

Officer Report to Chigwell Parish Council

Appeal reference: 6007937

Appeal type: Planning appeal, written representations

Site: Roseland Cottage, Gravel Lane, Chigwell, IG7 6DQ

Application reference: EPF/2547/25

Proposal: Change of use of agricultural land to amenity area and creation of utility/storage building to house maintenance machinery

Recommendation: Support the Local Planning Authority's refusal and request that the appeal be dismissed.

Officer assessment

This appeal concerns land beyond Roseland Cottage, Gravel Lane. The submitted Location Plan shows the appeal land as a separate parcel to the west/south-west of Roseland Cottage, beyond the immediate built cluster and within a wider open green setting. The public notice for the original application described the development as the change of use of agricultural land to amenity area and creation of a utility building to house maintenance machinery. The appellant's Planning Statement describes the proposal as a part-retrospective single-storey timber-clad storage building for land maintenance purposes.

The site lies within the Metropolitan Green Belt. The appellant's own Planning Statement acknowledges that the development constitutes inappropriate development for Green Belt purposes. The proposed building may be modest in absolute terms, but it would introduce a new built structure on land beyond the residential envelope of Roseland Cottage.

It is therefore recommended that Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 28 May supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.