

Our Ref: EPF/2649/19

TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning General Development Orders  
PLANNING DECISION NOTICE



Planning Services Directorate  
Civic Offices,  
323 High Street,  
Epping,  
Essex CM16 4BZ

An electronic version of this  
decision notice is available  
on our website:  
[www.eppingforestdc.gov.uk/iplan](http://www.eppingforestdc.gov.uk/iplan)

Case Officer was: Natalie Price  
Direct Line: 01992564718  
Email:  
[nprice@eppingforestdc.gov.uk](mailto:nprice@eppingforestdc.gov.uk)

To: WHS Associates  
Elm Studio  
Elm Farmhouse  
Epping Green  
CM16 6PU  
United Kingdom

**Proposal:** Proposed conversion of existing garage with first floor extension above, single storey side extension, new front porch and loft conversion with rear dormer.

**Location:** Haylands Cottage, Green Lane, Chigwell, IG7 6DN

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **REFUSE PERMISSION** for the development described above, for the reasons listed below.

**Signed**

A handwritten signature in black ink, appearing to read 'N. Richardson'.

N. Richardson  
Planning Services Director.

**Date:** 21 August 2020

**Reasons for Refusal**

- 1 The proposed development, by reason of its overall built footprint, scale and bulk would cause substantial harm to the openness, character and appearance on the Green Belt in this location. As such, the proposal constitutes inappropriate development in the Green Belt, which would be contrary to policies GB2A (Development in the Green Belt) of the adopted Local Plan 1998 and Alterations 2006, and policy DM4 (Green Belt) of the Local Plan Submission Version 2017 and the NPPF.
- 2 The proposed development, would result in an overbearing and unneighbourly form of development, that would have a detrimental impact on the residential amenities

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enjoyed and would therefore be, contrary to Local Plan and Alterations policies DBE9 of the adopted Local Plan and Alterations, policies DM9 of the Local Plan Submission Version (2017), and the NPPF.

**Informatives:**

This decision is made with reference to plan numbers: 2019/006/01, 02, 03, 04A, 05, 06, 07A, 08 & 09

**NOTES RELATING TO PLANNING APPLICATIONS TOWN AND COUNTRY PLANNING ACT 1990**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for Communities and Local Government, in accordance with Section 78 of the Town and Country Planning Act 1990. If an Enforcement Notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Local Planning Authority's decision on your application, then you must do so within 28 days of the date of the Enforcement Notice or within 6 months of the date of this notice, whichever period expires earlier. In all other cases, if you want to appeal then you must do so within 6 months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0303 444 5000, or online at the following website: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. There is no time limit for appealing against a decision relating to a Certificate of Lawful Use or Development.
2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)