that appropriate conditions be added so as to ensure the planting strip in front of the proposed patios is maintained to at least the height of the top of the patio and conditions to ensure that the maintenance of the boundary hedge to at least 1.5m in height and the retention of the 2 trees in the south of the site as proposed then the impacts on the Regional Park would not be unacceptably severe.

**Issues and Considerations:**

This is a revised application following the recent refusal of similar proposals for the reasons set out above. The main issues therefore are whether the changes that have been made are sufficient to overcome these reasons for refusal.

The main issues are impact on the Green Belt, Sustainability, Design and impact on the setting of the listed building, access, parking, and impact on adjacent properties.

**Green Belt**

The site is within the Metropolitan Green Belt within which new residential development is inappropriate. In this instance although part of the development is a conversion, only one dwelling could be provided within the existing fabric and the more modern agricultural extension is to be removed and a new extension provided to accommodate the second dwelling.

This is inappropriate development by definition and there are no very special circumstances apparent that would outweigh the harm from such inappropriate development. Although it is accepted that there is already consent to extend this building with open cartlodge style addition for agricultural use, such development, being required for agricultural use would be appropriate in Green Belt terms and cannot now be used to justify an alternative inappropriate development. Whilst it is acknowledged that the existing buildings to be demolished are of poor quality and of greater volume than the replacement dwelling, this is not accepted as very special circumstance, this is something that could be replicated anywhere in the District.

The green belt reason for refusal previously used is therefore still applicable.

#### Design and Impact on Setting

Whilst the existing 21<sup>st</sup> century masonry and metal additions on the site are not well designed, they are typical of modern farm structures and are relatively unobtrusive in the landscape and street scene as they are screened by existing vegetation. The works now proposed, take away the character of the building as a farm building. The works include: entirely enclosing the currently open cart shed style building and the installation of significant numbers of window and door openings, the provision of patio's, fencing, and parking, all of which are domestic in nature and which will detract from the setting of the adjacent barns. Although the design has been altered to reduce the domestic elements of the rear elevation (facing the road) by taking out windows and doors the patio areas to the rear together with fencing and garden paraphernalia will be visible and will impact on the character of the site such that the buildings will no longer appear as ancillary outbuildings that one would expect within a farmyard. The building will have the appearance of a pair of houses, and the private amenity areas will front onto the main road. Although it is accepted that hedging may help the appearance, it is considered that the scheme is poorly designed and inappropriate and harmful to the street scene and to the setting of the listed building.

The advice received from the conservation officer in consultation with the listed building advisor is that: "The cart-shed is important for the contribution that it makes to the setting of the listed barns; it is an agricultural building that replicates the form and orientation of a much older building and is constructed in a traditional form and materials. It provides important evidence of how the farmstead functioned and changed over time. .... Although the revised proposal omits some of the glazing from the rear elevation, I still believe that the design is not appropriate for its agricultural location, it will considerably change the character and appearance of the cart shed itself and is therefore detrimental to the setting of the listed barns."

On this basis the applicant has failed to overcome the second reason for refusal of the previous application.

#### Impact on neighbours.

As with the previous application the proposed parking for the two dwellings is to be located in the small area between this building and the existing first barn conversion. This barn has a large front mid-storey window facing out onto this area, which was in the same ownership when the barn conversion was allowed. It is considered that the use of this area for parking and access to the two proposed dwellings would have an adverse impact on the privacy and amenity of the occupants of that dwelling. Whilst it may be argued that this could be mitigated by fencing, such further subdivision of the original farmyard area would be further harmful to the setting of the listed building. The third reason for refusal is therefore still applicable.

#### Parking and Access

The proposal is to utilise an existing access off Holyfield Road, given that this is currently used to access the existing farm buildings the case officer considers that it would be difficult to argue that the use by two dwellings would necessarily generate greater highway danger than existing and this was not used as a reason for refusal on the previous application. However it should be noted that the Highways Officer from County has raised concern with this, as the access is on a bend in

the road and has inadequate sightlines for safe access and egress. The hedging proposed along the road frontage would exacerbate this problem and if the proposals were to be considered acceptable by Members then conditions preventing obstruction of the sight lines (which would mean that the screening hedging proposed could not be completed, would be required. It should be noted however that the LVRPA have raised no objection to the proposal but only if the hedging is provided.

4 car parking spaces are indicated and whilst it is considered that these are poorly located with regard to the amenity of adjacent resident they are sufficient to meet current standards. It is however likely that there will be pressure in the future to provide garaging/storage in connection with the new dwellings.

#### Sustainability

The site is not considered a sustainable location for new residential development. Whilst conversion of the listed barn was considered acceptable as it reused the building and ensured its retention, in this instance, one of the dwellings will be a new build. The site is remote from services and although on a bus route the road outside the site has no pavement and it is most likely that any residents of the properties will be heavily dependant on the car for everyday needs. As such the proposal is contrary to the sustainability policies of the Local Plan and the fourth reason for refusal of the previous application is still applicable.

#### Bats and Owls

A bat and owl survey has been carried out at the site and no evidence of their presence was found. Nor is it considered likely that there would be other protected species present at the site.

#### Conclusion

In conclusion it is considered that the development is inappropriate in the Green Belt, unsustainably located, harmful to residential amenity of neighbouring residents, and harmful to the setting of the listed building and as such the application has failed to overcome the previous reasons for refusal.

***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:***

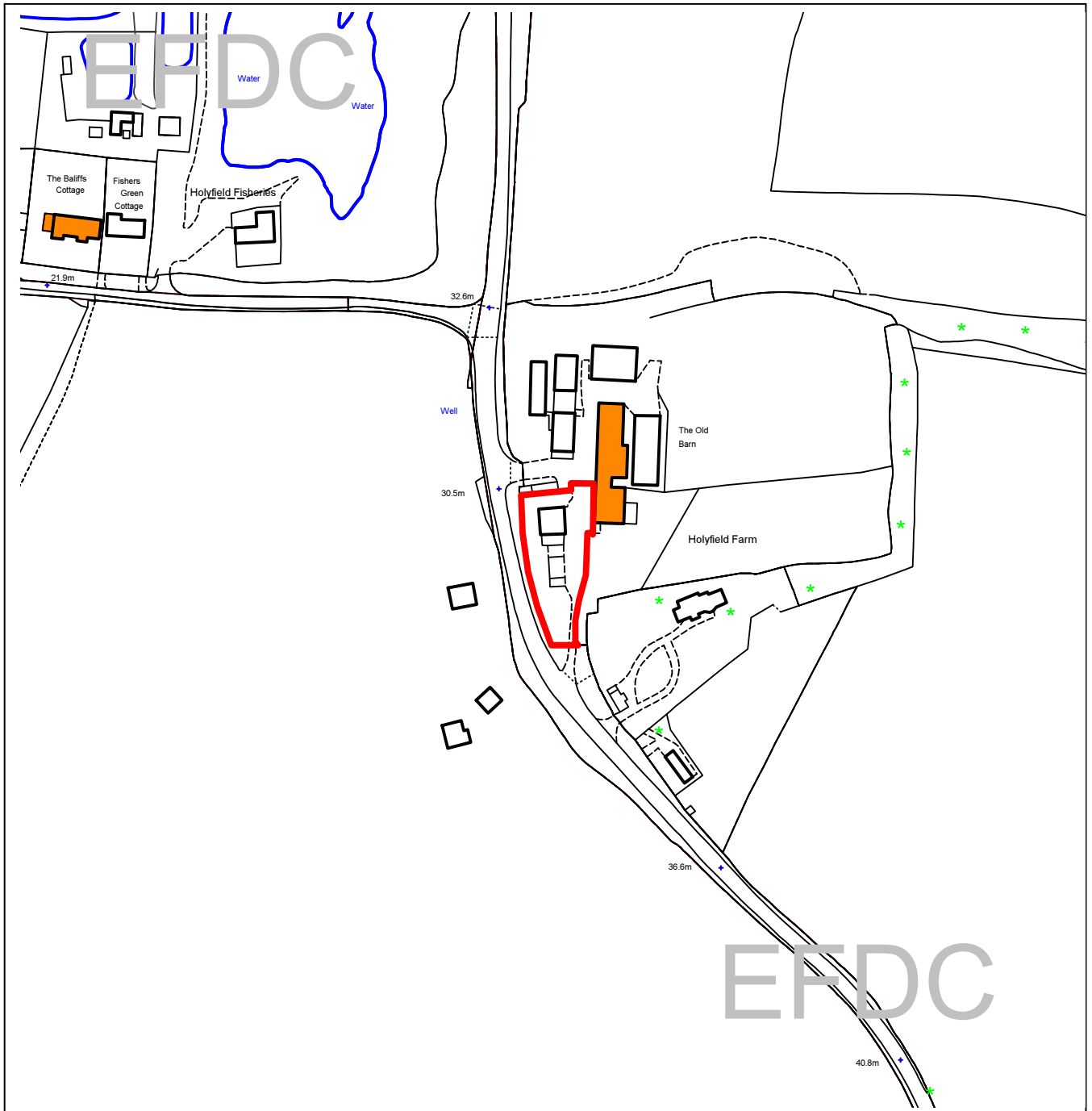
***Planning Application Case Officer: Jill Shingler  
Direct Line Telephone Number: 01992 564106***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>1</b>
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Site Name:	Holyfield Farm, Holyfield Waltham Abbey, EN9 2ED
Scale of Plot:	1/2500