

Planning comments 19th July 2021
Moreton, Bobbingworth and the Lavers Parish Council

EPF/1693/21	Hobbs View, Moreton Road, Ongar, CM5 0LX	Demolition of existing dwelling and replacement dwelling and garaging within existing garden curtilage.
The Council has NO OBJECTION to this application, however asks that permitted development rights are removed so as to control any future development at this suite (given the site history).		
EPF/0160/21	Sunnyside Pt Os 956 Kents Lane North Weald Bassett Epping CM16 6AX	Change of use of hobby workshop and storage building to dwelling
<p>The Council OBJECTS to this application. Paragraph 146 of the NPPF advises that certain other forms of development are not inappropriate in the green belt provided they preserve its openness and do not conflict with the purposes in including land within it, including d) the re-use of buildings provided that the buildings are of permanent and <u>substantial construction</u>. The applicant is using this paragraph to justify the conversion to a dwelling, however the Structural Inspection Report submitted with the application clearly identifies that the building is not of substantial construction for the following reasons:</p> <ul style="list-style-type: none"> • Sporadic timber studs with no foundation (para 3.01 of the report which states 'Timbers studs forming the wall were at very large centres with corrugated sheeting fixed to them. There is no concrete floor in this area with just bare ground being used'). • Sporadic timber studs with no foundation (para 3.02 of the report which states 'Some of the timbers were turned on their side so only 50mm deep. No guttering was noted. Timbers studs forming the wall were at very large centres with corrugated sheeting fixed to them. There was no concrete floor in this area with just bare ground being used'). • The property has no structural integrity and therefore cannot be of substantial construction, thus meeting the test of the NPPF (para 4.02 of the report which states 'Various means of strengthening and repair would be required to provide structural integrity and requirements to the building regulations'). • The structure has no foundations, and as such cannot be of substantial construction, thus meeting the test of the NPPF (para 4.03 of the report states 'We expect from a structure of this type and age that no or very shallow existing foundations are likely to have been used' and 'This could be done by a mini piling rig internally to a suitable depth with a concrete beam formed below the walls'). • The structure does not have enough framing to make it of substantial construction (para 4.04 of the report states 'We would suggest that there are not currently enough timber studs in the wall or sheathing to prevent racking. We would suggest that additional timbers are added to the external walls along with plywood sheathing to prevent the structure racking'.) • The current building is unable to take the load of any new roof covering or insulation, and as such therefore cannot be of substantial construction thus meeting the test of the NPPF (para 4.05 of the report states 'The roof timbers are currently undersized and new roof coverings and insulation are likely to slightly increase the load. Therefore, new roof timbers would be required. These could be laid in between the existing rafters and should be sized by a qualified structural engineer. Full strapping to outside walls for stability would need to be added'.) 		

These buildings are small, rickety sheds used for storage. They are not buildings of substantial construction, and therefore do not meet the qualifying criteria of paragraph 146 of the NPPF, and as such any conversion to a dwelling should be deemed Inappropriate Development in the Green Belt. This Council is prepared to attend a meeting of the Plans East Committee to put forward their objections if so required.