

Report to District Development Control Committee

Date of meeting: 14 December 2011

Subject: Planning application EPF/1972/11 - Pine Lodge, Lippetts Hill, High Beech – Erection of extension to form residential annexe.



**Epping Forest
District Council**

**Officer contact for further information: Jill Shingler
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the application be approved 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; and**
- (2) Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.**

Report Detail:

1. (Director of Planning and Economic Development) This application is brought before committee as the proposal is for development on Cllr Mrs Stavrou's residence.

Planning Issues

Description of Development

2. Consent is being sought for the removal of an existing extension, currently used as a home office/utility room and rebuilding of this area, together with a further single storey addition, to provide a kitchen/diner and bedroom with en suite bathroom for use as an annexe to the existing dwelling.

Description of Site:

3. The existing dwelling is a two storey 3 bed residential property, originally a barn, located on the western side of Lippitts Hill, High Beech. The building is adjacent to a stable yard and stables that are within the same ownership. The existing office/utility room area is a single storey element to the side of the main house, which is side on to the road. The access to the house is shared with the stable business and runs past the front of the property and there is an enclosed private garden to the rear. Springfield Farm House immediately to the south of the site is a listed building.

Relevant History:

4. The larger site includes Springfield Farm to the south and there is an extensive planning history. The applications most relevant to the determination of this application are:

- EPF/1056/96 Use of ground floor of stable building as riding centre office and staff rest room, and use of first floor as staff flat. Approved.

- EPF/377/02 Change of use of ground floor of stable building from riding centre, office and staff rest room to residential in connection with the residential use of the first floor. Approved.

Policies Applied:

5. Epping Forest District Local Plan and Local Plan Alterations:

GB2A – Development in the Green Belt.

DBE10 - Residential extensions

HC12 – Development affecting the setting of listed buildings

Summary of Representations:

6. TOWN COUNCIL - No Objection

3 neighbouring properties were notified and a site notice was erected, no responses were received.

Issues and Considerations:

7. The main issues in the determination of this application are impact on the Green Belt, design and impact on the existing dwelling and on the setting of the adjacent listed building and impact on neighbouring properties.

Green Belt

8. The proposal results in an increase in residential floorspace of less than 19 square metres, as the major element of the addition is simply replacing existing floorspace. This would be the first extension to the dwelling and can be regarded as a limited extension to an existing dwelling and therefore appropriate development in the Green Belt. The proposal is for an annexe to the main dwelling for family members and is clearly linked to the main dwelling with an interlinking internal door. The site is not suitable for the creation of a separate dwelling unit, due to its Green Belt location and lack of separate parking and private amenity space, but it is considered that an ancillary annexe use is appropriate. The proposed addition is modest and has a low roof, and will be largely hidden from view from the road by existing screening, as such the development is not considered harmful to the openness of the Green Belt in this location and complies with policy GB2A..

Design

9. The proposed addition replaces an existing element of the building that is of no design merit or historic interest. The proposed extension is to be built of brick walls and pantile roof and will incorporate weatherboard on the end elevation (facing

the road), all to match the existing building. Window and door detailing has also been designed to match the existing.

10. The extension of floorspace to the rear of the property, does run counter to the existing linear nature of the building, but given the lack of space for further linear extension and the small size of the addition it is not considered that this undermines the character of the original building. The extension is very much a subordinate addition and complies with DBE10.

11. Given the design and materials of the proposed addition and that it is an annexe and not intended for use as a separate dwelling, it is not considered that the addition has any adverse impact on the setting of the adjacent listed farmhouse. It therefore complies with policy HC12.

Impact on Neighbours

12. The proposed extension is away from any boundary with neighbouring properties and will not have any adverse impact on neighbours residential amenity.

Conclusion

13. The development is considered to be in accordance with the adopted policies of the Local Plan and Alterations and is therefore recommended for approval.