

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1181/06
<b>SITE ADDRESS:</b>	Little Weald Hall Rayley Lane North Weald Epping Essex CM16 6AR
<b>PARISH:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr & Mrs A Baker
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of stables outbuilding to office use (B1).
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 Details of the types and colours of the external finishes to the new roof shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

**Description of Proposal:**

This application seeks permission to convert a former stable and store building to an office. The building is 11.6m long x 5.5m wide, providing 64 sqm of office floor space. It would be linked by a lobby to a warehouse alongside, which is being formed, with permission, from a former agricultural building.

A new, hipped, pantiled roof is being proposed.

**Description of Site:**

This building is part of a small complex between Little Weald Hall and North Weald Golf Course. This building provided ancillary accommodation to Little Weald Hall, where the applicants live, whilst the warehouse behind was part of North Weald Golf Course's landholding.

**Relevant History:**

EPF/1191/05 – Conversion of former agricultural barn to B8 warehouse – approved 12/10/2005

### **Policies Applied:**

GB8A: change of use or adaptation of buildings in the Green Belt.  
HC12: setting of listed buildings.

### **Issues and Considerations:**

The main issue in this case is whether the proposed conversion is appropriate to the Green Belt in compliance with Council policy GB8A.

The first criteria is whether the building is capable of conversion without major reconstruction works. This building is run-down but is not derelict and is capable of a new use. Alterations to the elevations will be necessary and a new roof is proposed but these works are not major and the resultant building will be far more attractive and appropriate to its setting than the existing.

The second criteria concerns the new use not having a greater impact upon the Green Belt than existing. The office is, in fact, to be used by the applicants, who live on site, to run their warehousing business, now that they have bought the adjacent building from the Golf Course. The use as an office will not generate any noise and disturbance and is an appropriate use close to the house and in this Green Belt setting.

The third criteria relates to vehicle generation. Since the occupiers of the adjacent Hall are to work in the office, the use would probably reduce car journeys to and from the site, though some visitors are to be expected.

Other aspects of the policy do not impact upon this proposal, which seems a good use of an existing building by the family that occupies the adjacent dwelling.

Little Weald Hall is a listed building but the works to this outbuilding will not adversely affect its setting, in fact the works will improve the appearance of the building.

The Parish Council has expressed an objection for they felt that the growth of business uses on the site was becoming excessive, but firstly the size of this office is very small and secondly now that the relationship of the warehouse use to this office use and to the adjacent residential dwelling has been explained, it is not considered that any disturbance or other adverse impact will occur from the proposal.

The application is therefore recommended for approval.

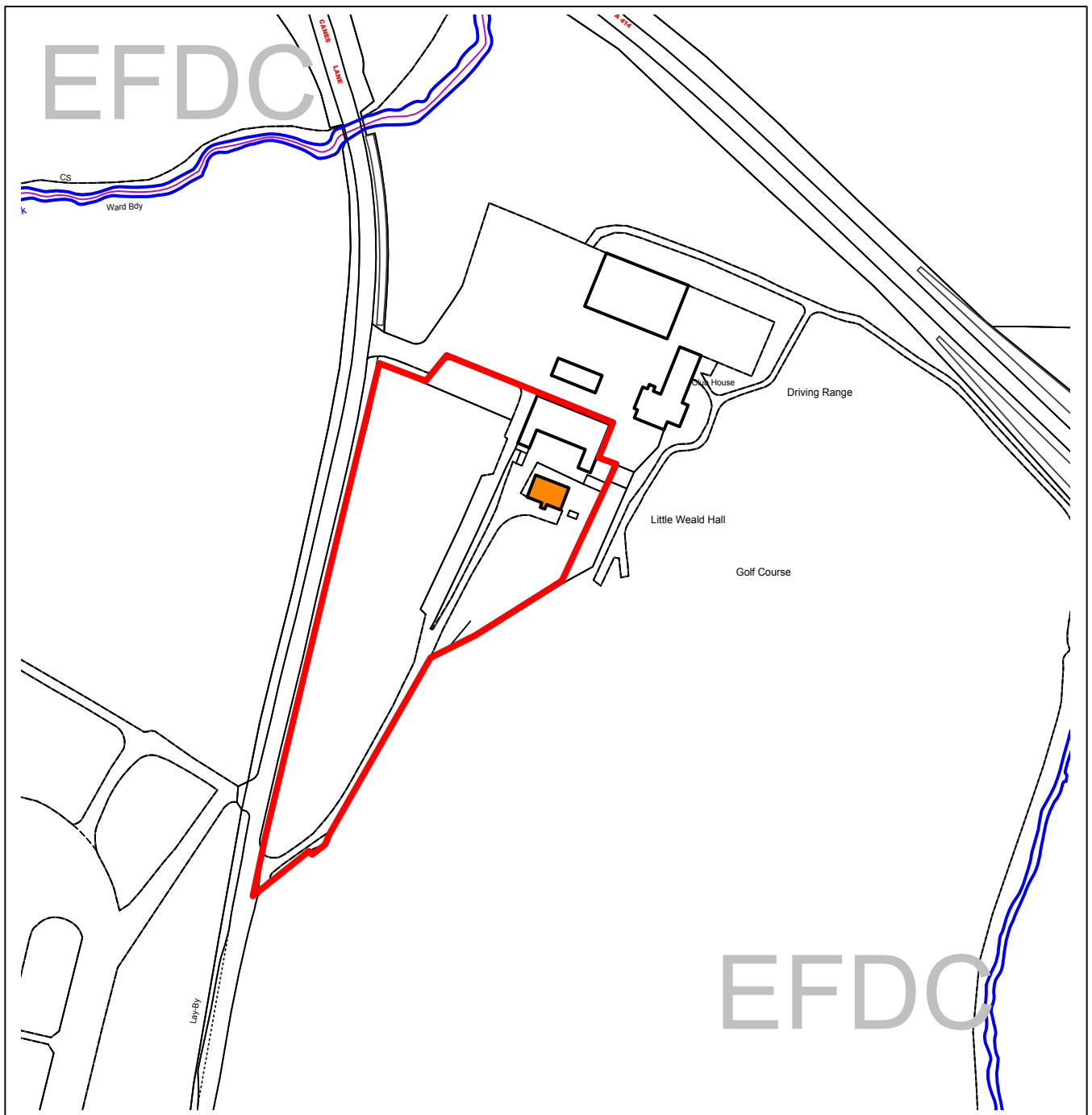
### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object; members were of the view that the change of use was inappropriate due to the possible further development of the site for other Class B uses.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1181/06
Site Name:	Little Weald Hall, Rayley Lane, North Weald
Scale of Plot:	1/2500

**Report Item no.2**

<b>APPLICATION No:</b>	EPF/1763/06
<b>SITE ADDRESS:</b>	Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7PE
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Blunts Farm Estates
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of replacement dwelling, garage and swimming pool. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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 II Class A or B shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the

planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 Prior to the commencement of the development, details of the proposed surface materials for the access shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 6 Prior to commencement of the development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 7 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 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.
- 8 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 9 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 10 Separate provision for the disposal of the water from the swimming pool shall be agreed in writing with the Local Authority prior to the commencement of the works hereby approved.

- 11 Within 1 month of the first occupation of the dwelling hereby approved the existing dwelling shall be demolished and all resulting rubble and materials removed from the site.

### **Description of Proposal:**

Demolition of existing detached two storey house, and erection of a replacement dwelling, garage and swimming pool.

### **Description of Site:**

Existing two-storey farmhouse in the Green Belt. The house is set back to the north from Coopersale Lane by about 110m. It has been separated from the Golf Course site to the immediate north, which comprises part of the former agricultural holding and farm buildings, which will be demolished. The site commands panoramic views over the valley to the north.

### **Relevant History:**

EPF/1123/06	Demolition of existing house and erection of replacement	withdrawn
EPF/1240/04	Removal of Agricultural tie	approved
EPF/1594/05	Demolition of existing house and erection of replacement	approved

### **Policies Applied:**

Structure Plan

C2 Green Belt

Local Plan & Alterations

GB2A Green Belt

GB15A Replacement Dwellings

DBE 1 Design of new buildings

DBE 4 Design in the Green Belt

LL1 Landscaping

### **Issues and Considerations:**

The main issues in this application are whether a replacement house is acceptable in principle and if this particular proposal complies with Council policy on replacement houses within the Green Belt. The scheme has been revised from the original application by moving the site of the garage and removing a glazed cupola and balustrade from the roof of the dwelling.

### **Green Belt**

- This proposal would see the existing farm house demolished and the erection of a two storey four bedroom dwelling, some 24m to the south of the present building. A garage would be erected some 5.4m to the north of the proposed dwelling.
- An open-air swimming pool would be constructed in the western garden area. The current house has its garden to the west and south of the access track from Coopersale Lane.

- The current house has a T shaped plan and is 8m high with a pitched roof. The Parish Council has stated that the original dwelling has a garage, but this is not the case.
- The replacement house will have a rectangular plan and be 8.7m high with a pitched, crown roof. There will be a hipped roof projection on the east elevation, and a flat roof projection with a balcony on this elevation. There will be a gable end projection and a glazed projection with a hipped roof on the west elevation.
- The new garage has a hipped roof 5.4m high.
- The existing building is of no particular merit and the change of orientation of the building from east–west to north–south is acceptable, and it will reduce the impact of the building when viewed from Coopersale Lane and the Theydon Bois area. There will be no adverse impact on the part of Coopersale Lane, which is protected.
- Council policy allows the replacement of existing dwellings in the Green Belt if the building is not materially larger than the existing building. The current building has a footprint of 241m<sup>2</sup> and a volume of 1203m<sup>3</sup>.
- This proposal would see a dwelling with a footprint of some 200m<sup>2</sup> and a volume of 1254m<sup>3</sup>. This is a slight reduction in footprint and a small increase in volume by some 4% over the existing house.
- These calculations differ in areas/volumes than those stated by the applicant, but are based on scaling from the submitted plans, and are thus as accurate as required to determine this application, and they do agree with the overall volumetric increase as stated by the applicant. The main dimensions in height, width and length are agreed. Therefore it is considered that the differences in the calculations have no material impact on the proposal.
- Policy in respect of replacement buildings has recently been amended by the Local Plan alterations which now states that replacement dwellings will not be allowed if they are materially greater in volume than that which it replaces (as opposed to not being materially larger). This application meets these criteria.
- The garage is detached from the dwelling and is not an unusual size or scale for this type of building. The roof is hipped which reduces its impact and provides parking for 2 vehicles, which is not unreasonable. The garage will also be positioned to the north where the ground slopes down to the north, and this will further reduce its impact on the Green Belt.
- The area of garden will be no greater than that which already exists on the site.
- It is accepted that the building will be some 0.8m higher than the existing building, and that it has a flat-topped, pitched roof. However, this roof will appear as a pitched roof when viewed from ground level in the surrounding area, and it is considered that on balance the impact of this new scheme on the openness of the Green Belt is minor and would not justify a refusal.

## **Design**

- The dwelling is of a fairly unusual appearance, especially on the west elevation, which has extensive glazing. This has been designed to allow passive solar gain as well as allowing light into the building in the late afternoon and evening.
- It is a relatively isolated building and as such the design causes no harm in terms of the character and appearance of this area.
- It is considered that the design of the property is acceptable and will introduce an interesting building onto the site.

## **Impact on Neighbours**

- The nearest neighbours at Blunts Chase (50m to the east) and Blunts Farm Cottages would not be affected by this scheme.

## **Landscaping**

- There are a number of mature trees and hedgerows on the site. These can be safeguarded by way of a landscaping condition.

## **Conclusion**

This scheme would result in a building which although slightly higher than its predecessor will see a reduction in footprint and a very minor increase in volume. It is a relatively unusual design, but this does not harm the character and appearance of the site. The recommendation is therefore for approval.

## **Summary of Representations**

PARISH COUNCIL – Original objections still apply, scale and volume of the building far exceeds the building it replaces contrary to policy. Inappropriate design for its setting being visually intrusive in the open countryside, and there are no special circumstances to mitigate this proposal. We also note the garage is part of the existing building on the site and included in the applicant calculations. The garage in this application is detached and not included in the volume stated. The original farmhouse was permitted agricultural development but this application is not a farmhouse. Therefore if permission is granted a condition should be included that any future permitted development rights are removed.

THEYDON BOIS RURAL PRESERVATION SOCIETY – improvement over the previous application, but will still have an adverse effect on the amenity value of this green belt site. We have doubts about the calculations supplied by the applicant, doubt if permitted development rights allow garage and swimming pool, and the garden extension is against policy. The garage is intrusive. The house is also 40m closer to Coopersale Lane, which is protected. There is no need for this replacement house.

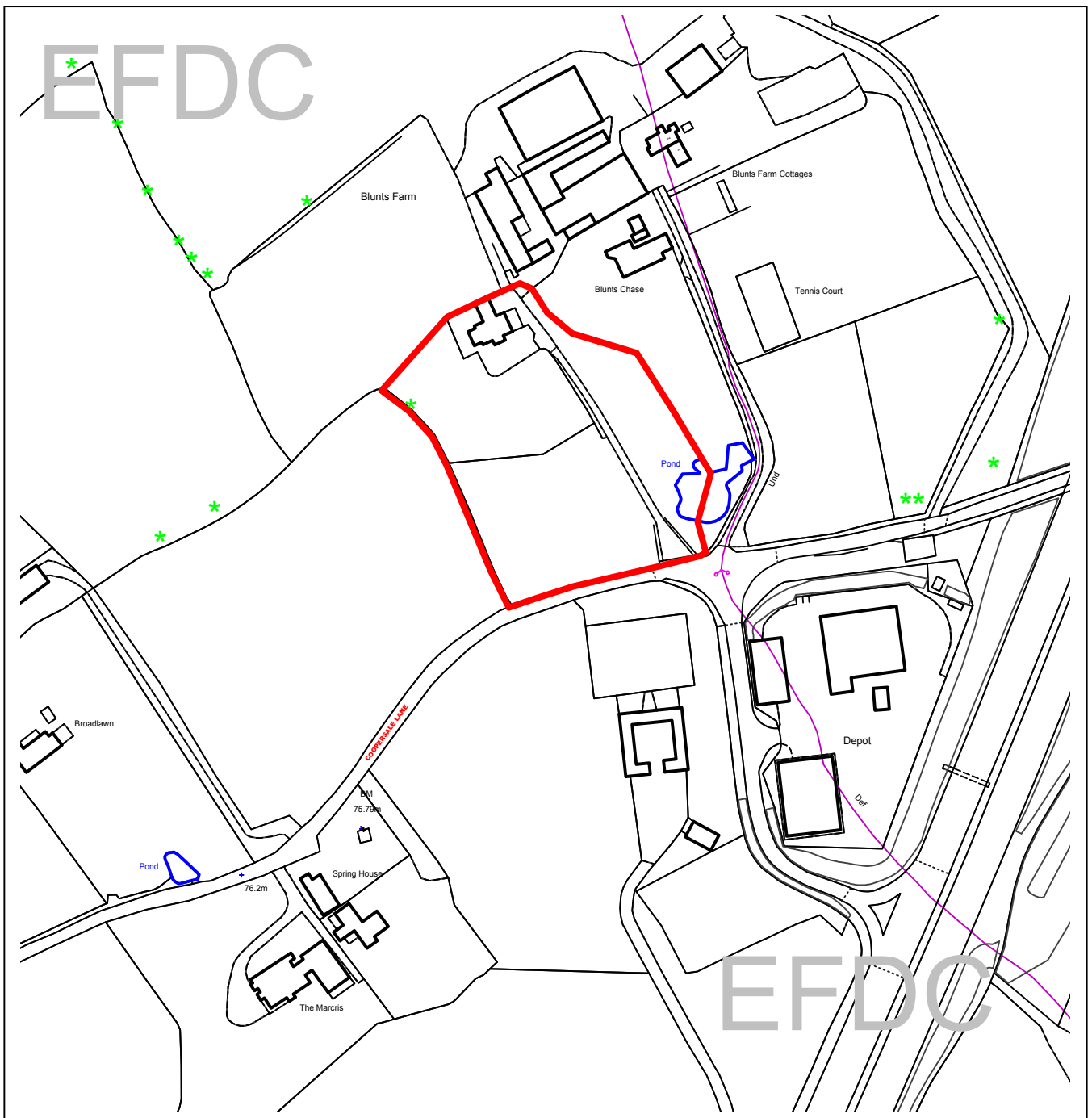
32 THEYDON PARK ROAD – although revised still represents an increase in size. We need to protect the Green Belt from development, and the replacement of dwelling with larger ones is eroding our green spaces.





# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/1763/06
Site Name:	Blunts Farm, Coopersale Lane, Theydon Bois
Scale of Plot:	1/2500