

SITE PLAN ATTACHED

THE TOLL HOUSE FINGRITH HALL LANE BLACKMORE ESSEX CM4 0JN

**DEMOLITION OF EXISTING CONSERVATORY AND EXTENSION.
CONSTRUCTION OF TWO STOREY SIDE/REAR EXTENSION.**

APPLICATION NO: 18/00450/FUL

WARD Tipps Cross

PARISH Blackmore, Hook End and
Wyatts Green

CASE OFFICER Mrs Nikki Dawney 01277312500

The application has been referred to committee by Councillor Keeble on the grounds the existing elevation facing the road remains unaffected and the proposed development will extend up to the east boundary overlooking open countryside. Furthermore, the design of the extension is sympathetic to the host property and of good design with appropriate use of materials. It is not incongruous to the street scene and there is no visual harm to the amenity or openness to the Green Belt

1. Proposals

The proposal is for the demolition of the existing conservatory and extension and the construction of a two-storey side/rear extension.

2. Policy Context

Local Development Plan:

The Local Development Plan is currently at the Draft Stage (Regulation 18) and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision making, as set out in paragraph 216 of the National Planning Policy Framework. As the plan advances and objections become resolved, more weight can be applied to the policies within it. Nevertheless, the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The next stage of the Local Plan will be a site-focused consultation (Regulation 18) in July-August 2017 followed by the Pre-Submission Draft (Regulation 19) which is currently anticipated to be published early in 2018. Following this, the Draft LDP will be submitted to the Secretary of State for

an Examination in Public. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted in late 2018 or early 2019.

National Planning Policy Framework (NPPF) (2012)

The Government through the NPPF attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (para 79).

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 87).

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exception to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (para 89).

3. Relevant History

None

4. Neighbour Responses

No comments received from neighbours.

5. Consultation Responses

- **Parish Council:**

We are aware that this property lies within the Green Belt, but the design of the proposed extension is sympathetic to the host property and in accordance with para.56 in NPPF (Requiring Good Design) and CP1 (i), (ii) & (iii) There will be no harm or visual impact to the Green Belt and therefore we offer no objection.

6. Summary of Issues

Toll House is a stand-alone two storey cottage dwelling located on the east side of Fingrith Hall Lane with no immediate neighbours. The dwelling is located close to the highway but set behind verdant shrubs which line the common boundary. The site has a narrow linear spread along the highway. Both the front and side elevations of the dwelling can be seen from various public vantage point along the highway. The dwelling is located within the Green Belt.

The proposed two storey extension would increase the depth of the existing single storey additions to be demolished by 1.7m creating a total depth of 3.75m from the rear elevation of the host dwelling. This addition would run full width of the dwelling. A subordinate double pitched, gabled roof is proposed. Materials are grey slate roof tiles, black timber weather boarding and cream render to match the host dwelling.

The site is situated in the Green Belt. The Framework at paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. A notable listed exception is:

- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*

Whilst disproportionate additions would not be supported, there is scope for limited additions to residential dwellings within the Green Belt. Each site should be assessed on its own merit and specific guidance with regard to what constitutes limited development is not provided. In addition to the size of the extension, if the proposed development was well designed and compact and not extending the footprint excessively in a prominent location, this would weigh in its favour.

The proposal would result in the demolition of existing historic extensions which create a volumetric increase of 15%. The proposed development would result in a volumetric increase of approximately 68% to the original building.

In pure size terms, the proposal would be considered a significant increase to the volume of the building, but it is noted that the addition is well designed and subordinate in terms of height. However, the proposal extends the footprint of the building excessively. As a stand-alone property within close proximity to the highway, the dwelling is visible from public vantage points and it should be considered whether this increase in mass would result in material harm to the openness of the Green Belt. It is considered that although an overall improvement to the design aesthetic can be achieved an excessive increase in footprint is not required to do so. The resultant bulk and massing of the proposal outweighs the design in this instance and the increase in volume would create a larger dwelling which would reduce the openness of the Green Belt causing material harm.

It has been suggested to that agent that a reduction in the volumetric increase is more appropriate here. In terms of moving forward, it has been suggested that the design and subordinate height of the scheme is retained but the projection of the extension is reduced from 3.75m to 2.5m thus reducing the overall massing of the scheme to approximately 50% which would be more acceptable in this Green Belt location. However, the agent feels that the proposal should be determined as originally proposed

7. Recommendation

The Application be REFUSED for the following reasons: -

R1 U24843

The extension proposed, due to its excessive footprint and resultant increase in mass and bulk, would result in a disproportionate addition over and above the size of the original building and would be visible from public vantage points within the Green Belt to the detriment of its openness contrary to the NPPF and Policy GB1 of the Brentwood Replacement Local Plan.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: The National Planning Policy Framework 2012 and NPPG 2014.

2 INF24

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. Further advice may be sought from the Local Planning Authority via the pre-application service prior to the submission of any revised scheme. Details of the pre-application service can be found on the Council's website at www.brentwood.gov.uk/preapplicationadvice

3 INF20

The drawing numbers listed above are relevant to this decision

BACKGROUND DOCUMENTS

DECIDED:

