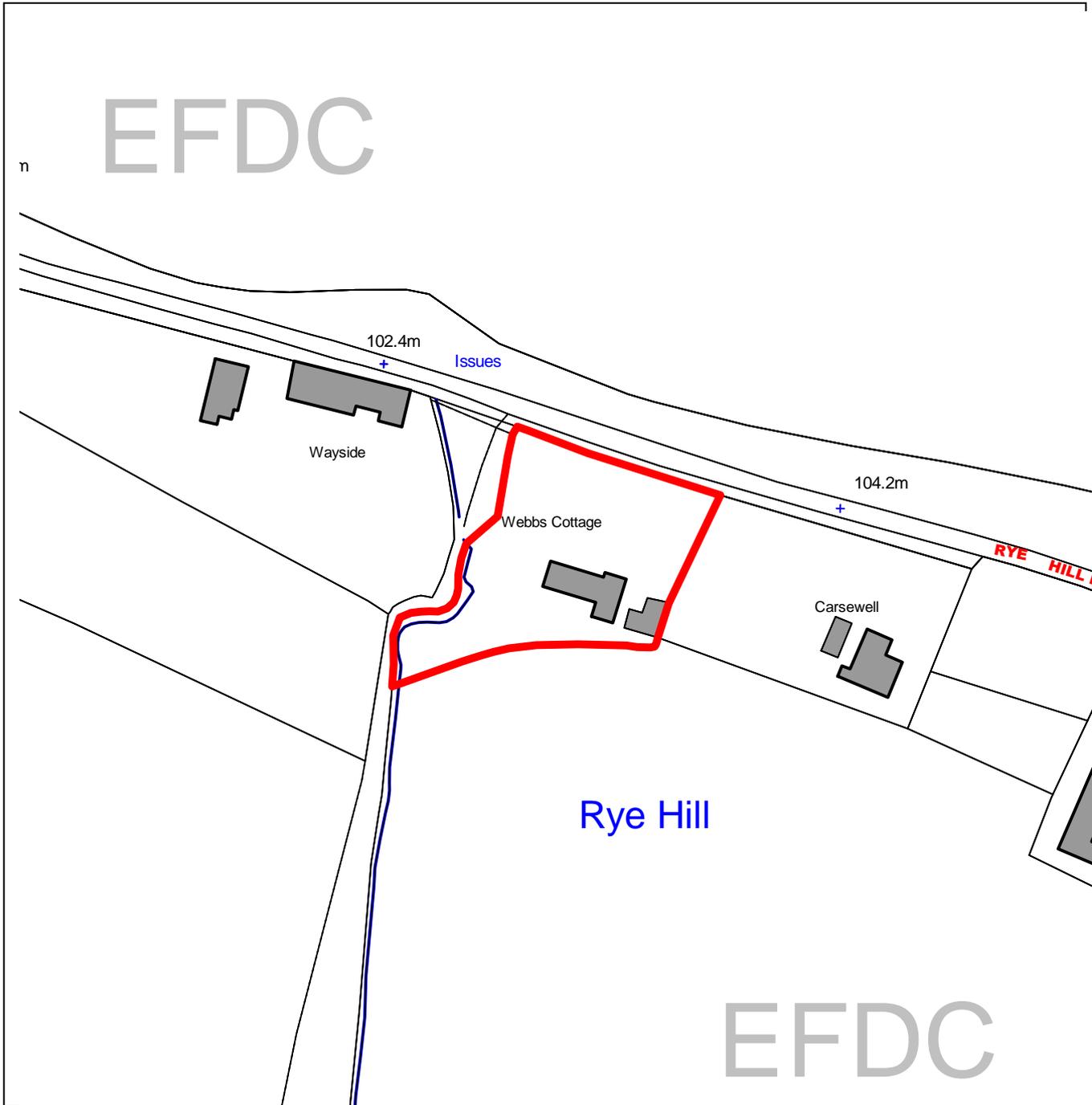




Epping Forest District Council



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Application Number:	EPF/2592/19
Site Name:	Webbs Cottage Rye Hill Road Epping Upland Epping CM18 7JG
Scale of Plot:	1:1250

Report Item No: 10

APPLICATION No:	EPF/2592/19
SITE ADDRESS:	Webbs Cottage Rye Hill Road Epping Upland Epping CM18 7JG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Ms Karen Miller
DESCRIPTION OF PROPOSAL:	Grade II Listed Building Consent for a proposed rear lean-to conservatory.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629779

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 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 2386/9; 2386/20; 2386/11; 2386/11A; 2386/12; 2386/13; 2386/13A; 2386/14; 2386/15
- 3 Additional drawings that show details of proposed new conservatory and junctions with the existing, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.

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: Scheme of Delegation, Appendix 3).

Description of Site:

'Webbs Cottage' is a converted Grade II Listed Barn sited to the south of Rye Hill Road. The barn was originally constructed in the late 16th Century with a timber frame construction which is rendered and weather boarded to the first floor.

The converted dwellinghouse has been significantly extended with 2, 2 storey side extensions approved in 1992 and the relocation of a side porch entrance. The interior has also been altered following successful applications in 1992 and the widening of the driveway with the addition of a new gate.

The property is sited within the boundaries of the Metropolitan Green Belt and not in a conservation Area.

Description of Proposal:

The proposal which seeks planning and Listed Building Consent following pre application discussions for a lean-to rear conservatory measuring a width of 4.95m, a depth of 2.94m at a height of 3.3m and an eaves height of 2.4m.

Relevant History:

EPF/0453/12 - Grade II Listed building application for internal replan involving insertion of new structural steel work, 2 No. sun-pipes, relocation of side porch entrance and internal works.

EPF/1998/18 - EPF/1992/18 - Grade II listed building consent for internal alterations; driveway and access widened; 2 x roof-lights to side elevation; flue liner to existing chimney; demolition of WC; relocation of door and porch to side; new vehicular gate; 2 x sun pipes; paint colours changed to external elevations .- Approve 12/09/2018

EPF/1918/99 - Detached Garage - Approve - 01/01/2000

EPF/0606/98 - Erection of a 2- storey side extension - Approve -14/07/1998

EPF/1463/97 - Listed building application for erection of a two storey side extension - Approve 14/07/98

EPF/0439/92 - Extension (lounge, dining room at ground floor level with 2 bedrooms at first floor level) and alterations. - Approved - 05/06/92

Polices Applied:

DEVELOPMENT PLAN CONTEXT

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

Adopted Local Plan:

CP1- Achieving sustainable development objectives

CP2 - Protecting the quality of the rural and built environment

CP3 - New Development

DBE1 - Design of New Building

DBE2 - Impact on Neighbouring Properties

DBE4 - Design in the Green Belt

DBE9 - Loss of Amenity

DBE10 - Residential Extensions

GB2A - Development within the Green Belt

GB7A - Conspicuous Development

HC10 - Works to Listed Buildings

NPPF, 2019

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either:

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 143 - 146
Paragraph 189 - 192

Epping Forest District Local Plan Submission Version (LPSV) (2017)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
SP6 Green Belt	Significant
DM4 Green Belt	Significant
DM7 Heritage Assets	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

Consultation Carried Out and Summary of Representations Received

EPPING UPLAND PARISH COUNCIL – OBJECTION and confirm that they will be attending the Committee to speak.

- Design and Structure not in keeping with the style of property which will have a negative impact on the style of Grade II Listed Building.
- The Plans show blocking off a door and a window which will mean altering the main historic frame of the building.
- Contrary to the information provided, the plans do not show a free-standing structure as it is attached to the main building and it would be visible from the local footpath.

Site Notice was Displayed on the 09/11/2019

2 neighbour consultations were undertaken on the 06/11/2019 and no objections have been received

Assessment:

The main issues for considerations: -

- The impact on the Metropolitan Green Belt
- The impact on the character and amenity of the Listed Building
- Impact on the amenities of the adjoining properties.

Impact on the Metropolitan Green Belt

The National Planning Policy Framework, (NPPF), 2019 states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. There is a presumption against inappropriate development which is, by definition, harmful to the green belt and should not be approved except in very special circumstances.

Paragraph 143 -144 of the NPPF states that when considering planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm are clearly outweighed by other considerations.

Paragraph 145 states that Local Planning Authorities should have regard to the construction of new buildings as inappropriate in Green Belt. Exceptions to this are extensions or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy GB2A of the Local Plan seeks to resist inappropriate extensions to dwellings which would create a building of significantly larger or different in character when assessed against the original house.

'Webbs Cottage' is sited within the Metropolitan Green Belt and in terms of the

additional floor space, the existing and proposed extensions would cumulatively result in an over 80% increase in size above the original floor space. However, the light weight material of the conservatory along with its size and siting to the rear of the property is modest in form and appearance resulting in limited impact on the character and visual appearance of the Green Belt.

The proposal is not considered to result in any significant additional material harm to the openness of the Green Belt and accords with the requirements of chapter 13 of the NPPF, Policy GB2A and GB7A of the adopted Local Plan and Alterations (2006-2008) and policy DM4 of the Local Plan (Submission Version), 2017.

Impact on the Listed Building

In line with the 'Listed Buildings and Conservation Areas Act 1990', the Council will seek to ensure that all development respects and preserves the Listed Building and the setting of the conservation area and that important views are preserved.

Local Planning Authorities are required by statute to protect buildings and structures which are of historical and architectural interest and which have been awarded listed building status.

The current proposal follows the same approach as the one submitted at pre-application stage where the conservatory is considered to be sensitively designed with a simple minimalistic/contemporary design under the form of a lean to pitch roof will already denote the old (original building) from the new which will permit the conservatory to be read as a later addition.

The proposed light weight appearance using glass and a slim aluminium frame would not obscure the existing rear wall of the Listed Building and will allow the whole extent of the building to still be legible. The conservatory will reuse an existing opening for access and therefore the loss of historic fabric will be none. A window is proposed to be blocked up in the side extension to accommodate the structure but this is in the modern part of the building and therefore does not raise any concern.

Overall, the and proposed conservatory meets expectations both in terms of design and appearance and will preserve and enhance the Listed Building a without resulting in any demonstrable harm or impact and accords with the guidance contained within the National Planning Policy Framework and policy HC10 of the Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017) and paragraphs of the NPPF (2019).

Impact on Neighbours' Amenities

The dwellinghouse is sited in spacious grounds well separated from nearby properties that would ensure that the proposed development would not result in any harmful amenity implications. Overall, it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level and accords with the requirements of policy DBE9 of the Local Plan.

The concerns of the Parish Council are noted. The window proposed to be blocked up in the side extension is in the modern part of the building and therefore does not raise any concern. An appropriate condition will be attached to any approval requesting that details of materials be submitted for consideration.

Conclusion

The proposal rear conservatory by reason of its size and siting would have limited impact and as such is not considered to constitute inappropriate development that would result in a harmful impact on the openness of the Green Belt and is acceptable in terms of Policy GB2A and GB7A of the Local Plan and Alterations (1998 - 2006), policy DM4 of the Local Plan (Submission Version), 2017 and, the National Planning Policy Framework, 2012.

The extension is also considered acceptable in respect of its design, materials and siting which would conserve and enhance the character and appearance of the Listed Building and would not result in any material loss of amenity to adjoining properties and is in accordance with relevant policies as set out above. In the light of the above considerations it is recommended that planning permission and Listed Building Consent is Approved.

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: Caroline Brown

Direct Line Telephone Number: 01992 564182 or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk