

## Officer Report - Chigwell Parish Council Planning Committee

**Application:** EPF/0942/26

**Site:** 2 Green Lane, Chigwell, IG7 6LY

**Proposal:** Shed with green roof, revised application to EPF/1338/24.

**Recommendation:** Standard Green Belt objection

### Summary

This is a householder application for a garden shed at 2 Green Lane. The proposed shed would measure approximately 4.3m by 3.06m, with a flat green roof and a height of about 2.25m. It would be used for storing garden tools and garden equipment.

The site lies within the Green Belt. Planning permission is required because permitted development rights for outbuildings were removed by condition 5 of planning permission EPF/0635/91.

The application follows earlier refused applications for an outbuilding / shed at the same property. EPF/2310/25 was refused on the basis that the proposal would amount to inappropriate development in the Green Belt and would harm spatial openness by reason of cumulative built form and volume.

### Main Planning Issue

The Parish Council's usual position is to object to applications which may result in inappropriate development in the Green Belt. It is recommended that the standard wording is used in this case.

Members may wish note that there is a more complex planning-history point for EFDC to consider. The applicant's planning statement says that the original 1989 appeal permission for the extension and garage did not remove permitted development rights. It says the later 1991 permission, following structural failure during the works, imposed condition 5 removing rights under Classes A, B, C and E.

The applicant also says that neighbouring properties retain permitted development rights and have been able to erect larger garden buildings than the shed now proposed. That point is put forward to argue that the proposed shed would not be out of keeping with the domestic character of the area.

There are no obvious separate Parish objections on neighbour amenity, highway safety, parking, trees or public rights of way from the submitted information.

### Suggested Resolution

The Council **OBJECTS** to applications which may result in inappropriate development in Green Belt whether with or without special circumstances. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the Council is willing to waive this objection.