

AREA PLANS SUB-COMMITTEE 'WEST'

22 October 2014

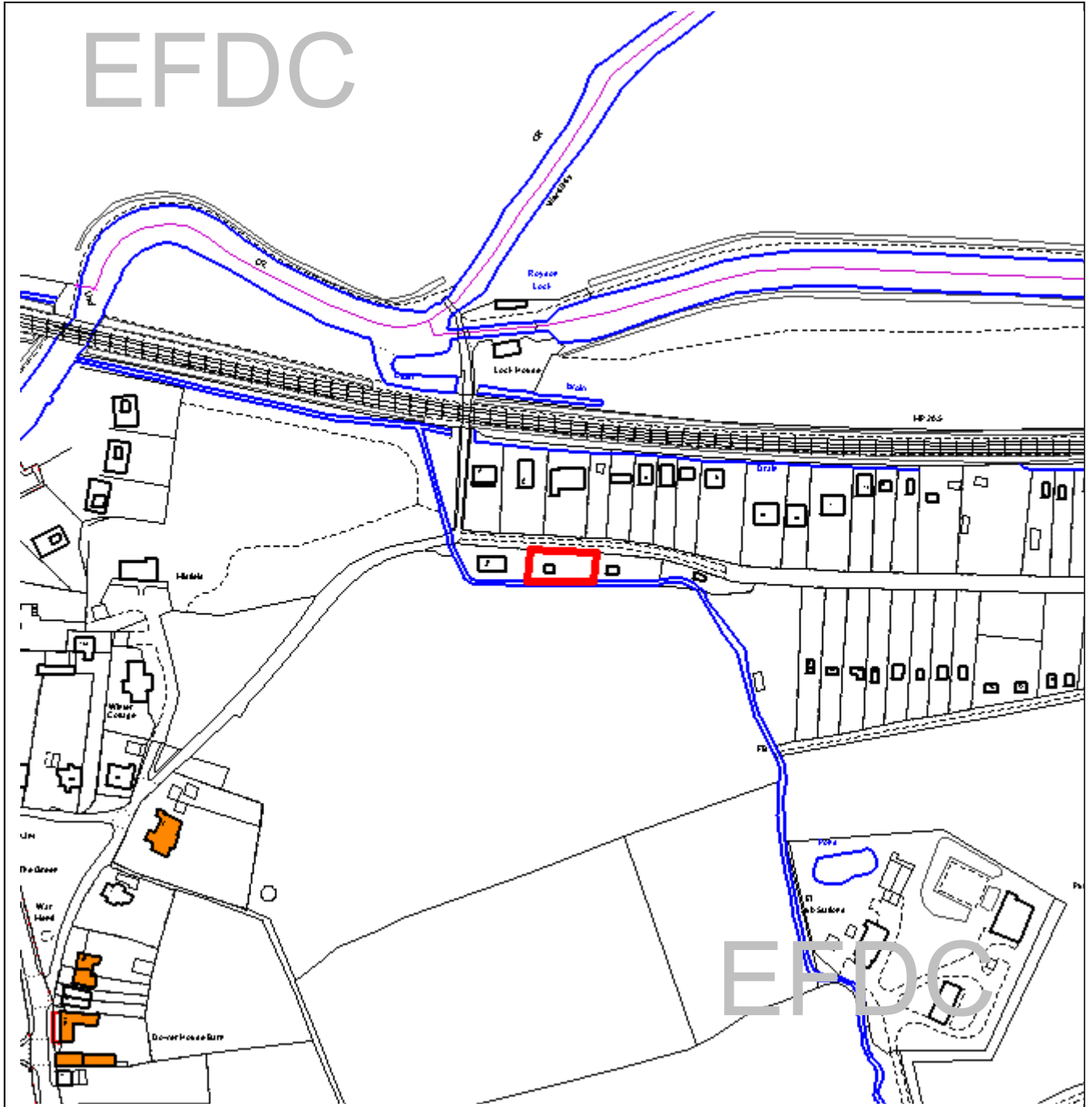
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/1630/14
Site Name:	47 Roydon Lodge Estate, High Street, Roydon, CM19 5EF
Scale of Plot:	1/2500

Report Item No: 1

APPLICATION No:	EPF/1630/14
SITE ADDRESS:	47 Roydon Lodge Estate High Street Roydon Harlow Essex CM19 5EF
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr Gary Keys
DESCRIPTION OF PROPOSAL:	Rear single storey extension
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565651

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: ELA/1 Rev: A (Site Location Plan), ELA/1 Rev: A (Existing Layout) ELA/2 Rev: A (Block Plan), ELA/2 Rev: A (Existing Elevations), ELA/3 Rev: B, ELA/6 Rev: B
- 3 Materials to be used for the external finishes of the proposed development, shall be as detailed on the submitted application forms unless otherwise agreed in writing by the Local Planning Authority.
- 4 The chalet hereby approved shall be used solely for recreational purposes during the months of April to October inclusive, and shall not be used at any time for permanent residential accommodation. During the months of November to March inclusive the chalet shall be used solely for the storage of domestic items and household effects.
- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development 1995 Order or any Order revoking or re-enacting that Order, no extensions, outbuildings, replacement fencing or further hardstanding generally permitted by parts 1 and 2 shall be erected within the curtilage unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to commencement of the development details of the means of construction of the chalet shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

The Roydon Chalet Estate is located on the outskirts of the village. The estate was originally developed as holiday homes for use over the summer months. The application site obtained consent for a replacement log cabin in April 2014. The rear boundary of the site abuts the Roydon Brook. The site is within floodzone 2 as identified by the Environment Agency and the Metropolitan Green Belt. Access to the estate is by a narrow unmade track from the village through open countryside. The buildings on the estate primarily consist of chalets and mobile homes of a modest size set in well-landscaped plots, although there are some larger, more substantial buildings in evidence.

Description of Proposal:

Consent is being sought to extend the structure previously approved under EPF/1630/14. The proposed extension would measure 1.1m in width and 3.5m in depth and would extend off the rear of the property to allow a second bedroom to be provided within the cabin. The extension would have a set down pitched roof measuring 3.4m in height with a gable end.

Relevant History:

EW/EPR/09/52 – Reconstruction of weekend chalet – approved/conditions 23/12/52
EPF/0186/14 – Demolition and replacement of existing log cabin – approved/conditions 24/04/14

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Development in the Green Belt
GB5 – Residential Moorings and Non-permanent Dwellings
GB7A – Conspicuous Development
DBE1 – Design of New Buildings
DBE4 – Design in the Green Belt
U2A – Developments in Flood Risk Areas
U2B – Flood Risk Assessment Zones
U3A – Catchment Areas
RST10A – Roydon Chalet Lodge Estate

Roydon Lodge Chalet Estate Design Criteria SPG (2003)

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Consultation Carried Out and Summary of Representations Received:

1 neighbouring property was consulted. No Site Notice was required.

PARISH COUNCIL – Object. Excessive development for a site used for recreational purposes only. Residents living on site all year around contrary to site conditions.

Issues and Considerations:

The main issues are whether the proposed chalet is appropriate in this area, whether it is of an acceptable design, and whether there would be any impact on flooding.

Consent was granted for a new chalet on this site in April 2014, despite objections from the Parish Council and the Environment Agency. The footprint of the building would increase from 40 sq. m. to 43.8 sq. m., which is not excessive and complies with the adopted SPG regarding this estate. This proposal would be a very small extension to the previously approved scheme and, given its small scale and acceptable appearance, would have no additional impact on the openness or character of the Green Belt or the appearance of the area.

The site is located within floodzone 2 and as such the Environment Agency have been consulted and comment as follows;

The proposed development is unacceptable because it involves building within 2.5 metres of the Roydon Brook and would not receive Environment Agency consent which is required under the Water Resources Act and the Thames Land Drainage Byelaws. This is because the development is likely to:

- *Restrict essential maintenance and emergency access to the watercourse.*
- *Result in an unacceptable obstruction to flood flows (which could potentially increase the risk of flooding to the surrounding area).*
- *Adversely affect the construction and stability of the river bank.*
- *Interfere with natural geomorphological processes putting the building at risk of damage arising from channel migration/erosion.*

The Environment Agency objected to the original building that is just 4m from the brook, which was granted planning consent nonetheless. Whilst the proposed extension would be located even closer to Roydon Brook it is a small extension to the previously approved structure and it is not considered that this would have any excessively greater impact on flood risk than the approved chalet.

A condition can be imposed with regards to details on how the extension will be constructed without having a detrimental impact on the stability of the bank, as previously imposed on EPF/0186/14. Furthermore an informative could be attached to the decision highlighting the aforementioned need for Environment Agency consent, and it should be noted that the grant of planning consent does not override the need to obtain this consent from the EA.

Other matters:

The Parish Council state within their objection that residents are living on the site year round, however there has been no evidence provided of this. Planning Enforcement constantly monitor and deal with Roydon Lodge Chalet Estate and there is no investigation at present with regards to year round accommodation at No. 47. As with the previous approval (and other developments in the estate) a condition would be necessary to ensure that the chalet is only used for recreational purpose between April to October. Permitted development rights for extensions and further hardstanding and fencing will also be necessary to remove.

Conclusion:

The proposed scheme is considered to be an acceptable, small scale extension to the previously approved chalet. Whilst the Environment Agency object due to the proximity with Roydon Brook it is considered that, due to the minor nature of the proposed extension, this development would not

result in any significantly greater impact than the previous approval. Furthermore this matter can be suitably addressed by the Environment Agency since consent would be required from themselves for the proposed works. Due to this the application is considered to generally comply with the relevant Local Plan policies and National Planning Policy guidance and is therefore recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

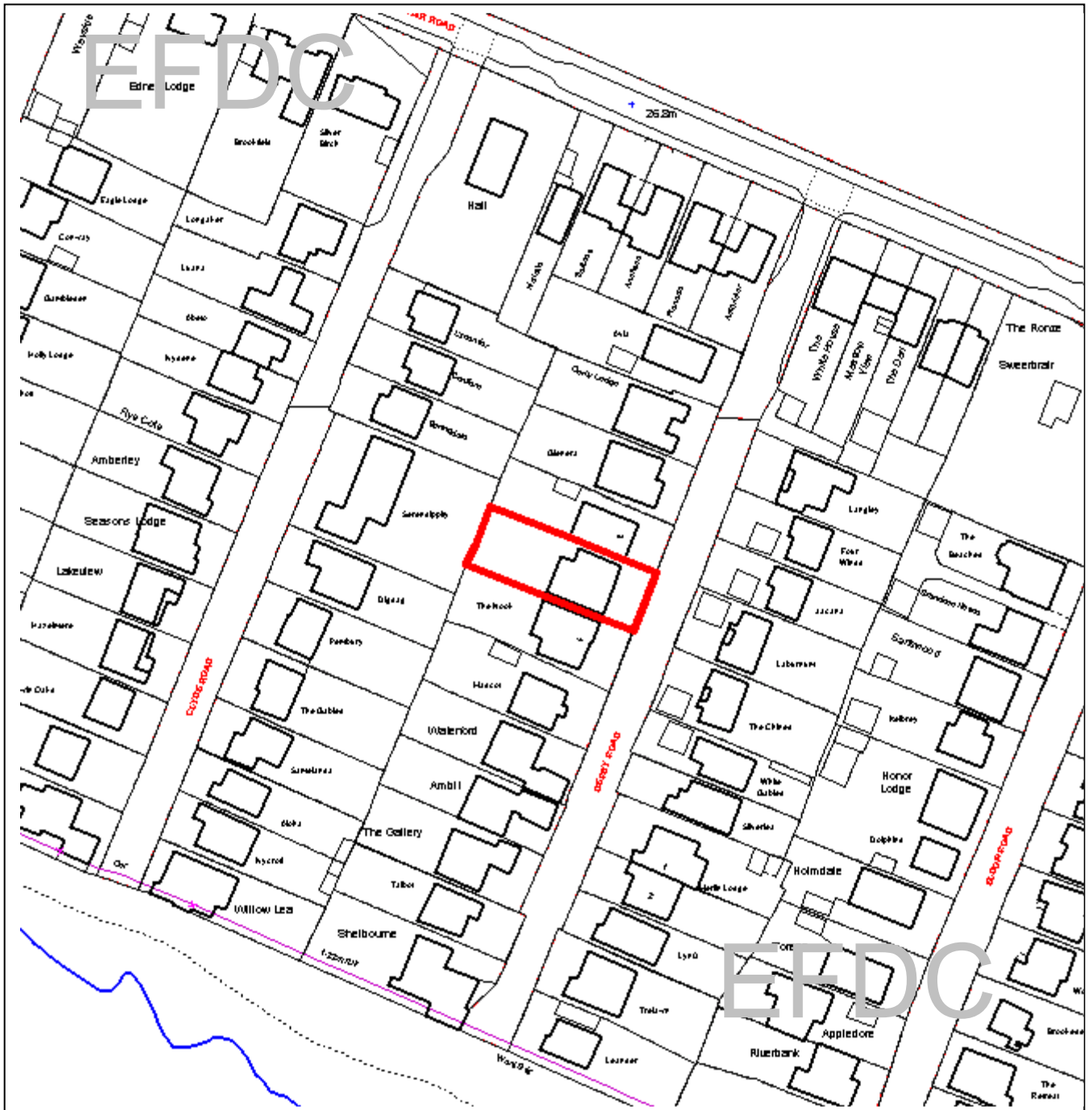
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/1751/14
Site Name:	2 The Nook, Derby Road Hoddesdon, EN11 0BG
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1751/14
SITE ADDRESS:	2 The Nook Derby Road Hoddesdon Hertfordshire EN11 0BG
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr Michael Todd
DESCRIPTION OF PROPOSAL:	Part single storey, part two storey side and rear extension
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566130

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed window opening in the flank elevation shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

The application site contains a two storey detached dwelling with a garage to the side. The house is one of a set of three which resulted from a redevelopment of the original site. The house has a gabled roof and front projecting gable.

Description of Proposal:

The applicant seeks consent to extend the dwelling above the existing garage and to infill the rear corner of the building over two storeys. The extension would be 2.8m wide x 11.0m deep with a gabled roof above.

Relevant History:

No relevant history.

Policies Applied:

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received:

PARISH COUNCIL – Objection. Members believe the proposal is overdevelopment of the site. The particular concern is that the roof alterations will impact negatively on the neighbouring property because the two houses are situated very close together and the neighbouring home is built along the boundary line.

4 neighbours consulted: 0 replies received.

Issues and Considerations:

The main issues to consider relate to amenity and design

Amenity

The Parish Council are concerned that the scheme would impact negatively on the amenity of the neighbouring residents. The extension would be located on the side of the house adjacent to No3. The built form would fill the space along the side flank of the house and would have no serious impact. A side facing window can be conditioned as obscure glazed.

Design

The scheme would result in a bulkier dwelling but the first floor would retain a gap of 1.0m to the boundary which is in compliance with policy and the addition would be set behind the front gable which would result in a subsidiary appearance. There would be a closing of the gap between the two houses to 1.0m as the adjacent house is built on the boundary. This is considered acceptable under these circumstances and there would be no serious impact on the existing streetscene. Matching material would ensure an appropriate appearance.

Conclusion:

The proposed development is considered acceptable and in compliance with policy. It is therefore recommended that the application is approved with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

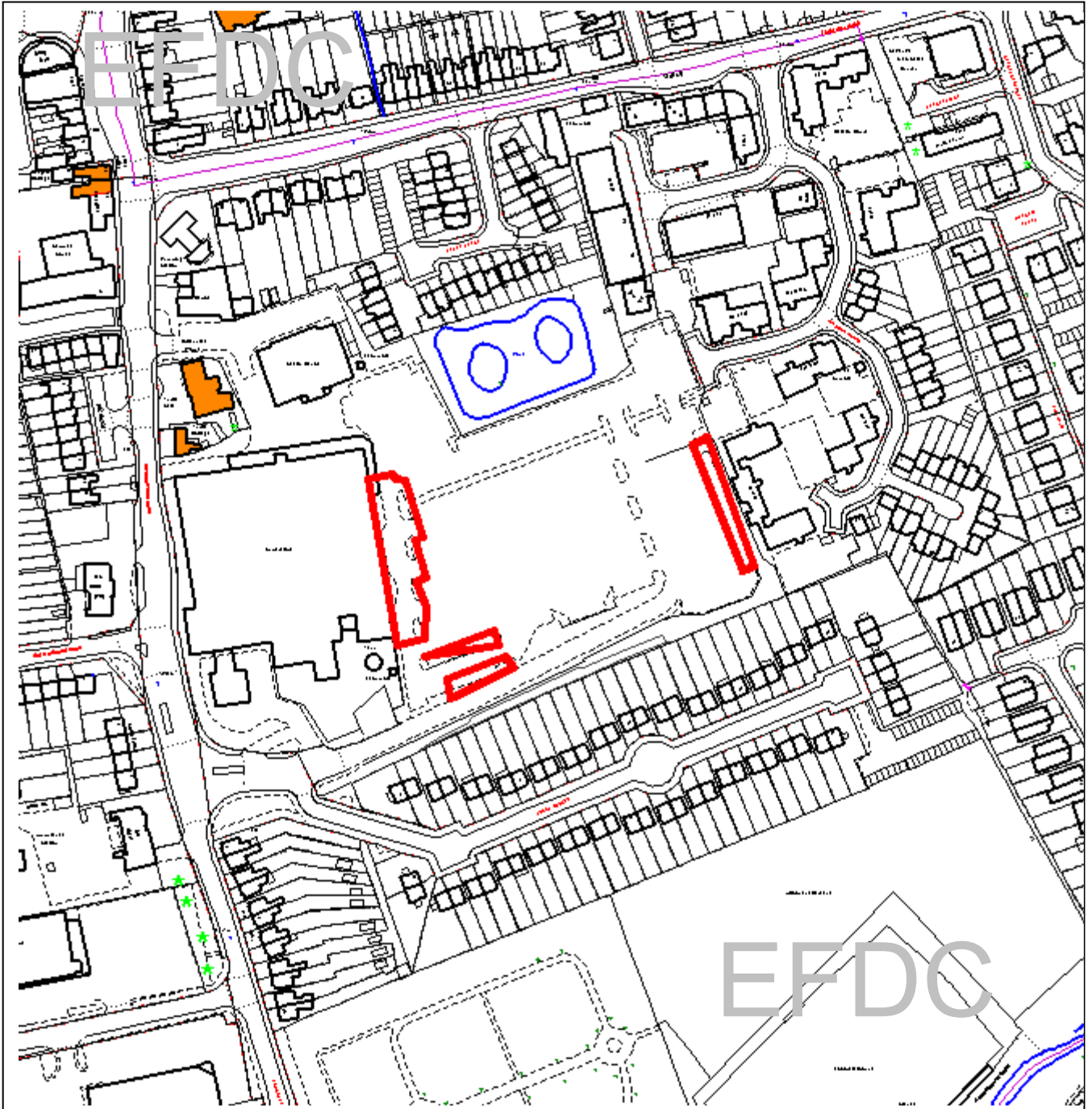
Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 564336

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

AGENDA ITEM NUMBER 3



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Application Number:	EPF/1818/14 and EPF/1842/14
Site Name:	Tesco, Sewardstone Road Waltham Abbey, EN9 1PH
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/1818/14
SITE ADDRESS:	Tesco Sewardstone Road Waltham Abbey Essex EN9 1PH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Tesco Stores Ltd
DESCRIPTION OF PROPOSAL:	Installation of three new small scale pods containing car related uses within existing store car park incorporating new single storey pod buildings and canopies, and the erection of four small scale retail kiosks adjacent to the store car park along with an alteration to the car park layout
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566410

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: WAL/P00, WAL/P01, WAL/P02, WAL/P03 Rev: A, WAL/P04, WAL/P05 Rev: A, WAL/P12 Rev: B
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The pods hereby permitted shall not be open to customers outside the hours of 08:00 to 20:00 on Monday to Wednesdays and Fridays, 08:00 to 21:00 on Thursdays, 08:00 to 18:00 on Saturdays and 10:00 to 17:00 on Sundays and Bank Holidays.
- 5 The car wash hereby permitted must cease during any period that the rating level of noise (as defined by BS4142:1997) emitted from the jet washing, vacuum cleaners and any other mechanical equipment employed at the car wash exceeds 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997 (or such other standard which may supersede it from time to time).

- 6 The car wash hereby approved shall be carried out and operated in accordance with the Waves Design and Access Statement dated July 2014.
- 7 The existing barrier to the eastern car park shall be closed and locked outside of the opening hours of the car hire use hereby permitted within this site.
- 8 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 9 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 10 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 11 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 12 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

The existing Tesco store is a detached supermarket located on the eastern side of Sewardstone Road on the edge of, but within, the designated town centre. The store is served by a large car park used by customers and employees of Tesco, plus visitors to the Waltham Abbey Health Care Centre. The car park currently contains a separate 'click and collect' pod and there is a self-contained Tesco petrol station close to the site entrance. Houses in Denny Avenue and flats in Howard Close back onto the car park at its southern and eastern edges.

Description of Proposal:

Consent is being sought for the installation of seven self-contained pods within the grounds of the Tesco superstore. Three of the proposed pods would be located within the car park and four of the pods would be adjacent to the eastern flank wall of the store, which would require an alteration to the car park layout. The potential occupiers for the pods are as follows:

The three detached pods within the car park are:

- Car accessory unit operated by Halfords (stated by the applicant as a B2 Use, however since the intended use would not result in a detrimental impact to neighbours through noise or disturbance this would in fact constitute B1 Use);
- Hand car wash operated by Waves (Sui Generis use); and
- Car hire office operated by Avis/Budget Group (stated by the applicant as a B1 Use however this would constitute a Sui Generis use).

The four attached pods adjacent to the store are:

- Virgin Holidays – travel agents (A1 Use);
- BUPA Health Care (D1 Use);
- Timpsons – key cutting/shoe repairs/dry cleaning (A1 use); and
- Max Spielmann – Photographic service (A1 use).

The detached pods range in size from 11.9m² (car wash) to 18m² (car hire office & car accessory unit). The car accessories pod and car wash would also include the installation of canopied areas, which raises the overall floor area of the units to 63.8m² (car accessories) and 50.4m² (car wash). The highest of the proposed pods measures a maximum of 3.16m.

The attached pods would provide two 34m² pods, one 37m² pod, and one 85.7m² pod. The larger of these pods is anticipated for use by BUPA Health Care. These pods would be flat roofed with an overhanging canopy along the northern and eastern elevations and would be 3.3m in height.

Relevant History:

EPF/1730/00 - Demolition of existing building and erection of retail (A1) residential (C3) and healthcare (D1) development including petrol filling station together with associated highway works, ancillary service yard, car parking and landscaping – approved/conditions 17/04/02

EPF/1132/05 - Temporary use of land in south east corner of the site (proposed for new housing in the 17/4/02 outline approval) for additional car spaces for the Tesco store – approved (3 years) 14/10/05

EPF/0560/09 - Renewal of temporary planning permission and continued use of land on south east corner of the site for three more years as an additional car park (69 spaces) for Tesco store – approved/conditions (18 months) 18/06/09

EPF/2187/09 - Extension to existing retail store to accommodate new bulk storage area and reconfiguration of internal road layout and parking area – approved/conditions 28/01/10

EPF/2357/09 - Installation of a combined heat and power (CHP) unit within service yard at rear of store to provide a sustainable method of powering the store – approved/conditions 29/01/10

EPF/0146/11 - For the permanent use of land and the retention of the existing car park for use by staff only – approved/conditions 24/03/11

EPF/1785/11 - Proposed customer collection pod and canopy – approved/conditions 21/10/11

Policies Applied:

CP1 – Achieving sustainable development objectives

CP3 – New development

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE9 – Loss of amenity

TC3 – Town centre function

ST6 – Vehicle parking

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Summary of Representations:

101 neighbouring residents were consulted and a Site Notice was displayed on 22/08/14.

TOWN COUNCIL – No objection, however if permission is granted we would like to see a condition applied that any pod being used for car related purposes be restricted for cars and taxis use only and not for the use of commercial vehicles.

WALTHAM ABBEY HISTORIC SOCIETY – Object as any retail expansion at Tesco will increase the impact on the town centre's viability and the loss of car parking could lead to increased congestion on Sewardstone Road.

5 DENNY AVENUE – Object as the water from the proposal would cause flooding issues, there would be noise and light nuisance and pollution from the proposal, the proposal is not appropriate to the area, it would result in loss of light and overlooking to neighbours, the design of the proposal is unacceptable, bulky and out of scale with neighbouring properties, and it would result in road safety problems.

26 DENNY AVENUE – Object as this will have further impact on Sun Street and neighbouring residents.

65 HOWARD CLOSE – Object as there are still no barriers or chains around the staff car park and no night security so the use of this car park will result in anti-social behaviour.

69 HOWARD CLOSE – Object as Tesco's do nothing to curb the disturbances and this will all start up again if the rear car park is reopened due to anti-social behaviour.

Issues and Considerations:

The main issues with regards to this application relate to the principle of the development and its impact on the town centre, on neighbouring residents, with regards to parking provision, and due to the design and visual appearance of the proposal.

Principle:

The application site forms part of the existing car park for the Tesco Store, which is located within the designated Waltham Abbey Town Centre. One of the current aims of Central Government is to encourage economic growth within the Country and they seek to achieve this in the Planning System through the 'presumption in favour of sustainable development'. The National Planning Policy Framework has identified three dimensions to sustainable development; these being an economic, social and environmental role.

The basis of the National Planning Policy Framework is that planning "*should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system*". The Framework makes it clear that "*investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment*". It also states that planning policies should avoid the long term protection of sites allocated for specific uses where there is no reasonable prospect of a site being used for that purpose.

It is generally accepted locally that Waltham Abbey Town Centre, for various local, national and socio-economic reasons, is in a state of decline. The historic town centre has struggled to maintain its vitality and viability, which can be seen within the February 2013 Town Centre Survey figures that shows 17.4% of the Key Frontage is currently vacant, with vacancies for the entire frontage at 13.8%. Both these figures are above the district and UK single figure averages. Therefore any additional business brought to the designated town centre would improve the overall vitality and viability of Waltham Abbey. Furthermore, the provision of complementary car park uses such as the proposed car wash, the car accessory unit, and the car hire kiosk are the type of use expected

on an edge of centre location such as this, and the provision of these within a designated town centre is preferable to out of centre locations.

Whilst there are long-standing concerns with regards to trade being drawn away from the 'historic' town centre of Waltham Abbey (i.e. Sun Street and Market Square) towards out of town locations such as Highbridge Street Retail Park and the Lidl Supermarket, in 2006 the adopted Local Plan Alterations varied the designated town centre boundary in Waltham Abbey to include Tesco and its associated car park. As such the application site itself is located within the designated town centre and therefore any retail benefits on this site would be considered beneficial to the overall designated town centre. There is no requirement within policy TC3 to protect particular sections of the town centre (although there are further restrictions on the Key Frontage) and therefore no reason to consider that the proposed new uses within the Tesco car park would be detrimental to the vitality and viability of the town centre.

The proposed pods would offer the ability for people to undertake linked trips when visiting Waltham Abbey, which would be more sustainable than multiple trips to different locations, and the development is estimated to result in 16 part time and 13 full time jobs. As such, the principle of the proposed development is considered acceptable.

Amenity:

The proposed pods would be set in various locations around the car park. The closest of these to surrounding residential properties would be the proposed car wash and car accessory unit, which would be approximately 16m and 27m from the rear boundaries of dwellings in Denny Avenue, and the car hire pod, which would be approximately 3.5m from the boundary shared with the flats in Howard Close.

The main concern regarding impact on neighbours is as a result of potential noise nuisance. The main source of noise from the proposed units would be from the car wash, and as such the application has been accompanied by an acoustic report. This has been assessed by Environmental Health who considers it to be acceptable. Nonetheless they suggest a condition could be imposed requiring the use to cease should the rating level of noise exceed 5dB(A) above the prevailing background noise.

Whilst the car accessory unit is stated by the applicant as a B2 Use it is considered that, since this would simply fit minor car accessories such as window wipers, light bulbs, etc., this use would be unlikely to cause disturbance to neighbouring residents and therefore would constitute a B1 use.

The closest pod to neighbouring residents is the car hire unit, which would consist of the office and 11 spaces for the parking of hire vehicles and is located within the staff car park. This unit would provide a drop off and collection point for rented cars and therefore would result in a relatively high level of vehicle movements. However given that the proposed pod is located within an existing car park, the very essence of which lies in vehicle movements, it is not considered that the resulting use would be any more detrimental than the lawful use of the site.

One of the main concerns of surrounding residents is the use of the staff car park since there have historically been problems with anti-social behaviour occurring in this back car park. This resulted in the current condition requiring the area to be physically secured and only accessible to staff. At present this car park appears to be locked at all times and unused by any cars, however lawfully the car park can be used by staff. The provision of a car rental pod within this area would require this parcel of land to be re-opened to the public, which has understandably resulted in concerns that the previous anti-social behaviour would begin again within this area.

Whilst the concerns of neighbouring residents are understood the provision of a car hire business with a manned office within this back car park would provide additional security during the day

when the unit is open, and the applicant has confirmed that the existing barrier will be locked once the unit is closed. The proposed opening hours of the car hire business are 08:00-17:00 on Mondays, 10:00-17:00 Tuesday and Wednesday, 10:00-20:00 Thursday and Friday, 08:00-16:00 on Saturdays and 12:00-16:00 on Sundays. In response to the neighbour objections the applicant has responded as follows:

The store currently has a series of measures in place including CCTV, an AMPR number plate recognition system and store security in order to effectively manage the site. We note that residents raise concerns about the existing car park barrier at the eastern side of the car park. This is currently closed on a permanent basis, and as part of the current proposals it will be locked by the occupier each evening. The importance of this for security reasons will be discussed with Avis Budget Rent a Car who, given the nature of their business, will want to ensure that security is of upmost importance.

Furthermore, the current proposals would bring forward additional active uses within the car park, which would provide further activity through customers visiting the new units, as well as natural surveillance that can serve to deter anti-social behaviour. The new units are designed to be secure when not in operation overnight and the presence of these additional uses would reduce the areas of the car park which can be used by 'boy racers' as the residents suggest.

Given that the rear car park would only be open to the public during business hours when there will be an operating use on site, and outside of these hours the existing barrier will be locked, it is not considered that the proposal would result in any additional anti-social behaviour within the back car park. This can be suitably controlled by condition.

An objection has been raised by a resident of Denny Avenue stating that the proposal would result in a loss of light and overlooking to their property, however the proposed pods are low height single storey structures located a considerable distance from the boundaries of these properties. As such it is not considered that they would have any physical impact on the amenities of the surrounding residents.

Parking:

The proposed pods would result in the loss of 46 car parking spaces. The car park currently contains 444 standard spaces (including the staff car park to the rear), 20 parent and toddler spaces and 25 disabled parking spaces. Since no parent and toddler or disabled spaces would be lost the proposal would reduce the level of standard spaces to 398. A Transport Statement has been submitted with the application, which states that the peak time for occupancy of the car park at present is 11:15 on a Sunday, at which time there are around 296 cars in the car park. It is estimated that this would increase to 315 as a result of the proposed development. This Statement concludes that the car park will operate with 40% more capacity as a result of the proposed development.

The application has been assessed by Essex County Council Highways and it was considered that "the applicant has thoroughly demonstrated that the proposal will not have any detrimental impact upon the highway network and that there will be more than sufficient spare car parking capacity for all the uses". As such ECC Highways has no objection to the application.

Design:

The application site is located outside of the conservation area and the historic core of Waltham Abbey and the design of the proposed pods are considered to be acceptable and in keeping with the existing, relatively modern, Tesco store. The new pods would be similar in appearance to the click and collect pod previously granted consent and erected within the car park. They would be

small scale, unobtrusive units that would be viewed as part of, and within the context of, the large retail store.

Other matters:

Due to its former use as a Pesticide Works and Chemical Distribution Depot contaminants are present in the ground underlying this site (no satisfactory completion report was submitted with respect of EPF/1730/00). There is the potential for contaminants present in the ground beneath the car park to present risks to site workers via dermal contact and the inhalation of dusts and volatile organic contaminants, to present risks to proposed end users of the "pods" via explosion/asphyxiation/toxicity of accumulated ground gases from degrading organics present in the ground, the inhalation of volatile organic compounds (e.g. Chloroform) and ingestion of organic contaminants via the permeation of water supply pipes, and to present risks via direct attack on foundations and building materials.

Due to the presence of contaminants no surface water or car wash waste waters would be permitted to soak into the ground and an appropriate contamination assessment will be required with regards to the additional development on the site.

Conclusions:

The introduction of the proposed pods within the designated town centre would be a sustainable form of development and would be beneficial to the vitality and viability of the town centre and would provide additional employment opportunities. The development would not be detrimental to the amenities of neighbouring residents or the character and appearance of the area and, even with the loss of parking spaces, the store would still retain sufficient parking spaces. As such the development complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies and is therefore recommended for approval, subject to conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Report Item No: 4

APPLICATION No:	EPF/1842/14
SITE ADDRESS:	Tesco Sewardstone Road Waltham Abbey Essex EN9 1PH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Tesco Stores Ltd
DESCRIPTION OF PROPOSAL:	Advertisement consent for 2 no. illuminated fascia signs, 1 no. non-illuminated fascia sign and 12 no. non-illuminated signs.
RECOMMENDED DECISION:	Grant Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566590

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: WAL/P00, WAL/P01, WAL/P02, Proposed Elevations plan dated 08.07.2014 and Proposed Signage plan dated 08.07.2014

This application is before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(k))

Description of Site:

The existing Tesco store is a detached supermarket located on the eastern side of Sewardstone Road on the edge of, but within, the designated town centre. The store is served by a large car park used by customers and employees of Tesco, plus visitors to the Waltham Abbey Health Care Centre. The car park currently contains a separate 'click and collect' pod and there is a self-contained Tesco petrol station close to the site entrance.

Description of Proposal:

Advertisement consent is being sought for the installation of two illuminated fascia signs, one non-illuminated fascia sign, and twelve non-illuminated signs in relation to the proposed new car wash to be erected within the car park as per EPF/1818/14.

Relevant History:

A/EPF/0502/09 - Provision of new advert signs on recently erected lobby around store entrance – approved 08/06/09

A/EPF/1889/11 - Signage to 'Click & Collect' facility including additional freestanding directional signage – approved 04/11/11

Policies Applied:

DBE13 – Advertisements

The above policy forms part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policy is broadly consistent with the NPPF and therefore is afforded full weight.

Summary of Representations:

No neighbouring residents were consulted however a Site Notice was displayed on 22/08/14. No responses have been received.

TOWN COUNCIL – No objection.

Issues and Considerations:

Given the location of the proposed signage within the Tesco's car park, which would not be visible from the public highway, the main issues here relate to the impact of the signs on the character and appearance of the area.

Whilst two of the proposed signs would be illuminated several of Tesco's existing signs are illuminated and therefore these would not be considered detrimental to the area. All other signs would be non-illuminated.

The signs are located within a large supermarket car park, which itself is located within Waltham Abbey Town Centre, where such advertisements are commonplace. As such these would not be detrimental to the overall character of the area.

Conclusions:

The proposed signage would comply with the requirements of Local Plan policy DBE13 and are therefore recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

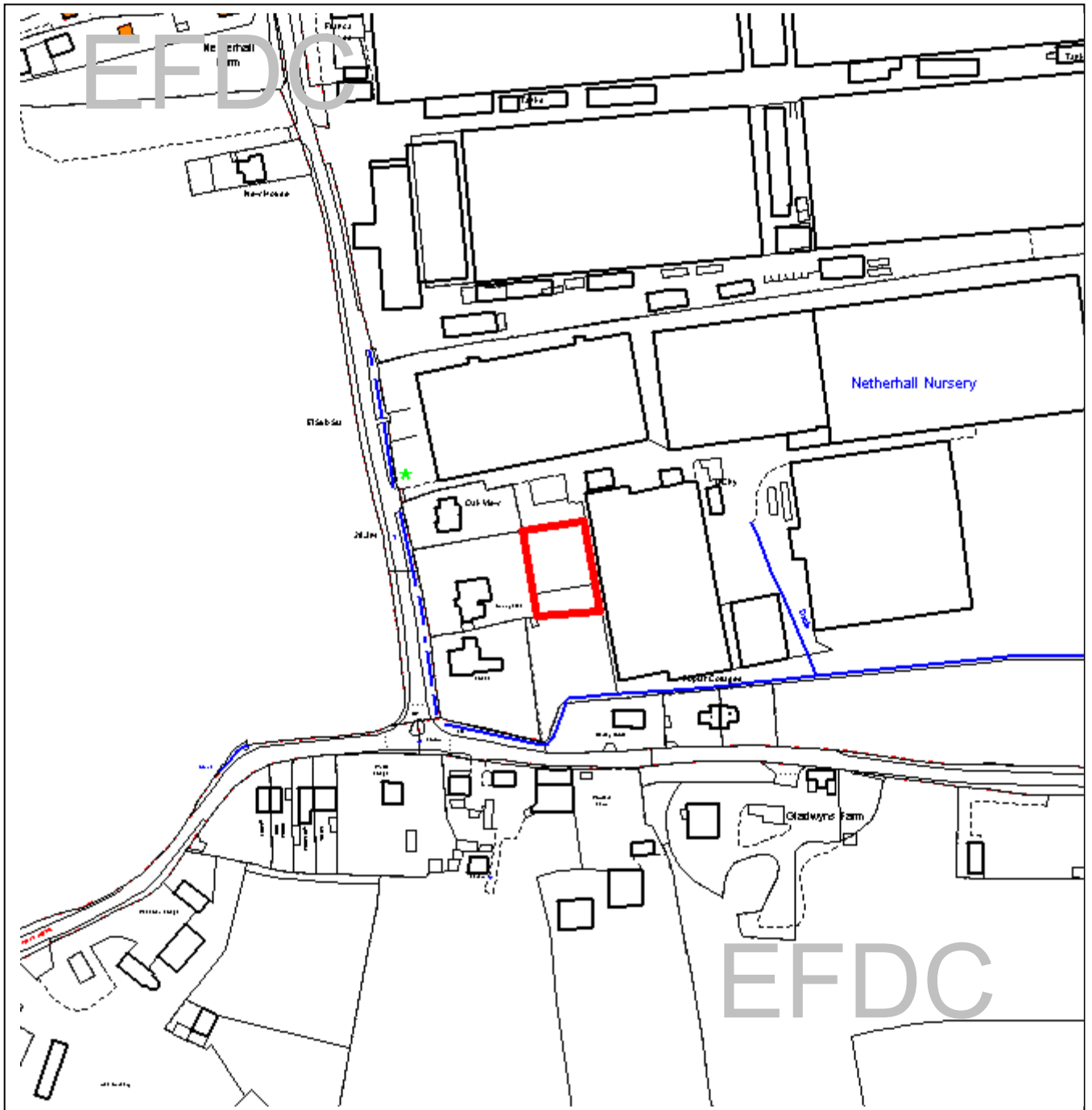
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Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/1919/14
Site Name:	Sunnyside, Netherhall Road Roydon, CM19 5JP
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/1919/14
SITE ADDRESS:	Sunnyside Netherhall Road Roydon Harlow Essex CM19 5JP
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr Graham Whipp
DESCRIPTION OF PROPOSAL:	Retrospective application for change of use of agricultural land to garden, construction of outbuilding with swimming pool, outbuilding to be used as gym, garage and games room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566952

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall be as detailed on the submitted application forms, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority. This shall relate to the property known as Sunnyside and identified outlined in both red and blue on the submitted location plan.
- 5 The outbuilding hereby approved shall only be used for ancillary purposes to serve the dwelling known as Sunnyside and at no time shall be used for sleeping accommodation or for any other purpose or separated to form a separate residential unit.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The red line application site is in use as part of the residential garden serving the dwelling known as Sunnyside. This is a detached house set on a substantial plot with the piece of land located to the rear. The site is within the Metropolitan Green Belt and the immediate area is designated to serve the local glasshouse industry. As such there are a number of large glasshouses in the vicinity of the site.

Description of Site:

The applicant seeks consent for the acknowledgement of this piece of land as residential garden and also to construct an outbuilding within it. This would be a large detached structure and would include a garage, gym, games room, changing room and WC/Shower. The building would be roughly “U” shaped and would have outside walls measuring 16.0m x 16.0m and 10.0m. The building would have a footprint of approximately 160 sq m with a ridge level of 4.0m and an eaves height of 2.5m. The structure would be finished in render with a tiled roof.

Relevant History:

EPF/1099/14 - Certificate of lawful development for a proposed outbuilding and detached garage. Not Lawful: 03/07/2014.

EPF/1920/14 - Certificate of Lawful Development for a proposed pitched roof detached garage. No decision at time of this report.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE1 – Design of new buildings
DBE2 – Effect on Neighbouring properties
DBE4 – Design in the Green Belt
DBE9 – Loss of Amenity
GB2A – Green Belt
GB7A – Conspicuous Development Within or Adjacent to the Green Belt
ST4 – Vehicle Parking

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

5 neighbours consulted: no replies received.

PARISH COUNCIL: Objection. Overdevelopment and inappropriate in the Green Belt.

Issues and Considerations:

The main issue to consider is the site’s location in the Metropolitan Green Belt.

Green Belt

Change of Use of the Land

It is evident that the piece of land for which a change of use has been sought was not part of the original residential curtilage of the dwelling. However aerial photographs submitted by the applicant and the Council's own aerial photographs indicate that the land has been used as garden for some time. Aerial photographs from 10+ years ago confirm the land as laid to lawn with garden paths and ancillary outbuildings. The piece of land is located between the original rear garden, the garden of the adjacent dwelling and the glasshouse structures which surround the site. In reality the best use of the land is probably as residential curtilage and in that regard there is no objection to its continued use as such.

Outbuilding

What is proposed is a large outbuilding but potentially a permitted development structure if it was within the original residential curtilage. In terms of footprint the building is similar to the existing bungalow on the site. However what is proposed are uses which could be reasonably considered incidental to the main dwellinghouse. A planning application has been made as opposed to a certificate of lawful development application and therefore impact on the open character of the Green Belt must be assessed.

The building will have some impact on open character, as land that is currently open would be built upon. However the building would be within the established residential curtilage of the dwelling and would not be clearly discernible from outside the site. Furthermore the building would form part of an enclave of both residential and commercial buildings and would be seen within the context of the large glasshouse structures to the side and rear of the site. Identifying visual harm to open character is therefore a more difficult exercise having regard to the above on site characteristics and it is not considered there would be excessive impact.

The Council could condition the use of the building to ensure the garage is used for the parking of vehicles and furthermore Class E permitted development rights could be removed for further outbuildings. A condition ensuring the building remains in ancillary use would also be reasonable. This is considered a large outbuilding and a very balanced case, however with these restrictions in place it is considered that this scheme can be justified. The concerns of the Parish Council are noted and given appropriate weight in this balancing exercise, however the proposed development is considered, on balance, appropriate. The approval of this one, large building would serve the needs of occupants for ancillary buildings.

Design

The proposed building is a fairly conventional design and raises no concerns with regards to design.

Amenity

There are no concerns with regards to the amenity of adjoining residents.

Conclusion:

The proposed development would result in a large outbuilding to serve the property. However its use can be controlled by conditions and as such it is recommended that consent is granted subject to conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Mr Dominic Duffin

Direct Line Telephone Number: (01992) 564336

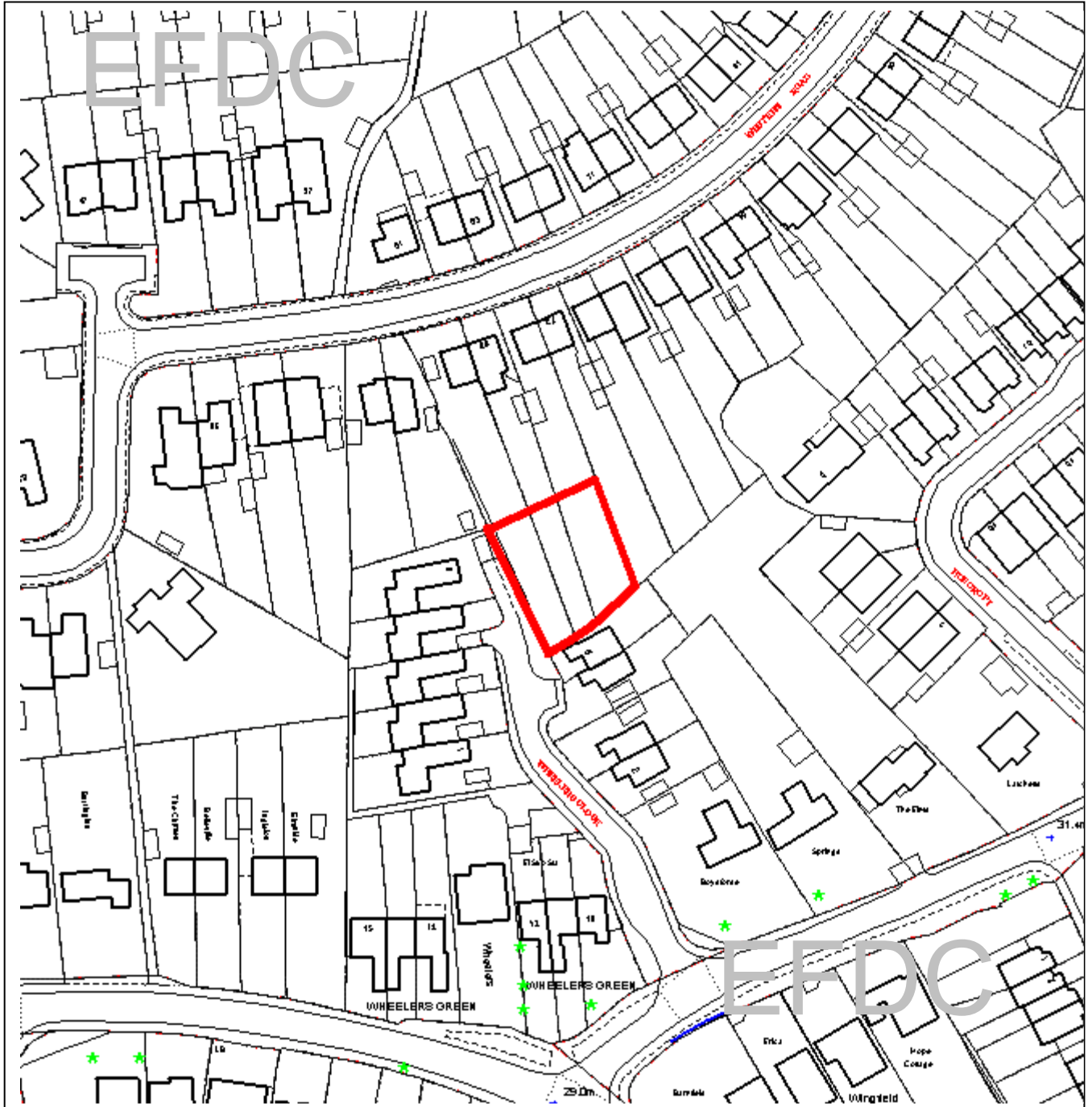
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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/1985/14
Site Name:	Rear of 66 to 70 Western Road Nazeing, EN9
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1985/14
SITE ADDRESS:	Rear of 66 to 70 Western Road Nazeing Waltham Abbey Essex EN9
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Andrew McFayden
DESCRIPTION OF PROPOSAL:	Residential development comprising 3 detached dwellings rear of 66 to 70 Western Road, Nazeing (Revised application to EPF/0931/14).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=567251

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawing no: 6841/P20 Rev: A, 6841/P21 Rev: A, 6841/P22, 6841/P23, 6841/P24
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Prior to erection of the dwellings details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 5 Within three months of the date of this decision a Construction Method Statement shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) the parking of vehicles of site operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials used in constructing the development

- d) wheel cleaning facilities
 - e) measures to control the emission of dust and dirt during construction
 - f) a scheme for recycling/disposing of waste resulting from site preparation and construction works
- 6 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 7 The parking areas hereby permitted shall be provided before the occupation of the dwelling hereby permitted and shall be kept available for the parking of motor vehicles at all times.
- 8 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 9 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 10 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 17.30 Monday to Friday and 09.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The site is formed from the rear of gardens serving 66-70 Western Road. The proposed plot maintains a comparable depth to that provided along the eastern side of Wheelers Close and the proposed dwellings would front Wheelers Close opposite numbers 7 and 9. The application site would be accessed from a private access off the existing turning head in Wheelers Close. The ground level rises from the entrance from Wheelers Close to Western Road and beyond. The application site is within the built up area of Nazeing, outside of the Green Belt and Conservation Area.

Description of Proposal:

Consent is being sought for the erection of three detached dwellings. These would all measure 7.4m in width and 8.5m with an additional 1m deep porch/overhanging front roof at ground floor level. They would all have crown topped pitched roofs to a ridge height of 9.2m and each house

would have a private rear garden and at least two off-street parking spaces served by a shared access from Wheelers Close.

Relevant History:

EPF/0054/11 - Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close – refused 09/06/11 (allowed at appeal on 11/11/11)

EPF/2556/11 - Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close (amended application to provide larger kitchen areas, changes to and new windows, increased front porch roof and alterations to front parking area at No. 8 Wheelers Close) – approved/conditions 23/02/12

EPF/0686/12 - Minor material amendment of planning permission EPF/2556/11 (Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close). Amendment to rectify inconsistencies of previously approved plan – approved/conditions 21/06/12

EPF/0931/14 - Residential development comprising 3 detached dwellings rear of 66 to 70 Western Road, Nazeing – refused 24/06/14

Policies Applied:

CP1 - Achieving sustainable development objectives

CP2 - Quality of rural and built environment

CP3 - New development

H3A - Housing density

DBE1 - Design of new buildings

DBE2 - Effect on neighbouring properties

DBE3 - Design in urban areas

DBE6 - Car parking in new development

DBE8 - Private amenity space

DBE9 - Loss of amenity

LL11 - Landscaping schemes

ST1 - Location of development

ST2 - Accessibility of development

ST4 - Road safety

ST6 - Vehicle parking

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Consultation Carried Out and Summary of Representations Received:

20 neighbouring residents were consulted and a Site Notice was displayed on 11/09/14.

PARISH COUNCIL – Object to the proposal which, if permitted, would result in over development of the site contrary to Policy DBE2 which reads “*planning permission will not be granted for new buildings which have a detrimental effect upon existing neighbouring or surrounding properties in either amenity or functional terms*”. Parking in the road will be an issue due to the narrow width of the road.

5 WHEELERS CLOSE – Object as the proposed dwellings are still too high and out of character with the area and due to concerns regarding highways.

11 WHEELERS CLOSE – Object as this would result in additional on-street parking and since the houses are too large.

66 WESTERN ROAD – No objection but would like formal control over any flank windows to ensure that these are obscure glazed and non-opening.

Issues and Considerations:

The original proposal for two dwellings on this site was allowed at Appeal, and a subsequent amended application enlarging the properties was granted consent. As such the principle of residential development on this site has been agreed.

The previous application to increase this to three dwellings was refused in June 2014 for the following reason:

The proposed development, due to the excessive height, positioning and overall design of the dwellings, would result in an over dominant and incongruous development detrimental to the character and appearance of the street scene, contrary to the guidance contained within the National Planning Policy Framework and policies CP2, CP3 and DBE1 of the adopted Local Plan and Alterations.

Whilst objections have been received regarding three dwellings being an ‘overdevelopment’ of this site, it is considered that three properties could be erected without being detrimental to the overall character of the area and would still provide adequate off-street parking and private amenity space. Therefore, in principle, the erection of three dwellings on this site would be acceptable.

Design:

The previous application was refused consent due to the excessive height, positioning and design of the proposed dwellings. These factors have all been addressed as follows:

The proposed houses have been reduced from 9.2m in height to 8.2m and the half hipped roofs have been replaced by a fully hipped roof with a small crown top. This has significantly improved the overall appearance of the proposed dwellings and, given the rising ground level of the site, would not appear out of character or detrimental to the street scene.

The use of a lower hipped roof has resulted in better proportioned properties that would not be harmful to the overall appearance of the area, which contains a mix of two storey houses and bungalows that vary in design. The properties have also been reduced in width in order to maintain a 1.5m gap between each of the houses. Whilst this is still less than the 2m normally required between detached houses it is an improvement on the previously submitted 1m and, given the location of the site to the rear of a close with no through access, it is not considered that these slightly smaller gaps would be harmful to the character of the area.

Amenity considerations:

Given the position of the proposed dwellings it is not considered that they would have any greater impact on neighbours amenities than the two dwellings previously approved on site. The additional storey (served by rooflights) and increased number of occupants/movements would not significantly increase the harm to neighbours amenities.

The level of private amenity space proposed is lower than that recommended by the Local Plan and Essex Design Guide; however it is not considered that this is significantly lower or detrimental to the amenities of future occupants.

Highways:

There are no highway safety or capacity issues associated with the proposal as the three dwellings would be accessed off of Wheelers Close, which currently serves nine existing dwellings, and the traffic increase resulting from the development will be minimal and would have little effect on Wheelers Close, which is a low speed and low trafficked road.

Essex County Council Highways have however recommended a condition requiring a Construction Method Statement to be submitted, which would provide details of parking of construction materials, storage of materials, wheel washing, etc. This has been requested to ensure that on-street parking of construction vehicles in surrounding streets does not occur and to protect loose materials and spool being brought out onto the highway.

Flooding/drainage:

The proposed development is of a size where it is necessary to avoid generating additional runoff and where the opportunity should be taken to improve existing surface water runoff. The Council's land drainage team has been consulted and has raised no objections to the proposals subject to a condition requiring the applicant to provide a Flood Risk Assessment for the purposes of run-off. This would ensure that the development makes suitable provision to ensure the development does not result in run-off beyond that which presently exists.

Conclusion:

The principle of developing this site is already established and it is not considered that the provision of three dwellings on this site rather than the previously approved two would constitute 'overdevelopment'. The proposal would not result in any additional loss of amenities to neighbouring residents and would provide adequate off-street parking provision. The design and appearance of the scheme is considered satisfactory and would not be detrimental to the character and appearance of the street scene. Therefore the application complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies and is recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk