

*North Wilmore Barn, Workers Road, High Laver
Householder extension proposals*

Pre-application planning statement to Epping Forest District Council
23 April 2019

1.0 Introduction

North Wilmore Barn is a converted barn which was formerly part of Great Wilmores, a Grade II Listed Building. The property was created (along with South Wilmore Barn) in 2006. Both properties are curtilage listed by virtue of their proximity to the listed building. The application site is located in the Metropolitan Green Belt but not in a Conversation Area.

The applicant would like to carry out extension works to the property as a result of a growing family and the need for ancillary spaces.

Several applications have been submitted over the last two years with one approval, two refusals and a refused certificate of lawful development. The applicant would now like to establish what is permissible given the results of these application.

This pre-application scheme consists of the previously approved above ground extensions together with a new basement proposal.

Site address: North Wilmore Barn, Workers Road, High Laver, Ongar CM5 0DZ



From left to right. Great Wilmores, North and South Wilmore Barns

This report has been written by Rivington Street Studio, a medium sized RIBA Chartered Architectural Practice based in East London with experience of securing planning approval in Epping Forest.

2.0 Planning History

EPF/0873/05 and EPF/0874/05	Approved. North and South Wilmore Barns created through barn conversion.
EPF/0528/08 and EPF/0529/08	Approved. Small entrance porch extension added to the west side of the property.
EPF/1960/17	Refused. Extensions to kitchen, entrance lobby, midstre, pool house outbuilding and basement.
EPF/3117/17 and EPF/3123/17	Approved. Extensions to kitchen, entrance lobby, midstre and pool house.
EPF/1391/18 and EPF/1404/18	Refused. Extensions to kitchen, entrance lobby, midstre (larger than above) and pool house.
EPF/1917/18	Certificate of Lawful Development. Refused

3.0 Purpose of the pre-application submission

1. To confirm our assertion that the size of the original house is 413.7m² as defined by the NPPF Glossary.
2. To confirm that an extension at North Wilmore Barn of no more than 55% over that of the original building area is considered as appropriate development within the Green Belt (as evidenced by the case officer's report within EPF/1960/17).
3. To confirm that the new proposed scheme, which includes the same above ground extension as the approved applications EPF/3117/17 and EPF/3123/17 is compliant with all relevant planning policy and that the proposed basement does neither cause significant harm to the openness of the Green Belt nor does it unduly harm the character and appearance of the host building in its setting (policy GB14A)

4.0 How the area of existing building is calculated

We have calculated the area of the existing building by referring to the National Planning Policy Framework (NPPF) 2019;

Proposals affecting the Green Belt

'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are;

c) 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.'

The NPPF Glossary defines the original building as;

'A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'

The area of the pre-conversion footprint of North Wilmore Barn is thus 413.7m² as indicated on the attached drawings.

The area of the current existing house is 226.6m². This comprises the retained ground floor area of the original barn (184.4m²) as well as the first-floor area added as part of the 2006 conversion and a later entrance extension of 7.4m².

5.0 The proposal

The proposal is for the above ground extensions as EPF/3117/17 and EPF/3123/17 which consists of the following accommodation;

1. Entrance lobby	7.0m ²
2. Kitchen extension	42.3m ²
3. Midstrey extension	49.2m ²
4. Pool house outbuilding	28.8m ²
Total	127.3m ²

And then to include basement accommodation of 100.0m²

Total proposed new accommodation = 227.3m²

This would constitute an increase of $227.3 / 413.7 = 54.9\%$ of the original building as defined by the NPPF Glossary.

Referring to James Rogers Case Officer's Report for planning approval dated 10 January 2018 reference EPF/3117/17 and EPF/3123/17 (Total area of new build indicated is 127.3m² and total area of existing building is stated as 226.5m²).

'...the extensions to the main house as well as the outbuilding would amount to an increase of approximately 55% over and above that of the original building. It is concluded that this is a limited extension to this property and, as such, the proposal is not considered to be inappropriate development in the Green Belt and is compliant with policies GB2A and GB7A of the Adopted Local Plan and with DBE4 of the Epping Forest Local Plan (Submission Version) 2017.'

Conclusion:

An extension of 55% over that of the original building area is considered as appropriate development within the Green Belt.

Assessing the impact of the proposed basement, we refer to the case officer's report from the planning refusal dated 4 October 2017 reference EPF/1960/17

Physical Impact

'In terms of the physical impact on openness, the above ground elements of the proposal are considered to be limited and therefore would not in themselves cause significant harm to the openness of the Green Belt. It is also considered that there would be minimal physical harm to the openness of the Green Belt as a result of the basement, given that it would be entirely below ground level.'

Despite constituting inappropriate development therefore, the proposal will not cause significant physical harm to the openness of the Green Belt and is compliant with policy GB7A of the Local Plan.'

Conclusion:

Proposed basement does not cause significant physical harm to the openness of the Green Belt.