

Report Item No: 1

APPLICATION No:	EPF/2014/06
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
APPLICANT:	Mr & Mrs Balasuriya
DESCRIPTION OF PROPOSAL:	Single storey rear extension. (Revised application)
RECOMMENDED DECISION:	GRANT

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EPF/2062/01	Alterations and extensions	Withdrawn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.

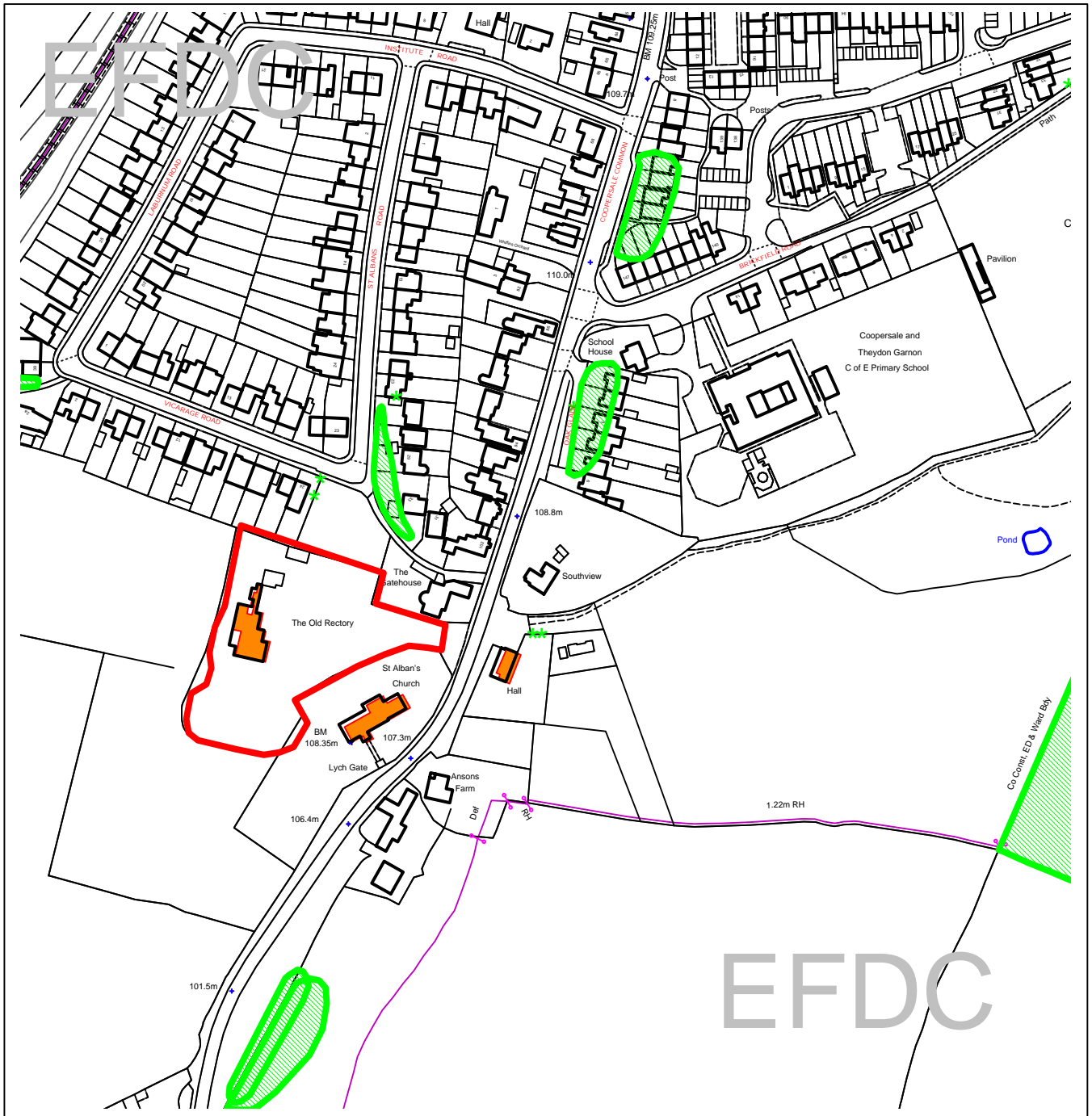
20 VICARAGE ROAD – Opposed. Out of character and proportion and detrimental to the design of the listed building. Inappropriate and unsympathetic, visible from the Essex Way, bulky and overbearing, not reasonable or necessary, contrary to amended policy GB14a.

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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Agenda Item Number:	1 and 2
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

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

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.