

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2014/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Balasuriya
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension. (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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Description of Proposal:**

Erection of a single storey rear extension behind existing store/garage block and connecting to main house, to provide a games room.

**Description of Site:**

A large detached grade II listed former rectory, dating from the 19th century, on the southern edge of Coopersale Village. The site commands panoramic views to the south. The whole site is within the Green Belt.

**Relevant History:**

Various applications for access and garden walls, alterations to outbuildings

EPF/2062/01	Alterations and extensions	Withdrawn
EPF/2071/04	Detached garage and store	App/Con
LB/EPF/2072/04	Listed Building application as above	App/Con
EPF/116/05	Attached pool building	Refused and appeal dismissed
LB/EPF/117/05	Listed Building Application as above	Refused and appeal dismissed
EPF/0482/05	Erection of 2.0m close-boarded fence	Refused and appeal dismissed
EPF/1351/05	Single Storey pool room extension	Refused and appeal dismissed
LB/EPF/1352/05	Listed Building application as above	App/Con

EPF/1390/05	Extension to garage for store	App/Con
EPF/1069/06	Single storey rear extension	Refused.
EPF/1070/06	Listed Building application for single storey rear extension	Approved.
EPF/1086/06	Extension to residential garden	Refused.

**Polices Applied:**

**Structure Plan**

C2 - Green Belt

HC3 - Protection of listed buildings

**Local Plan**

HC10 - Listed Buildings

GB2A - Green Belt

GB14A – Residential Extensions in the Green Belt

DBE 9 & 10 - Amenity

**Issues and Considerations:**

The main issues are the impact of this proposal on the Green Belt, Listed Building, and the amenities of neighbouring properties.

**Green Belt**

The current rectory is a large building, which has had various attached outbuildings to the north converted to residential use over the years. The proposal would see the erection of a single storey extension with a pitched roof, measuring 7.37m x 5.9m x 3.6m by 6.1m high. To be used as a games room and located behind the existing detached store building that has a higher ridge height. A glazed link is also proposed to the main part of the house.

This is a large dwelling on a substantial site. Previous works appear to be limited to a conservatory, which has been erected on the western elevation and a detached garage/store erected on the northern side boundary of the site.

The relevant Local Plan policy is GB14A, which states that limited extensions to existing dwellings may be permitted where:-

- (i) The open character and appearance of the green belt will not be impaired; and
- (ii) The character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and
- (iii) They will not result in disproportionate additions of more than 40%, up to a maximum of 50sqm over and above the floor space of the original building.

The scheme has been amended since the previous applications that were dismissed on appeal and refused by committee, by reducing the overall size and bulk of the extension.

In the appeal decision, the Inspector commented that although the extension would not be disproportionate to the size of the existing substantial dwelling, the extension would still project unacceptably into the openness of the Green Belt, partly because it spread beyond the residential curtilage, but also because it spread the complex of buildings into open Green Belt land.

The extension now proposed has been significantly reduced in size and no longer extends beyond the approved curtilage of the dwelling or beyond the existing rear of the dwelling, and will only be seen against the backdrop of the existing buildings.

It is considered therefore that the proposal meets criteria (i) of the policy.

The proposed extension would result in an addition with a floor space of approximately 50sqm. When combined with the existing conservatory, however, the total additions result in around 64sqm above the original dwelling. This would be contrary to Policy GB14A (iii). However it is important to add here that negotiations regarding this scheme had been ongoing prior to the adoption of this amended policy. Given this transitional period, and the judgment of the appeal Inspector that even the larger scheme was not disproportionate it is considered that in this instance it would be harsh to judge the scheme against that criteria. It is therefore considered that there are very special circumstances in this instance that are sufficient to outweigh the very limited harm to the Green Belt that would result from the development.

The scheme will not be visible from the east (Coopersale Common), or south, but will be visible from the west and north. When viewed from the open fields and footpaths to west and north the extension will not be prominent against the backdrop of the existing building on the site.

#### Listed Building & Design

The proposal would see the erection of a simple pitched roof extension with rear facing gable ends. The Council's Conservation Officer has commented that the scheme is acceptable given that Listed Building Consent has been granted for the previous, larger scheme. The proposal has been amended to meet the requirements of the listed building advisor and it is not considered that it will cause harm to the character of the listed building.

#### Amenities

It is not considered that this much-reduced scheme will have any adverse impact on the amenities of adjacent neighbours. The proposal will be some 15m from the northern boundary of the site, and the gardens of the neighbours are around another 17m long to their rear elevations. Therefore there would be no adverse impact in term of overshadowing of these gardens.

There are no windows proposed in the roof of the north elevation of proposal and there will be no overlooking or loss of amenity.

#### Conclusion

The applicant has reduced the size of the proposed extension four times, such that it now does not extend westwards beyond the existing rearmost part of the dwelling and has amended the design to meet the requirements of the Listed Building Adviser. The Inspector at appeal was satisfied that the much larger extension was not disproportionate to the existing dwelling. However, under the new Policy GB14A, any extension that results in the original building being extended by 50sqm or greater detracts from the openness and should be resisted. In this instance however given the circumstances of the site, the timing of the negotiations and the fact that the existing addition, which takes the scheme over the 50sqm limit, is a conservatory rather than habitable floorspace, it is considered that there are very special circumstances sufficient to outweigh the limited harm that will result from the development

The proposal is therefore recommended for approval.

### **Summary of Representations:**

TOWN COUNCIL – Committee object to this application. It is Green Belt development and there does not appear to be an adequate reason to allow such a development in the Green Belt. Committee also felt that the design of the proposed extension was out of proportion and therefore not fitting for this listed building.

16 VICARAGE CLOSE – Object. Out of proportion, out of character and appearance with the listed building that has already been extended. Too high, not a reasonable extension and therefore harmful to the Green Belt. Will make the area a less pleasant place.

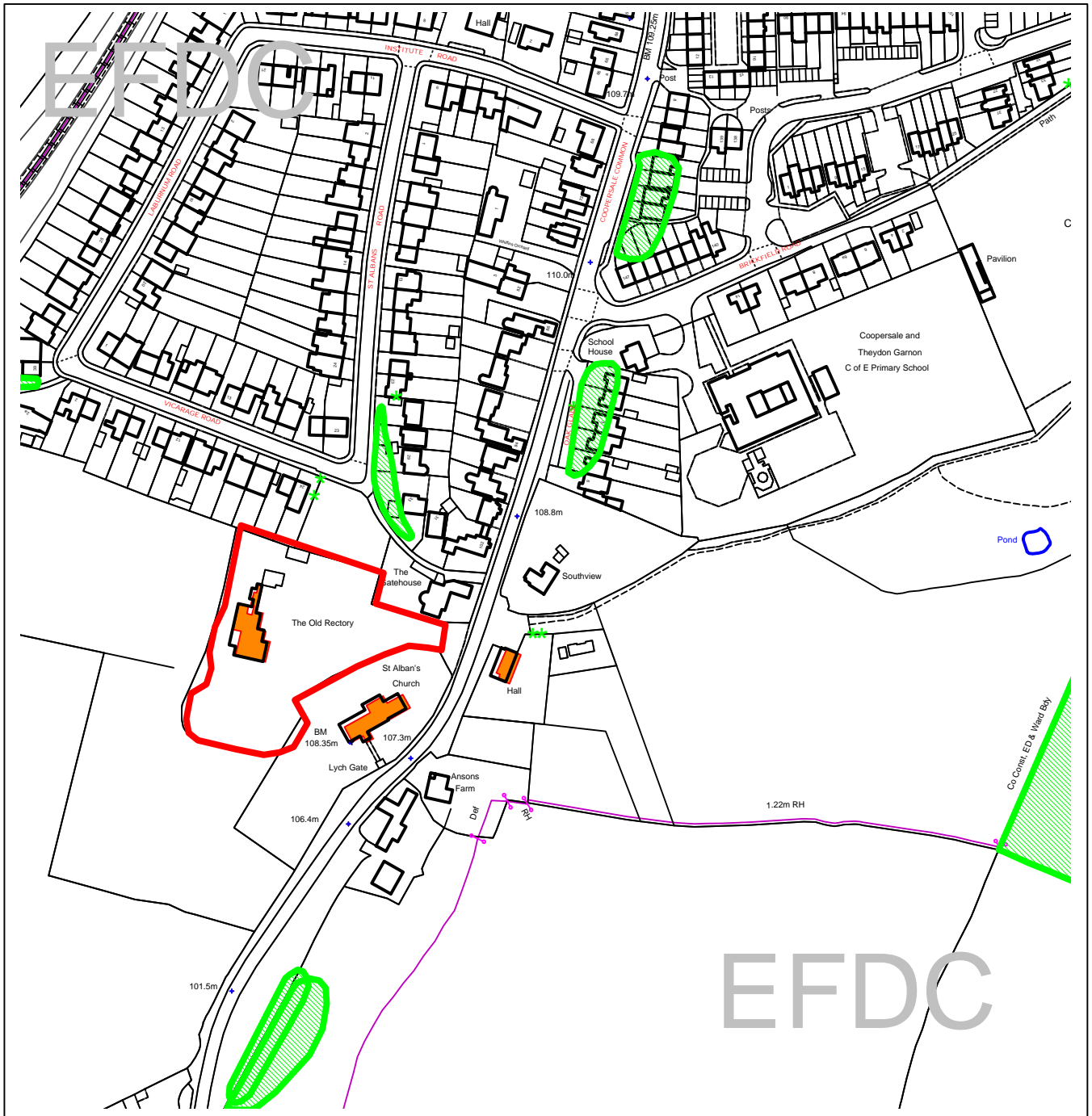
20 VICARAGE ROAD – Opposed. Out of character and proportion and detrimental to the design of the listed building. Inappropriate and unsympathetic, visible from the Essex Way, bulky and overbearing, not reasonable or necessary, contrary to amended policy GB14a.

25 VICARAGE ROAD – Oppose. Impact on openness of the Green Belt. Contrary to Green Belt policy. Will set a precedent for future development leading to excessive construction in the Green Belt.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>1 and 2</b>
Application Number:	EPF/2014/06 and EPF/2015/06 LB
Site Name:	The Old Rectory, Cooperslae
Scale of Plot:	1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2015/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Balasuriya
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a single storey rear extension.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 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 Additional drawings that show details of proposed new windows and doors to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of any works and work shall be completed in accordance with the agreed drawings.
- 4 Prior to commencement of development full details of the proposed glazed link including the lead roof, shall be submitted to and agreed by the Local Planning Authority. the development shall be completed in accordance with the agreed details.

**Description of Proposal:**

Grade II Listed building application for the erection of a single storey rear extension to create a games room.

**Relevant History:**

Various applications for access and garden walls, alterations and outbuildings.

LB/EPF/1194/01 Conservatory approved

LB/2072/04 Detached garage and store approved

LB/117/05	Attached pool building	approved
LB1352/05	Single storey rear extension	approved
LB/1070/05	Single storey rear extension	approved

Although listed building consent has been granted for many additions, these have not been implemented as planning permission has not been granted, on Green Belt grounds.

**Policies Applied:**

Structure Plan Policy – HC3 Protection of Listed Buildings  
Local plan Policy HC10 – Listed Buildings

**Issues and Considerations:**

The main issue is impact of this proposal on the listed building.

The scheme is a simple design and is considerably smaller than other approved extensions to this building. It is considered to be in keeping with the character of the building, picking up on roof pitches and details of style and would help to consolidate the rather sprawling collection of linked outbuildings at the rear of the house. In addition it would not extend the footprint of the complex to a significant degree.

The proposal is therefore considered to be in accordance with the adopted policies of the Structure and Local Plans and is recommended for approval subject to conditions.

**SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Committee object to this application. It is Green Belt development and there does not appear an adequate reason to allow such a development in the Green belt. Committee also felt that the design of the proposed extension was out of proportion and therefore not fitting for this listed building.

20 VICARAGE ROAD – Opposed. Out of character and proportion and detrimental to the design of the listed building, inappropriate and unsympathetic, visible from the Essex Way and overbearing, not reasonable or necessary, contrary to amended policy GB14A.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2332/06
<b>SITE ADDRESS:</b>	10 Lynceley Grange Epping Essex CM16 6RA
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Sharp
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension.
<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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The existing hedge along the western boundary shall be permanently retained and maintained at a minimum height of 2.5m.

**Description of Proposal:**

A single storey side extension to a bungalow, providing one bedroom with en-suite and dressing room. The proposal relies upon an extension of the plot into the end of the rear garden of no.6 Lindsey Street, though this aspect does not require planning permission.

**Description of Site:**

Detached bungalow (but with garage linked with no.12) built around 1958 on an open-plan development with many fine trees. Both rear and side gardens are well screened and secluded.

There is no defined south boundary to the curtilage which is an open lawn originally part of the garden of no.6 Lindsey Street (which is owned by a member of the applicant's family).

**Relevant History:**

None.



### **Policies Applied:**

DBE9 and DBE10 relating to impact on neighbours and design considerations.

### **Issues and Considerations:**

The issues in this case are the impact upon the amenity of neighbouring properties and the design and appearance of the extension.

#### **Amenity**

The extension will project behind the rear boundary of no.8 to the west, 3.5m from the boundary and some 9m from the rear wall of the garage to that property. It will not project behind the rear main wall of that property. There is a thick yew hedge (owned by no.10) between the two bungalows in excess of 3m high. The extension will be 2.7m high to eaves level with a ridged roof over. Provided the hedge is maintained at least 2.5m high, there would be no excessive impact upon the occupiers of no.8.

On the east side, there is a 2m high hedge together with some garden trees between the extension and nos1A and 1B Egg Hall. The extension will be about 4.5m away from the boundary of no.1B with an overall distance of 13.5m between the opposing walls.

Whilst the roof line will be visible above the hedge, its impact upon that property will not be so great as to justify refusing permission.

There is a significant number of objections from nearby residents but in the view of officers there are insufficient planning grounds to justify a refusal of permission on amenity grounds.

#### **Design and Appearance**

These bungalows are of traditional design and the proposed extension follows the design features of the original dwelling having a slightly lower ridge line creating a necessary subservient appearance to the proposal. The street scene will be largely unaffected.

#### **Conclusion**

Despite the weight of objection, the planning merits of the proposal justifies a recommendation to grant permission.

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – detrimental to street scene; loss of amenity to no.8 and 1B Egg Hall; overdevelopment.

EPPING SOCIETY – adversely affect no.8; loss of light; other properties in Egg Hall similarly affected; detrimental to street scene; spoil unique retirement area; set precedent; large extension is overdevelopment.

1B EGG HALL – extension visible from lounge; obliterate garden view; seriously impact on quality of life as I am elderly and frail; adverse effect on value of property. Loss of character affecting re-sale value; proposal is oversized with existing bungalow.

3 LYNCELEY GRANGE – overdevelopment; overcrowd estate; overlook no.8; spoil estate; larger accommodation should be sought elsewhere.

4 LYNCELEY GRANGE – would bring in mixed properties ending the ambience of the close; retired people moved here for relative peace and quiet.

5 LYNCELEY GRANGE – second example in road of unneighbourly extension; thin end of wedge leading to changing character of the estate; ideal retirement area; unacceptable impact upon nos.6 & 8.

6 LYNCELEY GRANGE – overlook no.8 and Egg Hall properties; crowded and loss of privacy; set precedent; out of scale and character creating overdeveloped site; covenants.

8 LYNCELEY GRANGE – undue intrusion and loss of light; Egg Hall properties similarly affected; reduce yew trees; spoil outlook and expose extension; larger family home out of keeping; detrimental to street scene; overdevelopment of site (photographs submitted).

15 LYNCELEY GRANGE – overdevelopment, out of keeping with small bungalow estate; out of balance, scale and design; severe impact upon no.8 impeding visual aspect; loss of privacy; disruption by construction vehicles; noise nuisance; covenants; spoil the environment leading to eventual demise of the Grange; too few bungalows for retired people.

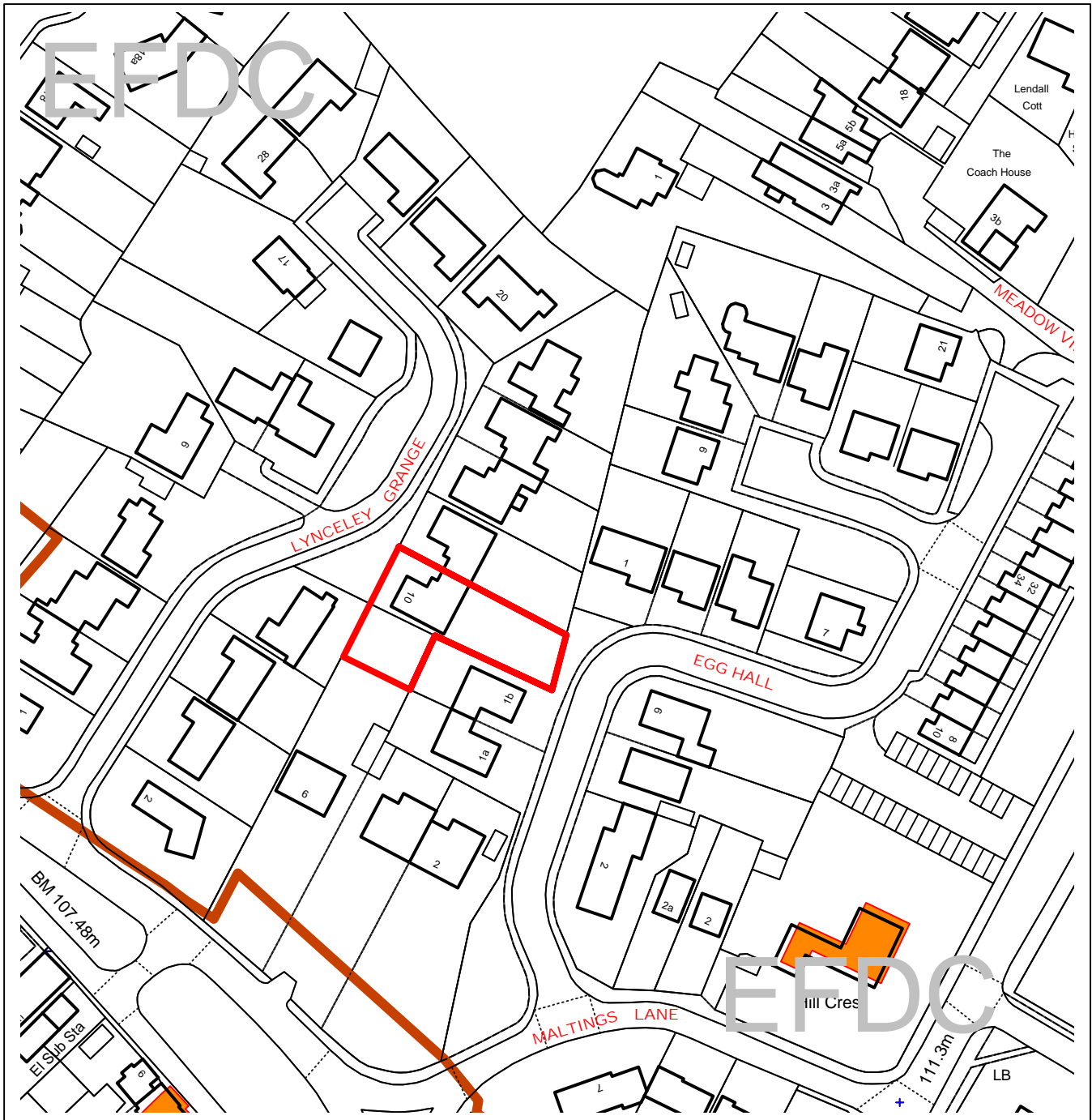
20 LYNCELEY GRANGE – designed for retired people; too few of this type of property for older people wishing to stay in Epping.

28 LYNCELEY GRANGE – few previous extensions on the estate, thus retaining the look and atmosphere of the development; create precedent; estate will lose present uniformity of character; restrictive covenants apply; uneasy closeness to no.8.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2332/06
Site Name:	10 Lynceley Grange, Epping
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2220/06
<b>SITE ADDRESS:</b>	3 Priors Cottage New Road Lambourne Romford Essex RM4 1AS
<b>PARISH:</b>	Lambourne
<b>APPLICANT:</b>	Mr E Knight
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of garage into habitable room and parking spaces to front. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 One parking space hereby approved adjacent to the dwelling shall be retained for the parking of vehicles by the occupier of 3 Priors Cottage, New Road, Lambourne. Should this space be removed, the garage conversion hereby approved shall be reverted back to a garage and notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), it shall be retained for the parking of cars together with any ancillary storage in connection with the residential use of the site.

**Description of Proposal:**

Retrospective planning consent is being sought for the conversion of an integral garage to a habitable room and for parking spaces to the front. The garage conversion involved the removal of the up and over garage door and replacement with a wooden fascia with inset wooden door. The additional parking area is located on the front of the adjacent field and is 23.7m wide by 7.5m deep.

**Description of Site:**

Two storey end terrace 'cottage' style dwelling located on the south-western side of New Road, Lambourne, within the Metropolitan Green Belt. The parking area is located adjacent to the dwelling at the front of the agricultural field.

### **Relevant History:**

EPF/2100/02 – Conversion of garage to residential accommodation – refused 10/1/03 (appeal dismissed 1/7/03)

EPF/739/06 – Conversion of garage into bath/WC and utility room – withdrawn 15/5/06

### **Policies Applied:**

DBE10 – Residential Extensions

ST6 – Vehicle parking

GB2A – Development in the Green Belt

### **Issues and Considerations:**

The main issues here relate to the effect on car parking, the potential impact on the Green Belt and with regards to the design.

Although the up and over door has been removed from the garage this has been replaced with a wooden fascia with inset door, which retains the appearance of a garage and is in keeping with the traditional styled dwelling.

Therefore complies with Local Plan policy DBE10.

New Road is narrow and only has a footway on its north-eastern side, and accordingly there is no footway between the application site and the carriageway. Directly opposite the site is Park Square, a development of terraced houses around an open green with no off-street parking provision, plus several other properties in this part of New Road have no off-street parking. Due to this a significant number of vehicles park on the street, which restricts the free flow of traffic.

The applicant currently parks on the small forecourt in front of the property, on which there is space for the vehicle to be clear of the highway, which is not prejudicial to highway safety. The previous application was refused and appeal dismissed, as the lost parking space would not have been compensated, however this application also includes an additional parking area adjacent to the site.

The proposed parking area creates parking spaces for at least eight vehicles, which the applicant has made available to the surrounding residents. This helps alleviate the current problems with on-street parking and is an improvement to highway safety. Although only one space is required to replace the lost garage the creation of this parking area is beneficial to the entire area rather than simply for the applicant.

The Parish Council is concerned that the parking area is only obtained under an informal agreement between the applicant and the owner of the field and therefore, in the long run, this parking area may be removed and the garage would then not be replaced. Due to this a condition should be added stating that should the parking area be removed the garage would have to be reverted back to a garage.

As such the proposal complies with Local Plan policy ST6.

The application site lies within the Green Belt and although the conversion of the garage would have no effect on the Green Belt, as it does not involve any form of new construction, the new parking area may.

The parking area is well screened to the southwest and west, and therefore not visible from the surrounding fields, although the front of the area is open and very visible from the street. Although car parking is not often promoted on Green Belt land, given the benefit that this area brings to the surrounding residential properties, its beneficial impact on highway safety, and the fact that the site lies within a small built up enclave, it is not felt that this would be unduly detrimental to the openness and character of the Green Belt.

Complies with policy GB2A of the Local Plan.

**Conclusion:**

In light of the above the retention of the habitable room replacing the garage and the new parking area to the front is recommended for approval.

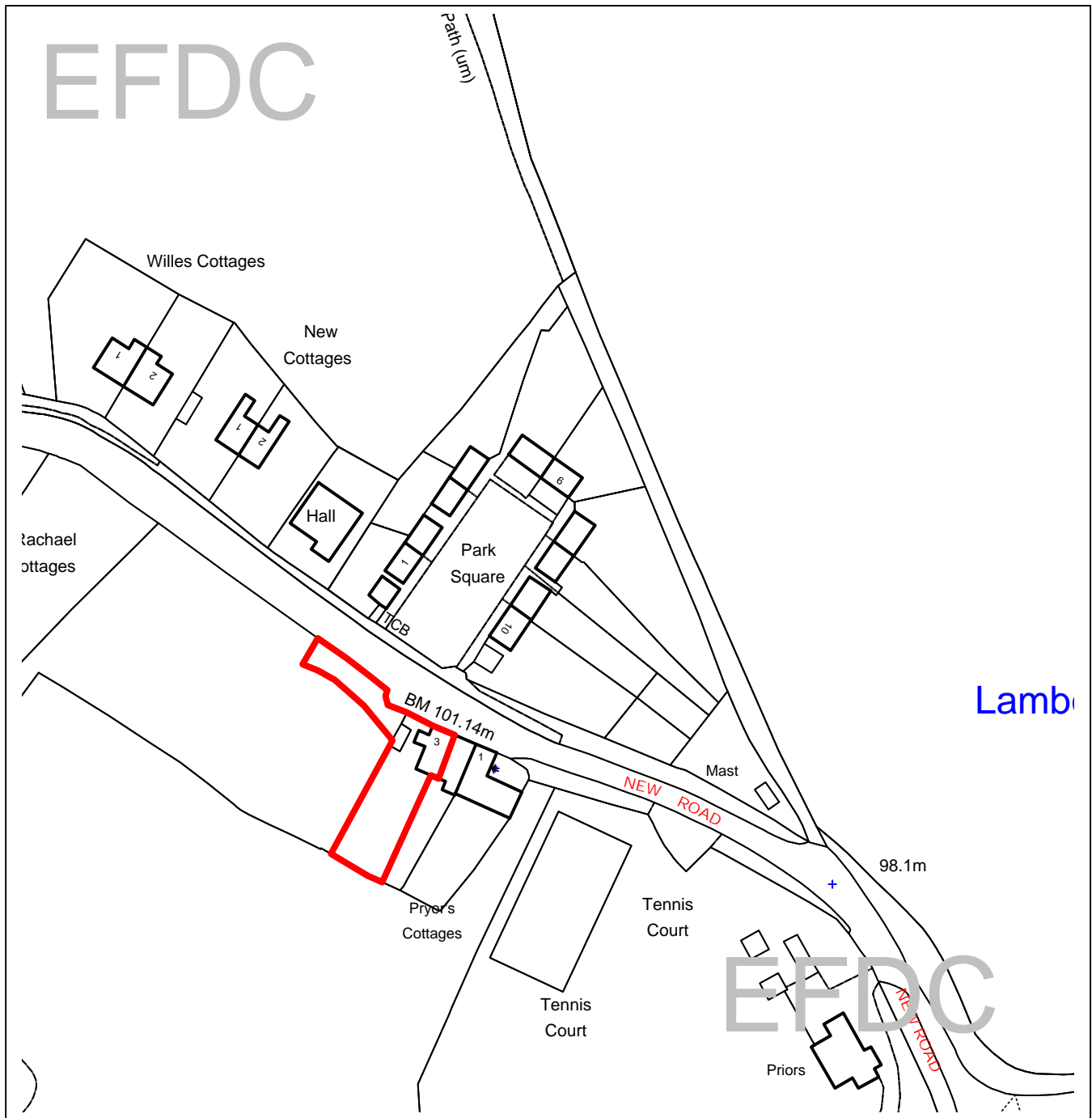
**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object as the piece of land used for the parking area is under an informal agreement and in the long term there may be no alternative parking for the lost garage.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	4
Application Number:	EPF/2220/06
Site Name:	3 Priors Cottage, New Road, Lambourne
Scale of Plot:	1/1250