

Extract from Area Plans East 24 October 2012

Report Item No: 1

APPLICATION No:	EPF/0457/12
SITE ADDRESS:	Coppice Farm Coppice Row Theydon Bois Epping Essex CM16 7DS
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr John Sear
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of single dwelling, including change of use of part of site to residential garden. (Revised application)
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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=535721

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 959/08B, 959/11E, 959/12D, 959/15 and 959/16.
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of

the Local Planning Authority.

- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 8 No development shall take place until details of the proposed surface materials for the driveway and hard standing area have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 9 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 10 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters,

ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 11 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 12 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 13 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 14 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in

accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

- 15 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 16 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 17 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 18 Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.
- 19 All buildings and containers within the site indicated on the site survey plan ref: 959/08b shall be removed from the land prior to commencement of the development.
- 20 The garage hereby approved shall remain as a garage and for no other use unless prior written consent is granted from the Local Planning Authority.
- 21 The residential curtilage of the dwelling hereby approved is restricted to that area outlined in red on the application drawing 959/12D. The area outlined in blue is to remain as agricultural land.

Subject to the completion, within 6 months, of an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that the new dwelling house meets at least level 5 of the Code for Sustainable Homes.

This application is before this Committee since it has been 'called in' by Councillor Philip (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(h))

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

This application is before this Committee since it for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)

Description of Site:

The application site comprises an area of land approximately 2.2 hectares that is located on the northern side of Coppice Row as you head west out of the village of Theydon Bois.

The site itself is fairly undulating with steep slopes that run up from the highway towards the site's rear boundary before it then falls away to the eastern side boundary. It wraps around the rear gardens of 'Forest Edge', 'Ye Old Almshouses' and 'Redholm' and extends to the western boundaries of 'Inglenook', 'Elmcroft' and the public house known as 'Sixteen String Jack'.

The site comprises of open fields with a variety of farm buildings located throughout. Extensive vegetation is located throughout the site and predominately along the northern boundary. Vehicle access is gained via an existing driveway that runs along the western side of the dwelling known as 'Forest Edge' which leads to the main complex of farm buildings.

The site was once used as a smallholding as a pig farm up until the late 1980's however the use came to an end due to financial difficulties as the holding was no longer viable. Temporary use of some of the buildings for stabling was agreed in the 1990s and currently the site is used for the grazing of horses and general storage.

The subject site and the surrounding area are located within the Metropolitan Green Belt. The site backs onto Epping Forest.

Description of Proposal:

The applicant seeks planning permission for the demolition of all the existing buildings on the site and the construction of a 5 bedroom dwelling house.

The new dwelling would be situated centrally on the site behind the rear garden areas of the adjoining dwellings known as 'Forest Edge' and 'Ye Old Almshouses'.

Due to the steep gradient within this part of the site, the land would be excavated to provide a level area for the dwelling house. The dwelling itself has been designed as a series of elliptical shaped zoned pods linked together by a glazed roof. Each of the 4 pods proposed would vary in size and would be set at a slightly different finished floor level from one another. Along with the glazed area linking all the pods together, the new dwelling house would comprise of approximately 590sqm.

The pods themselves would lie beneath the natural land level and would be surrounded by a retaining wall giving the impression that the overall building is underground with limited views of the building's walls. Only the roofs of the pods and the retaining banks would be viewed.

The walls would be finished with cedar shingles and each of the pod roofs would be grassed.

Given that the site is not used for residential, it is proposed to change the use of part of the site from agriculture to residential garden area. The residential curtilage would therefore include the existing driveway and the land immediately behind the garden areas of the adjoining dwellings known as 'Forest Edge' and 'Ye Old Almshouses' as outlined in red on drawing number 959/12C. The remaining land as outlined in blue would remain as agricultural land.

Relevant History:

EPF/2228/11 - Demolition of existing outbuildings and erection of single dwelling, including change of use of part of site to residential. (withdrawn 9/12/11)

EPF/1165/99 - Outline application for two detached houses (refused 24/9/99)

EPF/1602/98 - Erection of 22.5m high telecommunications mast with radio equipment housing (withdrawn 27/1/99)

EPF/0016/91 - Continued use of pig and cattle sheds as stables (approved 4/3/91)

EPF/0959/90 - Storage of motor vehicles prior to sale, within existing fenced enclosures for a limited period (refused 21/1/01)

Policies Applied:

Local Plan policies relevant to this application are:

CP1 Achieving sustainable development objectives
CP2 Protecting the quality of the rural and built environment
CP3 New development
CP5 Sustainable Buildings
DBE1 Design of new buildings
DBE2 Detrimental effect on existing surrounding properties
DBE4 Development within the Green Belt
DBE6 Car parking in new development
DBE8 Private amenity space
DBE9 Loss of Amenity
GB2A Development within the Green Belt
GB7A Conspicuous Development
LL1 Rural Landscapes
LL2 Inappropriate rural development
LL10 Protecting existing landscaping features
LL11 Landscaping scheme
ST4 Highway safety
ST6 Vehicle parking

The National Planning Policy Framework sets out Government's planning policies. Relevant sections of the Framework are set out below:

- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 9 Protecting Green Belt land
- Section 10 Meeting the challenge of climate change
- Section 11 Conserving and enhancing the natural environment

Summary of Representations

THEYDON BOIS PARISH COUNCIL: - Strong Objection

Our objections remain the same as for the previous and essentially like application (EPF 2228/11) which was withdrawn prior to decision. Thus our fundamental objection is that this site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development and no very special circumstances have been shown to apply.

Policy GB2A makes it clear that Planning permission will not be granted for the '... construction of new buildings...' unless certain exemptions apply. No such exemptions apply. Specifically, the proposal comprises neither a replacement for an existing dwelling in accordance with policy GB15A; nor is it a limited extension to an existing dwelling that is in accordance with policy GB14A; Similarly nor does Policy GB8A apply in that this does not comprise the change of use and adaptation of a building of 'permanent and substantial construction, capable of conversion without major or complete reconstruction; rather it involves the complete demolition of existing farm buildings on the site.

The recently published National Planning Policy Framework (NPPF) is also absolutely clear that relevant policies such as those protecting the Green Belt cannot be overridden by the presumption in favor of sustainable development. The relevant policies protecting the Green Belt are set out in section 9 and paragraph 89 in particularly pertinent as it states as follows:

Para 89 A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. There are some clearly defined exceptions none of which applying this case. In reference to the replacement of a building, it specifically states that 'provided the new building is in the same use and not materially larger than the one it replaces'. Clearly, a dwelling house replacing agricultural buildings is not in the same use and thus the proposal contravenes the NPPF

CITY OF LONDON – Objects

The proposed development would result in being conspicuous within the Green Belt thereby detracting from the visual amenity of the area and out of character with the surrounding locality.

There are no special circumstances to justify this development.

THEYDON BOIS ACTION GROUP – Strong Objection

The proposed development is contrary to Sustainability and Local Green Belt policies and the National Planning Policy Framework in relation to building new dwellings within the Green Belt.

Redeveloping the site would detract from the ambience of the forest and would be detrimental to native flora and fauna.

There are no very special circumstance that would override the harm the development would cause on the Green Belt.

The current agricultural land should not be neglected and allowed to fall into disuse.

NEIGHBOURS:

The application was advertised by post to twelve adjoining and abutting occupiers. Three letters of representation were received from the following occupiers:

7 WOODLAND WAY, THEYDON BOIS - Objects

The site backs on to Epping Forest which is a 'Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The proposed works would result in a major intrusion into the tranquillity of the Forest and be detrimental to its wildlife.

Disagrees with some of the statements within the Design and Access statement regarding agricultural diversification, vehicle access, sustainability and visual appearance.

The proposal is contrary to Local Green Belt policies, particularly GB2A and GB8A. If allowed, it could set a precedent for other similar developments backing onto the Epping Forest.

There are no special circumstances that outweigh the harm the development would have on the Green Belt.

HUNTERS LODGE, COPPICE ROW, THEYDON BOIS – Objects

Concerned regarding the lack of detail within the submitted application regarding retention and management of the surrounding landscape.

FOREST EDGE, COPPICE ROW, THEYDON BOIS – Objects

There is very little detail regarding the proposed access track and that its 3 metre width is not sufficient for vehicle movement.

If allowed, there would be a number of problems during construction relating to noise and disturbance coming from the site and potential damage to adjoining properties from heavy construction vehicles coming and going from the site.

Issues and Considerations:

The main issues to be addressed are:

- Sustainability
- Design and appearance
- Green Belt
- Landscaping
- Land contamination
- Conservation
- Highways and parking
- Neighbouring amenities

Sustainability

The design of the proposed dwelling house has been planned to be a zero-carbon house and would conform to the Latest Code for Sustainable Homes Level 6 as demonstrated within the Energy Statement and Sustainability Report prepared by ME7 dated July 2011 that formed part of this application.

The house has been designed with photovoltaic cells on the roof to provide all electricity supply for the house, as well as ground source heat pump to obtain heat from the earth to heat the building ensuring that the building would be self-supporting in terms of its energy use. Along with the use of natural and recycled construction materials, making the best use of natural elements such as sunlight, daylight and natural ventilation, combined with the avoidance of a reliance upon fossil fuels, and the use of renewable technologies are all part of some of the elements that make the proposed house achieve a zero-carbon footprint and a level 6 under the Code for Sustainable Homes.

Following on from the above, the Energy Statement and Sustainability Report was forwarded onto Council's building surveyors who made the following observations.

A code 6 home would be truly exemplary - there are currently only 34 certified code 6 dwellings in the UK. However due to the strict criteria to meet a code 6 house, out of 329 designed/registered

code 6 houses in the UK only 34 have been completed and certified. Due to the strict criteria and the additional costs involved to certify a code 6 house, it may prove better all round that the house be imposed to have at least a minimum Code for Sustainable Homes level 5. Such a level is still of an exemplary standard (currently only 160 houses in the UK are certified at this level) and it still involves a strong sustainable commitment by the applicant.

The applicant is willing to enter into a legal agreement that the proposed house meets the Code for Sustainable Homes level 5.

Turning away from the physical side of the new house in relation to sustainability, it is also a requirement that a development be located in a sustainable location.

The proposal to accommodate a residential development in this location is not very sustainable as it is on the edge of the urban centre of Theydon Bois. Although there is a bus service that runs along Coppice Row into the village of Theydon Bois and beyond, it is still considered that future residents would have to rely heavily on private vehicles to gain access to local facilities and amenities.

However given the exceptional circumstances behind the design of the building and the level of its construction methods in terms of it being zero-carbon and minimal level 5, it is considered that this would outweigh the concerns of the development being located on the edge of a settlement. Single dwellings are seldom refused on sustainability grounds even in relatively remote locations. This location, whilst not particularly sustainable, is by no means isolated or remote.

Design and Appearance

Policies DBE4 and LL2 state that a new development must respect the wider landscape setting and the character of the surrounding area.

The design of the new dwelling is not traditional. It does not incorporate traditional features.

The design is unique and a result of promoting sustainability and minimal impact on landscape.

The proposed house, in the view of officers, is of an exceptionally high quality of design which is innovative in its nature and by virtue of the fact that there are so few dwellings nationally that achieve at least a level 5 Code for Sustainable homes rating.

The dwelling has been designed to ensure that there is a sensitive relationship between house and surrounding landscape. The dwelling would be built into the lie of the land working with the contours with the individual pods stepping down the fall of the land. As such the dwelling would be minimalistic in terms of its visible presence and would harmonise with the landscape setting. Furthermore, the removal of the redundant agricultural buildings would provide a more open aspect and improve the landscape setting.

The overall size and scale of the new dwelling house is appropriate. The dwelling house would be single storey with an eaves height of 2.6 metres with a maximum roof height of 4 metres. Given that the majority of the dwelling house would be sited beneath the natural land level and hidden behind the retaining banks, the majority of the house would have limited view lines from public vantage points including from the forest and as such the proposed development would not result in an excessive amount of bulk or massing that would be at odds to the surrounding locality.

It is considered that the proposed development would not result in a detrimental impact to the character and appearance of the surrounding locality and it is set far enough away from Coppice Row not to have a detriment to the street scene.

Green Belt:

New dwellings are not a form of development that is identified as appropriate within the Green Belt.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 55 of the National Planning Policy states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where the development is of an exceptional quality of innovative design. Such a design should:

- Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas.
- Reflect the highest standards of architecture
- Significantly enhance the immediate setting and
- Be sensitive to the defining characteristics of the local area

The re-development of the site would involve removing a number of large buildings some of which have stable use and storage use. The floor area and volume of these buildings and their visual impact on the site is greater than that of the proposed dwelling. Removing these buildings would enhance the immediate setting of the rural landscape. This is not unusual or very special.

More importantly however, the proposed house is in the opinion of officers of an exceptional design and its use of renewable energy sources will enable the house to comply with a minimum level 5 of the Code for Sustainable Homes and also be carbon neutral status. Not only is it a truly outstanding and innovative design, it also has been well planned in that it would be sensitive to the defining characteristics of the area in that the dwelling would be built into the lie of the land working with its natural contours to have minimal impact on the openness and visual amenity of the area as explained above.

National Policy stipulates that new developments should contribute to protecting and enhancing our natural, built and historical environment; and as part of this, helping to improve biodiversity, prudent use of natural resources, minimise waste, and mitigate to climate change including moving to a low carbon economy.

It is considered on balance that the innovative nature and design of the building does amount to very special circumstances, sufficient to outweigh the limited harm to the Green Belt that would result from the development.

Landscaping

A tree survey and an Arboricultural Impact Statement prepared by Caroline Hay Associates in January 2012 was submitted as part of the application.

This information was referred to Council's landscape officer who stated that they had no objection to the proposal subject to conditions be placed on the planning permission requiring that all excavated material be removed from the site due to the possibility of it being contaminated, and that further details be submitted prior to any works commencing showing tree protection measures.

Land contamination

Given the former uses of the site that include piggeries, poultry and stables, there is the potential that the site be contaminated. As such, Council's contaminated land officer has requested the standard land contamination conditions be placed on any granted permission that require full surveys before any works are commenced on site.

Conservation

New developments such as the proposed are to make adequate provisions for the protection of established habitats of local significance for wildlife. An Ecological Assessment was carried out by MKA Ecology Limited in June 2012 and was submitted as part of the application. Council's Countryside officer states that the methodology and conclusion of the assessment are sound in that if the development is carried out in accordance with the assessment, there would be no reason to suggest that any ecological habitats or protected species would be adversely affected. However in addition, if the application was granted permission, then conditions would be required for further surveys to be conducted before any works commence in relation to roosting bats and bird life within the surrounding area.

Highways and parking

Vehicle access is gained via an existing driveway that runs along the western side of the dwelling known as 'Forest Edge' off Coppice Row. There are adequate sight splay lines as not to cause a harmful impact upon highway safety. It is noted that the existing drive is only 3 metres wide which is not an acceptable width for vehicles to pass one another if coming in the opposite direction. However a dwelling house would result in fewer vehicle movements to and from the site than if the site was used for agriculture.

An adequate amount of vehicle parking has also been provided for the new dwelling house to meet the needs of future occupiers.

Neighbouring amenities:

The proposed development would not result in a detrimental impact to the amenities of adjoining property occupiers. The new dwelling house would be located a significant distance away from adjoining boundaries and dwellings as not to result in a loss of privacy, loss of light or visual blight. It is noted that there might be some disturbance to the adjoining property occupier of 'Forest Edge' during construction works, this is not uncommon and is not a reason for refusal.

Other issues:

The only other known example within the UK which is similar to that which is proposed, was for a new dwelling house with a wind turbine that was recommended for approval by Bolton Council in June 2011.

Bolton Council said that the proposed house was recommended for approval because of its 'exceptionally high quality design' and its 'sensitive relationship with the surrounding landscape'. These were considered to be very special circumstances that would outweigh the harm the proposed development would have on the Green Belt.

It was then subsequently referred to the Secretary of State (Eric Pickles) as the proposal was also on Green Belt land. The Secretary of State concluded to allow Bolton Council to issue its decision to grant planning permission after considering all issues stating that the proposal would not be contrary to National Policy.

Whilst each application should be considered on its own merits and although the above application was assessed against PPS's and PPG's instead of the now National Planning Policy Framework, this decision is relevant for this particular type of development within a Green Belt Location.

Conclusion:

The proposed development is of an exceptionally high quality design and sensitive to the surrounding landscape and its neighbouring residents. The design and construction of the house and its use of renewable energy sources will enable the house to comply with a minimum level 5 of the Code for Sustainable Homes and also be carbon neutral status. The development results in less impact on the openness of the Green Belt than the existing buildings on the site and it is considered that the nature of the development amounts to very special circumstances sufficient to outweigh the limited harm from inappropriateness (and any other harm) that will result. The development is therefore recommended to be approved subject to conditions and subject to the applicant entering into a legal agreement to ensure that the new dwelling house meets at least level 5 of the Code for Sustainable Homes.

Should the sub-committee agree with the officers recommendation, then the application will need to be referred to District Development Control Committee for a final decision.

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:

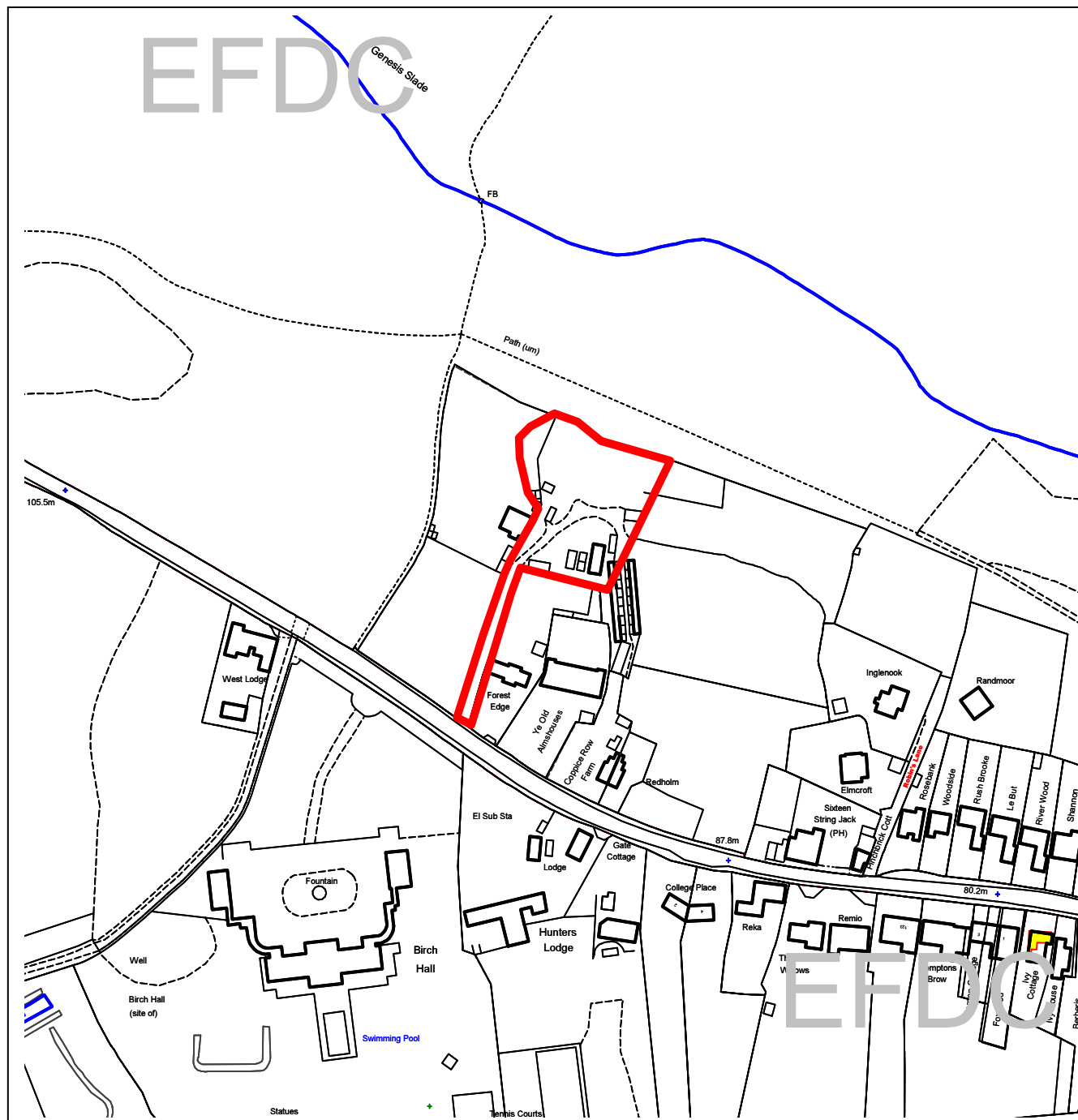
***Planning Application Case Officer: Mr Lindsay Trevillian
Direct Line Telephone Number: (01992) 564337***

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



Epping Forest District Council

Area Planning Sub-Committee East



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Site Name:	Coppice Farm, Coppice Row Theydon Bois, CM16 7DS
Scale of Plot:	1/2500