

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1215/07
<b>SITE ADDRESS:</b>	Love Apple Farm 156 Crooked Mile Waltham Abbey Essex EN9 2ES
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Mr R Brackenbury
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a replacement dwelling
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are at odds with Government advice and policies GB2A and GB15A of the Adopted Local Plan and Alterations. In the view of the Local Planning Authority the application does not comply with these policies because the proposed dwelling and garage would have a greater volume than the building that they would replace, harm the openness of the Metropolitan Green Belt and be contrary to the objectives of including land within the Metropolitan Green Belt. As no very special circumstances sufficient to overcome the harm to the Green Belt have been put forward the application is deemed to be unacceptable.

***This application is before this Committee since it has been ‘called in’ by Councillor Mrs Lea (Pursuant to Section P4, Schedule A (h) of the Council’s Delegated Functions).***

**Description of Proposal:**

The application seeks planning permission for the erection of a replacement dwellinghouse following the demolition of the existing dwelling. This would include a new detached garage.

**Description of Site:**

The application site is a detached dwellinghouse situated on the east side of Crooked Mile, Waltham Abbey. The dwelling forms part of a linear collection of buildings north of Marle Gardens and south of Holyfield. The property has previously undergone various alterations and extensions. The site falls within the Metropolitan Green Belt and an area known to be at risk from local flooding.

## **Relevant History:**

WHX/0051/57 Bathroom and extra living room' Granted (1957).

## **Policies Applied:**

Local Plan:

CP1 (Sustainable Development); CP2 (Rural and Built Environment); CP3 (New Development); CP4 (Energy Conservation); CP5 (Sustainable Building); CP6 (Sustainable Urban Development Patters); CP9 (Sustainable Transport); DBE1 (Design); DBE2 (Amenity); DBE4 (Buildings and Spaces); DBE6 (Parking); DBE8 (Amenity Space); DBE9 (Amenity); GB2A (Green Belt Development); GB15A (Replacement Dwellings); ST1 (Development Location); ST2 (Accessibility); ST4 (Road Safety); ST6 (Parking); RP3 (Water Quality); RP5A (Environmental Impacts); LL1 (Rural Landscape); LL2 (Rural Landscape); LL10 (Landscape Protection); LL11 (New Planting)

## **Issues and Considerations:**

The issues in this case relate to the impact of the development on the Metropolitan Green Belt, environment, character and appearance of the locality, amenities of neighbouring properties and the adequacy of amenity space provision, the suitability of the parking proposed, the developments implications for highway safety and the acceptability of the proposal in terms of sustainability matters.

### **1. Green Belt matters**

Council policies require that replacement dwellings in the Green Belt are not materially greater in volume than the dwelling replaced, do not have a greater impact on the openness of the Green Belt than the original building and do not result in an increase in the size of cultivated garden. Development may only contravene these requirements if there are very special circumstances sufficient to overcome any harm caused to the Green Belt by the development.

The proposed dwelling has a volume approximately 34.8% larger than that of the dwelling that it replaces and has a greater maximum dimensions. It is therefore considered that the proposal would have a significantly greater impact on the openness of the Green Belt than the dwelling which would be replaced. The substantial double garage also proposed further exacerbates this impact.

It is noted that a range of circumstances have been put forward, which the applicant considers to outweigh any harm caused by the proposal. These include:

1. The poor standard of accommodation provided by the existing property;
2. the need to provide disabled access;
3. the view that total living accommodation on one level for the applicants is needed alongside support accommodation for family members at a first floor level;
4. the wish to improve the situation with regard to local flooding on the site;
5. the desire to replace the existing incongruous building with a more appropriate building.

It is accepted that the provision of these benefits would offer some improvement, in planning terms on the site. However, it is not considered that the points either individually or collectively represent

very special circumstances sufficient to overcome the harm caused by the considerable impact the development would have on the Metropolitan Green Belt. Points 1, 2, 4 and 5 could all be achieved without the erection of a larger building, with a garage, on the site. In terms of point 4 the desire for additional accommodation to be provided due to the personal circumstances of the applicant is noted. However, it is not considered to constitute very special circumstances which are sufficient to overcome the considerable harm that the proposal would cause to the Green Belt. Officers deem the proposal to harm the openness of the Green Belt and be contrary to the objectives of including land within the Green Belt. As the circumstances quoted are not regarded as sufficiently special to overcome this harm, the proposal is felt to be unacceptable in this regard.

## 2. Design, character and sustainability matters

Council policies require that new buildings respect their setting, relate suitably to the surrounding spaces, are of a size and position that they adopt a significance appropriate to their function, safeguard character and townscape, employ materials which are sympathetic to their context and are accompanied by suitable landscaping. The design, size and siting of the development are such that, as they could be controlled with suitable conditions, the development would comply with these Council policies. Similarly landscaping matters are deemed to be adequately addressable through the imposition of conditions.

## 3. Amenity and environmental impact matters

Council policies require that new development does not have excessive environmental impacts or a detrimental effect upon the function and amenity of neighbouring or surrounding properties. Officers consider the design of the development to be such that, as controlled by suitable conditions, the proposal would not be detrimental to the amenities of neighbouring and surrounding properties or result in excessive adverse environmental impacts. More specifically it is noted that the proposal falls within an area with a flooding problem, despite the fact that it falls outside a flood risk assessment zone. As such the Council Land Drainage Group have requested that a condition relating to flood risk assessments and sustainable drainage systems be placed upon any grant of consent. This is deemed by officers to be reasonable. The Environment Agency has not raised any objections to the proposal.

Proposals for new residential development are required to provide adequate amenity space and an attractive place to live. It is considered that the design and layout of the proposal is such that it would provide adequate amenity space and an attractive living environment, with sufficient amenity for the future occupiers of the dwelling.

## 4. Highways and parking matters

Council policies require that proposed developments provide a suitable number of parking spaces, are well related to the road hierarchy, unlikely to lead to excessive congestion, appropriately located, would not be detrimental to highway safety and are not likely to result in excessive adverse effects from traffic generation. The County Council Highways Group have not raised any objection to the development and it is considered that the proposal, as could be controlled with suitable conditions, is acceptable in all these regards.

## Conclusion

While the proposal, as could be controlled by suitable conditions, is deemed to be acceptable in certain regards, this is not considered to outweigh the harm that the proposed buildings would cause to the Metropolitan Green Belt as outlined above. The application is therefore recommended for refusal.

**SUMMARY OF REPRESENTATIONS:**

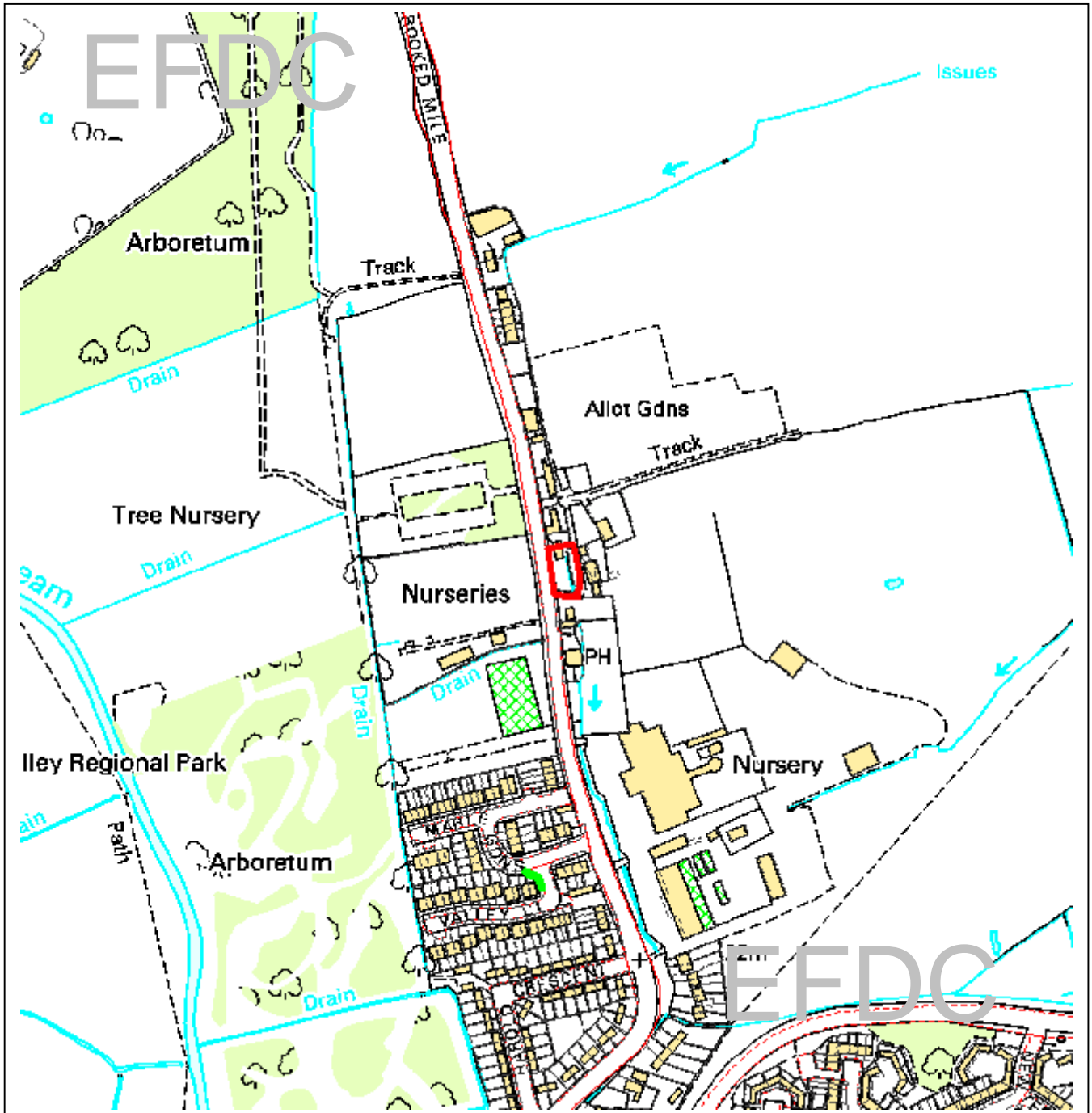
WALTHAM ABBEY TOWN COUNCIL – No Objection.

No neighbour representations have been received in respect of the application.



# Epping Forest District Council

## Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/1215/07
Site Name:	Love Apple Farm, 156 Crooked Mile, Waltham Abbey, EN9 2ES
Scale of Plot:	1/5000

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1996/07
<b>SITE ADDRESS:</b>	80 High Street Roydon Essex CM19 5EE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr & Mrs S Greaves
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a garden shed and tool store.
<b>RECOMMENDED DECISION:</b>	Grant Permission

**NO CONDITIONS**

***This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).***

**Description of Proposal:**

The application seeks consent for the retention of a garden shed/outbuilding and tool store situated at the end of the back garden of a house.

The shed/outbuilding has a footprint of some 7 square metres and is 3m in height. The exterior walls are finished in black weatherboarding and it has a tiled roof.

The tool store abuts the rear elevation of the shed/outbuilding and has a footprint of some 2 square metres with a height of approximately 1.2m high. It has a green felt roof and weatherboard finish.

Planning permission for the shed/outbuilding and tool store is required because the property is situated in a conservation area and the structure exceeds a volume of 10 cubic metres.

**Description of Site:**

Terraced property situated on the eastern side of High Street, Roydon. The site is within the Roydon Conservation Area. The adjoining house to the north, number 82 is a Listed Building. Land beyond the rear garden boundary is within the Metropolitan Green Belt.

The property has an unusual rear garden shape, part of which is rear of the rear elevation of number 82. The garden is enclosed by planting with trees to the rear.

## **Relevant History:**

None relevant

## **Policies Applied:**

### *Adopted Local Plan*

DBE1 New buildings

HC7 Development within Conservation Areas

HC12 Development affecting the setting of a listed building

## **Issues and Considerations:**

The key issues relevant to this scheme relate to the detailed design and appearance in the Conservation Area, impact upon the setting of the adjoining listed building and impact on the amenities enjoyed by the occupants of neighbouring properties. The development is not conspicuous from the Green Belt.

### 1. Design and Appearance

New buildings in a Conservation Area should preserve or enhance the character and appearance of the area. Development in the vicinity of listed buildings should not adversely affect their setting. This outbuilding is relatively small and is of an appropriate scale and proportion in relation to the dwelling which it serves. The materials of construction are appropriate to its setting, with traditional black weather boarded walls and a tiled roof. There is some concern over the height of the building, although the building is not considered to be unduly prominent and does not attract any adverse comment from the Council's conservation officers.

### 2. Amenity

In terms of amenity, the outbuilding is located at the end of the rear garden and is not within 30m of any residential properties. There is also some vegetation screening which softens its impact. The neighbouring number 78 objects to the use of the building, although given its small scale, it is clearly intended for domestic, ancillary use.

As a separate issue the Parish Council has concerns that the plans do not accurately represent the outbuilding as constructed. However, having regard to the location and nature of the development, officers are of the opinion that the plans are sufficiently accurate to describe the development and enable an assessment of it to be made.

## **Conclusion**

Having regard to the small scale and sympathetic design of the development, together with its distance from the nearest buildings, it preserves the character and appearance of the Roydon Conservation Area and has no adverse effect on the setting of 82 High Street. For the same reasons the development has no adverse effect on the amenities enjoyed by the occupants of neighbouring properties.

**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL- Object. The building has not been constructed as described on the plans.

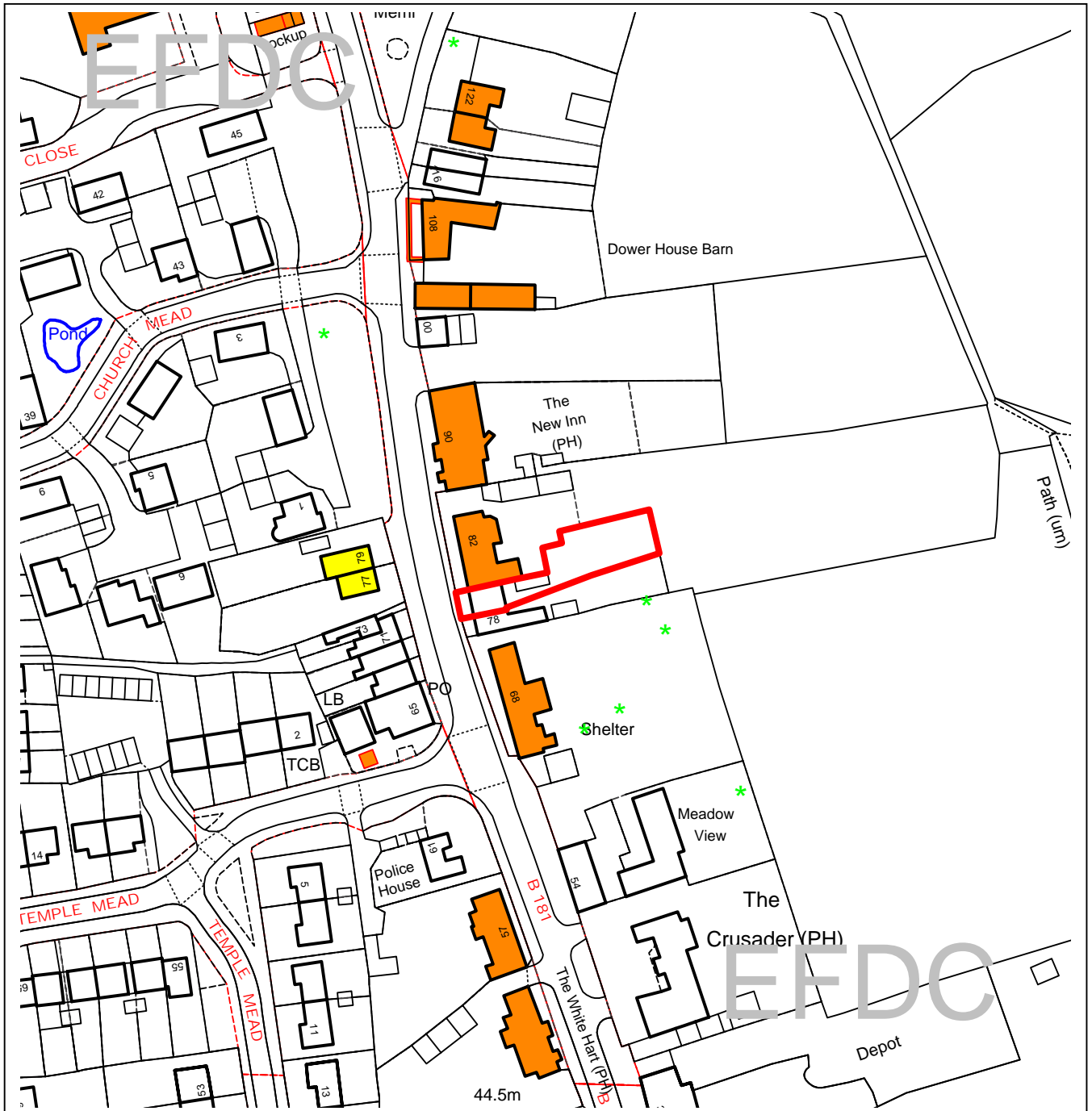
78 HIGH STREET- Has concerns over the use of the building and state that the building spoils the landscape.





# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/1996/07
Site Name:	80 High Street, Roydon, CM19 5EE
Scale of Plot:	1/1250