

AREA PLANS SUB-COMMITTEE 'EAST'

9 November 2016

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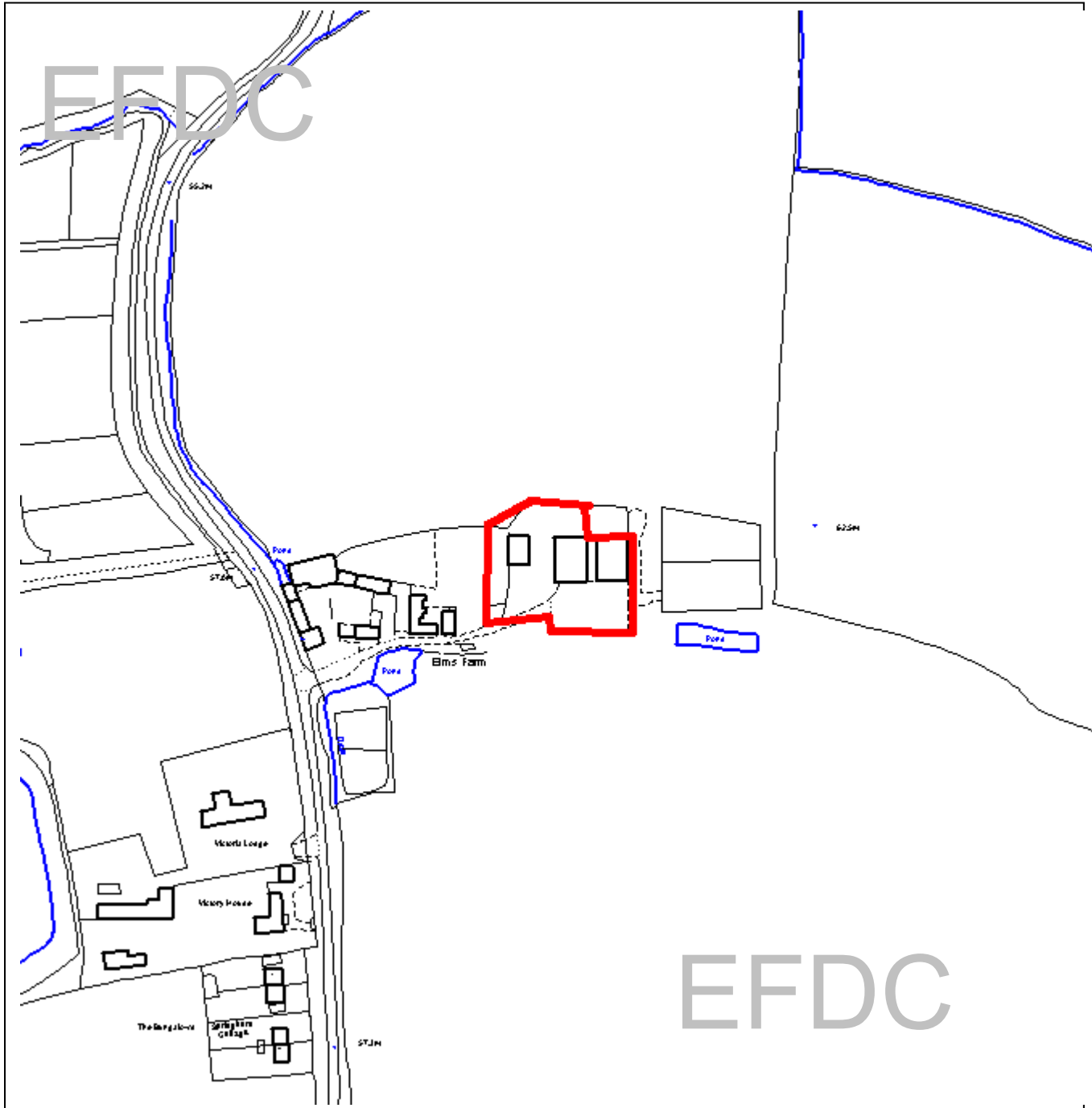
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2611/15
Site Name:	Elms Farm, Waples Mill Farm, Abbess Beauchamp And Berners Roding, CM5 0TE
Scale of Plot:	1/2500

Report Item No: 1

APPLICATION No:	EPF/2611/15
SITE ADDRESS:	Elms Farm Waples Mill Road Abess Beauchamp And Berners Roding Ongar Essex CM5 0TE
PARISH:	The Rodings - Abess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mrs Catherine Beattie
DESCRIPTION OF PROPOSAL:	Change of use and alterations to steel framed barns including additional floor space, to a mixed used of B1 office, B2 General Industrial, B8 Storage, lambing unit and museum and erection of new building for associated learning centre.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579896

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:
- 3 No development shall have taken place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

- 6 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]
- 7 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]
- 8 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]

- 9 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.

- 10 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.

- 11 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

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:

Elms farm is a Grade II listed farmhouse with a listed stable yard to the front and farm buildings located to the rear, which is located to the east of Waples Mill Road in Berners Roding. The application site boundary is drawn around the farm buildings which are set behind the listed farmhouse at a distance of about 70m. The existing farm buildings are. These buildings are typical mid to late 20th century utilitarian farm buildings of blockwork and corrugated cladding. The site is surrounded by open farmland.

Description of Proposal:

The proposal is to change the use of change the use of the existing farm buildings and to provide a small extension between the two buildings and a small additional building to enable a mixed use

which will include a small farm museum, a space that can be used as a learning area for school trips and an office use, together with the continued use of part of the building for light industrial purposes.

The intention is to create a flexible space as part of a wider farm diversification, which will help to ensure the continued farming use of the much larger area of land within the applicants ownership and the upkeep of the adjacent listed farmhouse and associated stables.

Relevant History:

No history with regard to the specific buildings within this application but the wider farm has the following application history.

EPF/0818/09 and 0819/09 Planning and listed building consent for Refurbishment of existing redundant farm stable buildings and change of use to an equine livery yard and creation of a manege. Approved

EPF/1243/09 Grade II listed building application for internal alterations to kitchen, with new window in existing opening and new window to courtyard. Approved

EPF/1420/10 retention of mobile home for occupation of farm caretaker- refused

EPF/2624/14 Grade II listed building application for internal alterations to kitchen, with new window in existing opening and new window to courtyard.

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP8 – Sustainable Economic Development
GB2A – Development in the Green Belt
GB8a Change of use or adaptation of buildings
HC12 Development affecting the setting of listed buildings
DBE2 – Effect on neighbouring properties
DBE9 – Loss of amenity
E12A farm diversification
RST1 recreational, sporting and tourist facilities.

The above policies form part of the Councils 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 Response

Neighbours were notified and a site notice was erected the following responses were received.

THREE LETTERS FROM ELMS FARM- Objection, Elms farm and the commercial stables are let to us, and we will be adversely impacted by the proposed mix of uses. The proposals are clearly

contrary to Green Belt policy. The existing general industrial use with the barn is unauthorised. The applicant is an absentee landlord and does not run the equine business. The proposals will result in an unacceptable increase in rural traffic. Flood risk and contamination issues have not been addressed. The proposal will have an adverse impact on the setting of the listed building.

(It should be noted that the objectors were in dispute with the applicant and are now no longer reside in the farmhouse and stable yard is not in commercial use.)

2 THE BUNGALOWS, BERNERS RODING – Strongly object to any more development on this road the road can not take any more traffic. If a museum and learning centre are added there would be coaches and mini buses, Commercial uses will also cause noise and other pollution, the existing use in the barn already causes noise. Worried that the museum and learning centre could change to other uses in the future.

VICTORIA LODGE – Concerned about new buildings being erected and noise and extra traffic on this country road if this becomes a commercial site. We live directly opposite the site.

PARISH COUNCIL – No response received.

Issues and Considerations:

The main concerns are the impact of the development on the Green belt, on the character and visual amenity of the area, the residential amenity of neighbours and on highway safety.

Green Belt

The site is within the Metropolitan Green Belt. The National Planning Policy Framework (NPPF, CLG, 2012) attaches great importance to the protection of the Green Belts

The NPPF sets out what forms of development can be regarded as not inappropriate in the Green Belt and this includes the reuse of existing buildings, and the extension and alteration of a building provided it does not result in disproportionate additions over the size of the original building. In this instance the buildings it is proposed to re use are substantial and permanent and the infilling proposed between the two buildings is not disproportionate. These elements of the proposal are therefore not inappropriate development. The proposed learning centre building is to be located in close proximity to the existing barns and is small in size (8m by 3m) and in the context of the site will have little impact on openness.

The NPPF seeks to support a prosperous rural economy and requires that planning policy should promote the development and diversification of agriculture and other land based activities and it is considered that the proposed development here falls squarely within that description. The applicant wishes to maintain the continued farming use but to utilise existing buildings (that are no longer to the standard for modern agricultural needs), for purposes that will not only provide an income but will also maintain a link to the historic and current farming uses of the site. The proposed small museum area is intended to contain farming related items and the learning centre would provide farm based learning.

Character and visual amenity of the area and setting of the listed building.

The proposed alterations to the buildings and erection of the learning centre have been considered by our Conservation officer and amendments to the detailed design have been made to accord with her suggestions. The development maintains the character of the site as a farm yard and given the separation from the listed farm house itself there is no adverse impact on the setting of that building or on the rural character and visual amenity of the area. Whilst a small parking area is proposed (sufficient for 12 vehicles in the context of a working farm the introduction of parked

vehicles in this location well away from the access to the farm, will have little adverse visual impact.

Residential Amenity

Concern has been raised by neighbours with regard to the impact of the proposed uses on residential amenity. One of the barns is already being used by a stone mason and this forms part of the application. Given the distance of this unit from any residential property (70 metres from the farmhouse itself and over 300metres from any unconnected property), and that the use of the building in connection with the authorised agricultural use has potential to generate considerable noise and traffic, it is not considered that a general industrial use here would result in harm to residential amenity.

With regard to the proposed museum and learning centre uses, these are very small in size and could not accommodate large numbers of people and it is not envisaged that they will result in traffic levels that would be harmful to adjacent residential amenity or that the use itself would result in excessive noise or disturbance.

Highway Safety

It is accepted that the lanes in this area are not best suited to heavy commercial traffic, but as has been explained it is unlikely that significant increases in traffic will be generated by the development. The advice from County Highways officer is that the development is not contrary to current guidance. " It is generally accepted that rural diversification like this proposal has low vehicle movements associated with it because it is removed from the strategic highway network. Consequently the traffic generation of the proposal is considered to be minor and will not have a detrimental impact on highway safety or efficiency. Further to this the actual use as a fully operational farm could generate significant vehicle movements with varying sizes of vehicles"

Contaminated Land

The use of the site for farming means that the land is likely to be contaminated, the use of the site by children would be classed as a sensitive use therefore a full contaminated land survey is required and remediation works may well be required, but these matters can be adequately covered by conditions.

Land Drainage

The site is not within a flood risk area but is of a size whereby a it is necessary to take the opportunity to improve existing surface water run off and therefore a flood risk assessment providing details of how improved drainage can be achieved can be required by condition. The proposal indicates that foul sewage will be disposed of to a septic tank, further details to ensure that adequate provision is made can be required by condition.

Future Development

Along with this application the applicant has provided details of possible further developments at the site in the future. These do not form part of the consideration here and any future proposals will need to be submitted as a future planning application with full details. Should the current application be approved it does not mean that the proposals outlined as phase 2 would necessarily be considered acceptable.

Conclusion

Reuse of existing buildings and the limited extension of buildings in the Green belt is not inappropriate development. The proposed mixed uses within this farmyard site set well away from residential properties and at a relatively low key scale will not have any significantly adverse impact on the character or amenity of the area or on the setting of the adjacent listed buildings. In addition they are in accordance with the Government's intention of building a prosperous rural economy through farm diversification and sustainable rural tourism. The application is therefore considered to be in accordance with the adopted Local Plan and the NPPF and is 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: Jill Shingler

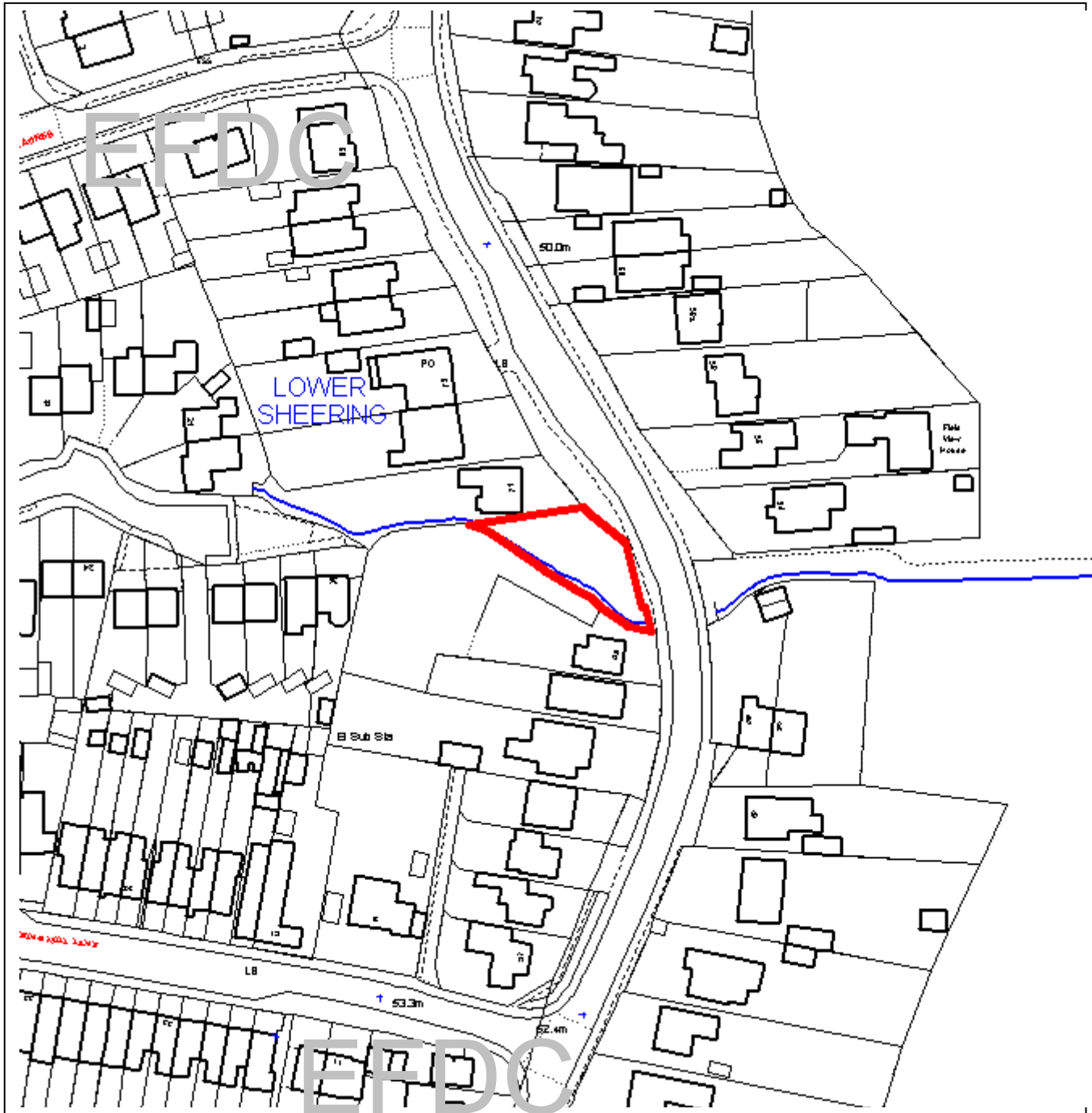
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Agenda Item Number 2



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Application Number:	EPF/0324/16
Site Name:	71 Sheering Lower Road, Sheering, CM21 9LG
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0324/16
SITE ADDRESS:	71 Sheering Lower Road Sheering Essex CM21 9LG
PARISH:	Sheering
WARD:	Lower Sheering
APPLICANT:	Mr M Mahoney
DESCRIPTION OF PROPOSAL:	Provision of a new build detached two bedroom chalet bungalow
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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582443

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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives

its written consent to any variation.

- 4 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 5 There shall be no discharge of surface water onto the Highway.
- 6 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 7 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 9 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 07.30 to 18.30 Monday to Friday and 08.00 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.
- 10 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.

- 11 No development shall take place until details of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 12 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 13 No development shall take place, including site clearance or other preparatory works until a Phase one habitat survey has been submitted to and approved 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 application site is located on Lower Sheering Road within the area of Sheering and currently forms part of the garden of No.71 which is a bungalow. The dwelling to the south is a two storey detached dwelling which has a large plot. The site itself is heavily treed, although none benefit from a Tree Preservation Order. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is to erect a new detached chalet bungalow.

Relevant history

Pre application submission regarding the erection of a new dwelling – 2016.

Policies Applied

CP2 – Protecting the quality of the rural and built environment
CP7- Quality of development
DBE9 – Loss of amenity
U3B sustainable drainage
LL10 – Landscaping
DBE8 private amenity Space
DBE1 Design of new buildings
RP4 Contaminated land
ST1 Location of development
ST2 Accessibility of development

ST4 Road Safety
ST6 vehicle Parking standards

The above policies form part of the Councils 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

16 Neighbours consulted –

73 Sheering Lower Road - OBJECTION – The proposal is an over development and not in keeping with general area.

32 Meadow Way – OBJECTION – The property is an unusual shape, will harm the brook located to the rear, will affect land drainage issues, does not have enough amenity space and does not offer suitable car parking.

SHEERING PARISH COUNCIL– OBJECTION - Unacceptably high density / overdevelopment of the site, it involves loss of garden land and the open aspect of the neighbourhood (so-called 'garden grabbing'), Visual impact of the development, The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity.

Issues and considerations

The main issues to consider when assessing this application are the sustainability issues, the potential impact on the street scene, the living conditions of neighbours, tree and landscape issues, parking and access, flood risk and ecology.

Sustainability issues

Lower Sheering is located to the east of the main settlement of Sawbridgeworth, which has good accessibility to shops, public transport and other services. The application site is within walking distance of these services and as a result would not be totally dependent on the use of a private car. Furthermore the train station of Sawbridgeworth is located to the north which is also within walking distance from the site. The station offers frequent services into central London and beyond. Consequently the site is a sustainable location to build new housing

Design and character

The street scene is characterised by a mixture of single storey and two storey dwellings many of which have different detailed designs including front dormer windows, the result of which is a locality with a mixed character and generally one which would be robust enough to accommodate a variety of designs, subject to their prominence.

The proposed new dwelling will appear as a relatively conventionally designed chalet bungalow, which will sit adjacent to a single storey bungalow to the north and a two storey dwelling to the south. It is acknowledged that the new dwelling will be set somewhat forward of the principle elevation of no.71 and this does increase its potential prominence in the street scene, however it follows the natural curve of the road in a similar way to other properties on Sheering Lower Road. Therefore In terms of overall prominence, it is not considered that the new dwelling will appear harmful on Sheering Lower Road.

The proposed curtilage will be significantly smaller than that of the two adjacent dwellings and the majority of Sheering Lower Road and therefore is somewhat contrary to the existing pattern of development in the street scene but this will not be apparent from the road as the site has a wide road frontage. Adequate private amenity space for a dwelling of this size is provided and number 71 retains a significant rear garden area.

Living conditions of neighbours

The new dwelling will be located a relatively long distance from the two adjacent properties. The rear dormer windows will be orientated towards the rear gardens of no.69 Sheering Lower Road, however they will face the less private rear part of the garden area approximately 5m away from the shared boundary and existing screening will be retained. There will be no overlooking of windows and there will be no significant harm to living conditions.

Tree and landscape issues

The tree and landscape team raise no objection to the scheme subject to the implementation of a tree protection condition and a hard and soft landscaping condition. These measures will ensure that the majority of the prominent and attractive trees on the site are retained.

Parking and Access

The proposed dwelling is to use the existing access and the existing dwelling will use the new access. As the new access has better visibility there will be no further risk to the interests of highway safety.

The site will offer at least two off street car parking spaces for the new dwelling whilst leaving at least two spaces for the host dwelling. Consequently the offer of parking is acceptable.

Flood Risk

The development will require a Flood Risk Assessment (FRA) predominantly focussing on a detailed surface water drainage strategy. The drainage strategy should incorporate SuDS in to the scheme. The underlying geology is predominantly clay and therefore infiltration drainage may not be suitable for the site. Suitability can be determined by undertaking a percolation test in accordance with BRE365.

Details of foul drainage are required.

The site is not within an identified Environment Agency flood risk zone but works are proposed within 8 metres of an ordinary watercourse and therefore requires Land Drainage Consent. The watercourse is considered to be a small, rapidly responding one and as recently as 2014 a number of properties north of the watercourse suffered from flooding, predominantly to the rear gardens and therefore flood protection measures should be incorporated within the dwelling

Ecology

The site is within an area which may have various protected species and therefore a phase one habitat survey is required.

Conclusion

The development is within the residential area of Lower Sheering, in a sustainable location and can be accommodated without harm to the street scene, neighbouring amenity or highway safety.

It is considered to accord with the adopted policies of the Local plan and provides an appropriate additional dwelling. The application 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: James Rogers

Direct Line Telephone Number: 01992 564371

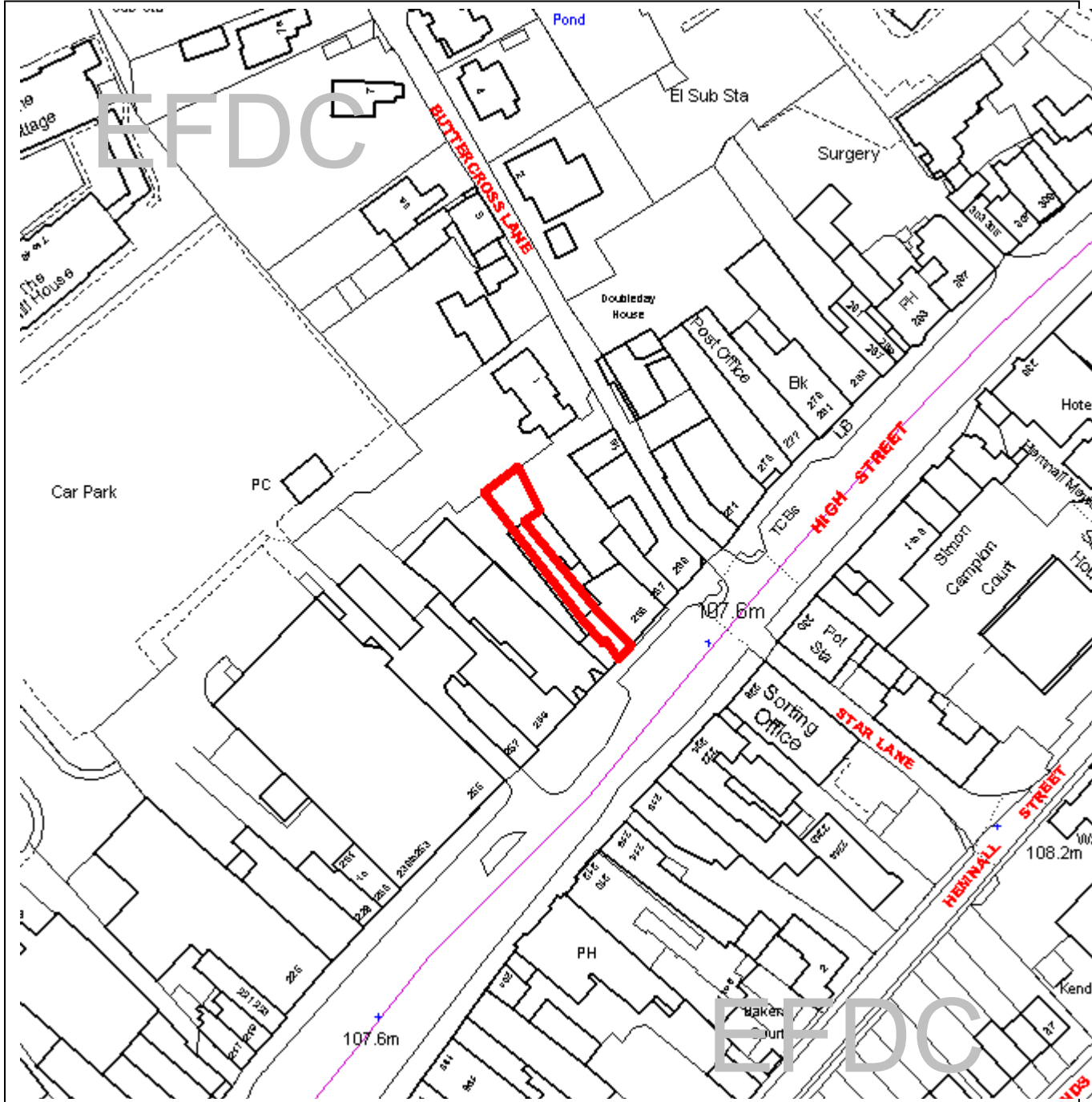
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/0632/16
Site Name:	263 High Street, Epping, CM16 4BP
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0632/16
SITE ADDRESS:	263 High Street Epping Essex CM16 4BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mrs Tracey Daniels
DESCRIPTION OF PROPOSAL:	Consent for the conversion of part of existing A1 shop at ground floor and C3 first and second floor unit into 3 self contained flats including two storey 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583196

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/1A, ELA/1AA, ELA/2A, ELA/4C, ELA/6B, ELA/11A, ELA/13. Heritage Statement
- 3 No development shall have taken place until details and samples of the types and colours of the external finishes, including doors and windows, 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.

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: Scheme of Delegation, Appendix 3)

Description of site:

The application site is a Grade II listed building located on the northwestern side of the High Street. The site is located within the designated town centre of Epping and the Conservation Area. The site currently consists of an A1 (retail) unit at ground floor with a single residential flat spread across two floors above.

The existing building comprises three development phases - the shop fronting High Street which dates from the 17th/18th century, the middle section of the building, originally a rear addition added in the 19th century, and the mid-20th flat roof extension added to the rear of the 19th century addition. Also a second floor attic was added to the original 17th/18th century building at some point in the 20th century.

Description of proposal:

Planning permission EPF/2373/15 gave consent for the conversion of part of the existing A1 shop at ground floor and the existing residential accommodation at first and second floor into 2 units. Within the previous application the majority of the ground floor was to be retained as an A1 Shop. The only external alterations proposed were the installation/replacement of windows in the large flat roofed rear section of the building, including the provision of two Juliet balconies in the rear elevation.

This revised application seeks to provide an additional one-bed flat at ground floor whilst retaining the recently approved two residential flats at first and second floor and introduce a two storey rear extension. The two storey rear extension will project 2.25m, is 4.3m wide in line with the width of the rear elevation and is 6m high. The existing flat roof will be extended to incorporate the proposed extension. High level windows will be included within the side elevation. A door at ground floor and a window at first floor will be included within the rear elevation. The proposed alterations will create a staircase which provides access to flat C located over the first and second floor of the building. Flat A and B will be served by an internal corridor that is accessed through the new extension.

An application for a Mansard Roof extension which included an additional two bedroom dwelling was also submitted but has since been withdrawn.

Relevant History:

EPU/0137/59 - Erection of a single storey extension – approved/conditions 26/10/59

EPU/0001/68 - Extension to shop – approved/conditions 05/03/68

EPU/0123/65 - Extensions to rear of premises – approved 07/09/65

EPF/0112/93 - Extension and refurbishment of existing retail premises including alterations to shopfront – approved/conditions 29/04/93

EPF/2373/15 - Conversion of part of existing A1 shop at ground floor and C3 first and second floor unit into 2 self-contained flats, keeping the majority of the ground floor A1 shop – approved/conditions 01/02/16

Policies Applied:

CP1 – Achieving sustainable development objectives

CP2 – Protecting the quality of the rural and built form

CP6 – Achieving sustainable urban development patterns
DBE9 – Loss of amenity
TC3 – Town centre function
HC6 – Character, appearance and setting of Conservation Areas
HC7 – Development within Conservation Areas
HC10 – Works to listed buildings
ST1 – Location of development

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:

16 surrounding properties were consulted and a Site Notice was displayed.

TOWN COUNCIL – Object. The proposed scheme is a vast overdevelopment of the site. Committee objected to the provision of the approved three flats and this proposal requests an additional residential unit, exacerbating our previous objections. Proposals in urban areas which result in overdevelopment should not be permitted.

Local policy states that in town centres, residential accommodation will not be permitted at ground floor level to protect the vitality and viability of these centres. Creation of a residential unit at the rear of this commercial property, at ground floor level, will have a damaging impact on the long term viability of this retail unit. This is not sustainable development and results in the loss of one of the larger retail premises left in the High Street. The continual loss of good sized retail units cannot continue without risking the long term viability of Epping High Street.

Under the approved scheme, there is not room for eight parking spaces to the rear of this development, so to create an additional residential unit will exacerbate those problems and create additional pressures in a town where parking is a serious issue. This will have a detrimental effect on both the immediate and surrounding area.

Committee do not object to the provision of two flats at first floor level, providing there is no damage to the façade of the listed building in the conservation area. They do object to a flat at ground floor level and an additional unit in the mansard roof.

Committee also not the proposed loss of an original 18th century window in a listed building, which seems to have been dismissed.

FREEHOLDERS OF 265 HIGH STREET – Object to the parking and access.

1 BUTTERCROSS LANE – Object to the two storey rear extension which they consider to be too small and imposing to the area to the rear of the site. Restricted access. The rear of the buildings is already an eyesore.

Main Issues and Considerations:

The main issues with the application are considered to be the effect on the vitality and viability of Epping Town Centre, the impact on the listed building and wider conservation area, any potential loss of amenity to surrounding properties, and with regards to parking.

Town Centre:

Residential flats on upper storeys are recognised as being beneficial to town centres as it increases activity, security and custom. This is highlighted within paragraph 23 of the National Planning Policy Framework (NPPF) which states that Local Planning Authorities should, amongst other factors, "*recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites*". Local Plan policy TC3 also highlights that the Council will "*permit residential accommodation in appropriate locations but not at ground floor level*".

The application site is located within Epping town centre, which is one of the larger built up towns within the District and is well served by local services and amenities, and has good public transport links. The 'golden thread' that runs through the NPPF in terms of both plan-making and decision-taking is the presumption in favour of sustainable development. The intensification of use of this site would accord with this presumption and therefore this should be afforded significant weight.

The existing upper storeys of the building are used as a single residential property however planning consent has been granted for the reconfiguration of the first and second floor to provide two self-contained flats. The current application seeks to retain these two flats and introduce another at ground floor. The previously determined application proposed three residents flats, one of which would have been located on the ground floor to the rear of the existing shop unit however concern was raised by the Town Council and Epping Society due to the loss of retail floor space, as well as the Essex County Council Historic Buildings Advisor (albeit for historic fabric reasons), and as a result of this the plans were amended to remove the ground floor flat and retain the A1 retail unit as existing, with the exception of the removal of a small area to provide access to one of the upper storey flats.

This revised proposal reintroduces the previously omitted ground floor flat, albeit to a smaller scale than previously proposed (and due to revised plans to a smaller scale than originally submitted with this application). Whilst the Town Council continues to have concerns with regards to the loss of retail floor space it is considered that the level of retained floor space for the shop is sufficient to continue to meet its commercial requirements and therefore the proposal would not be detrimental to the vitality and viability of the town centre.

Listed Building/Conservation:

The proposal seeks to carry out conversion works to a Grade II listed building that is located within Epping Conservation Area. The property fronts Epping High Street and contributes to the historical and architectural development of the settlement as the town's economic and retail vitality. In context the building comprises of three development phases - the shop fronting High Street which dates from the 17th/18th century, the middle section of the building, originally a rear addition added in the 19th century and the mid-20th flat roof extension added to the rear of the 19th century addition. Also second floor attic was added to the original 17th/18th century building in at some point in the 20th century. Currently the ground floor of the building relates to the retail and the floors above provide living accommodation. The building has previously been altered to the upper floors in order to form an accommodation and much of the fabric is modern.

Conservation Officers have been consulted and comment that the conversion of the rear of the ground floor to a flat was applied for under the 2015 applications but, following concerns raised by

the Historic Buildings Consultant, this element of the scheme was removed with the ground floor being retained as retail floor space and associated storage. This was due to concerns regarding the loss of historic fabric and the loss of the historic layout.

A Heritage Statement has been submitted with the application that focuses on the proposed conversion and this clarifies that the most historic fabric in the building is towards the front, which would be unaltered. The proposed internal works would largely affect later additions to the site and therefore it has been suitably justified that the harm to historic fabric as a result of the conversion would be minimal.

Whilst the proposed extension will be visible from both Buttercross Lane and from the rear elevations of neighbouring buildings, including the Grade II listed No. 261 High Street, the existing 20th century extension to which this addition would be attached is of little architectural merit and makes little contribution to the significance of the listed building or to the character or appearance of this part of the conservation area. As such the extension of this would have little additional detrimental impact on the historic significance and appearance of the existing listed building and wider area.

Amenity considerations:

The upper storeys of the building already contain a single residential property and an additional unit has previously been approved. The introduction of a third unit at ground floor level would not give rise to further amenity issue and unit would not result in any undue loss of privacy or overlooking of neighbouring properties.

The proposed flats would not benefit from any private or communal amenity space, however this is not unusual for flats such as these located within a town centre. Therefore it is not considered that the lack of amenity space would constitute a reason to refuse consent for the proposed development.

Parking:

There is an existing area to the rear of the site that is shown for off-street parking provision. The submitted plans show space for a maximum of three and it is unlikely that any more than 4 cars would be able to park here. The Essex County Council Vehicle Parking Standards (2009) states that "*a lower provision of vehicle parking may be appropriate in urban areas (including town centre locations) where there is good access to alternative forms of transport and existing car parking facilities*". Therefore it is not considered that a lack of parking is a sufficient reason to refuse the scheme.

Conclusion:

The existing site contains retail at ground floor level and a single residential flat on the upper storeys and has permission to increase to two flats on the upper storeys. Whilst there is concern raised with regards to the loss of retail floorspace at ground floor level it is considered that sufficient space would be retained to maintain a suitable retail unit on the site. A Heritage Statement has been received that justifies that there would be no detrimental impact on historic fabric as a result of the proposed conversion and since the two storey rear addition would extend the existing flat roofed later addition this extension would result in minimal additional harm to the character and appearance of the Listed Building or conservation area. As such the proposed development is in accordance with the relevant policies within the Adopted Local Plan, which are consistent within the National Planning Policy Framework, and the application 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: Jill Shingler
Direct Line Telephone Number: 01992 564106**

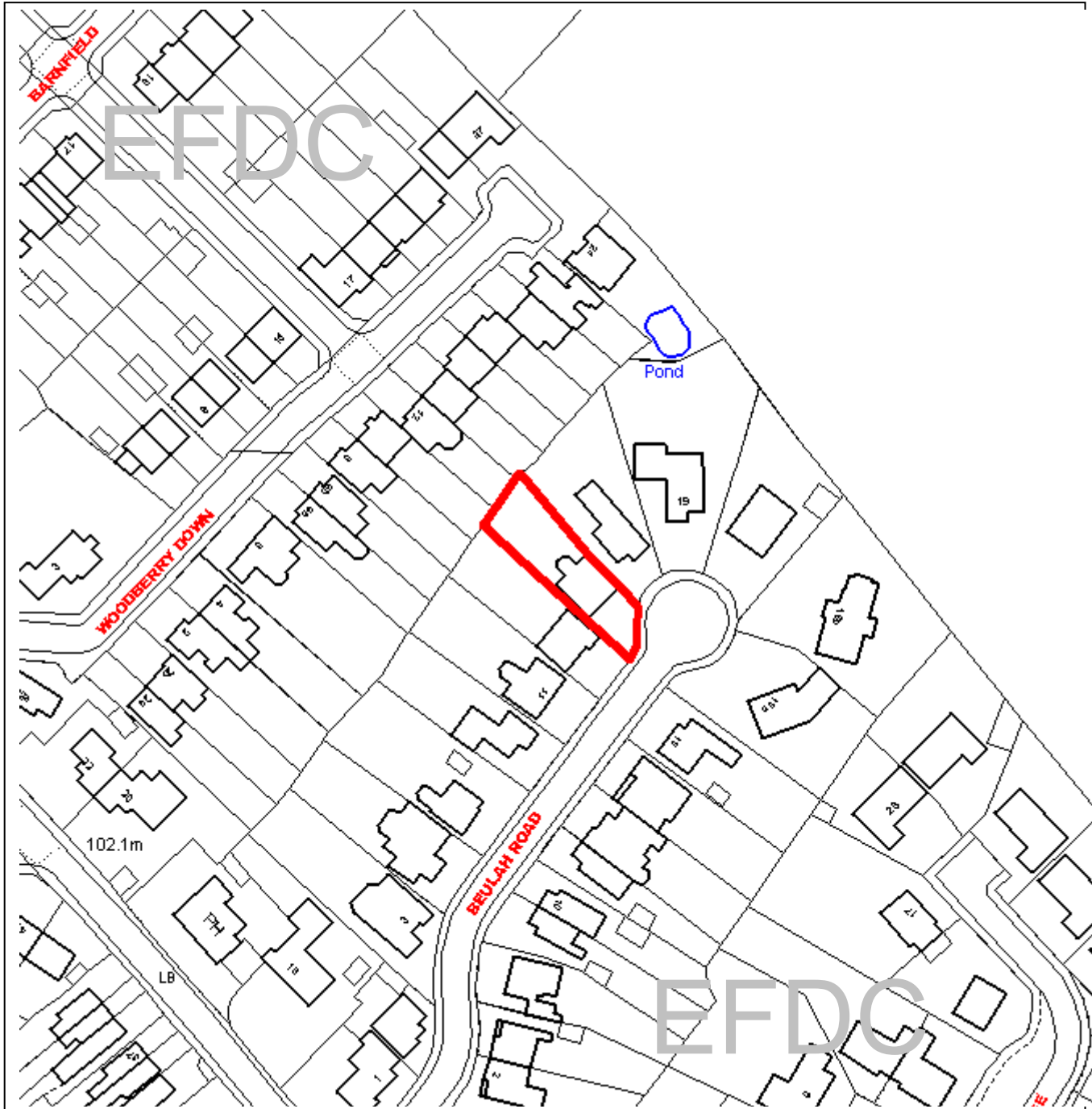
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/1546/16
Site Name:	15 Beulah Road, Epping, CM16 6RH
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1546/16
SITE ADDRESS:	15 Beulah Road Epping Essex CM16 6RH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr & Mrs Sheehy
DESCRIPTION OF PROPOSAL:	Proposed two storey rear extension and internal alterations
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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585154

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 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.
- 4 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 07.30 to 18.30 Monday to Friday and 08.00 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)) and since it is for a type of development that cannot be determined by Officers if more than four 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 application site is located on Beulah Road which is within the built up area of Epping. The existing building is a two storey detached dwelling situated within a relatively long and wide plot. The adjacent neighbours are also detached dwellings which have a similar design to the application property. The rear garden of the property backs onto Woodbury Down whose rear gardens also back onto the site. It is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area. An existing

Description of proposal

The proposed development is to erect a part ground floor and part two storey rear extension with hipped crown roof. The single storey element is adjacent to the boundary with number 17 and continues the existing parapet wall design at 3m height with a pitched roof behind and the two story element extends the existing flat roofed two storey extension by a further 2.7m and re roofs over the whole with a hipped crown roof. The additions allow to an enlarged kitchen/dining room at ground floor and enlarged bedrooms above with additional bathroom space. The original proposal included raising the ridge of the main house, but this has been amended in the course of the application.

Relevant History

EPU/0047/49 – garage - Approved

EPU/0155/71 – extensions – Approved

EPF/1528/83 - Single storey rear extension – Approved

EPF/0776/88 - First floor extension – Approved

EPF/0011/92 - Erection of a rear conservatory - Approved

EPF/0289/08 - Rebuild single storey side extension, pitched roof to existing first floor rear extension, extend front porch and bay window – Approved

Policies applied

CP7- Quality of development

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the 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

10 Neighbours consulted -

4 Beulah Road – OBJECTION – The proposal is out of character with other properties on Beulah Road and would create a dangerous precedent.

17 Beulah Road – OBJECTION – The proposed skylight will overlook my property, the two storey extension will cause significant loss of light and will appear overbearing. Concern has also been raised regarding the protected tree in the rear garden.

18 Beulah Road – OBJECTION – The proposal will appear overbearing and cause harm to the character and appearance of the street scene.

18a Beulah Road – OBJECTION – There would be significant loss of privacy into our private areas, there would be a significant loss of light, the proposal is bulky and will appear overbearing and may set an unwelcome precedent in future applications on Beulah Road.

19 Beulah Road – OBJECTION – The proposed increased ridge height will cause harm to the character and appearance of the street scene.

14 Woodbury Down – OBJECTION – The proposed mass and scale of the development will cause significant overlooking, will appear overbearing and will cause significant loss of light. There has been a recent removal of substantial trees and hedging on the rear boundary which will exacerbate this issue.

TOWN COUNCIL– OBJECTION – The proposal will result in a loss of amenity for neighbouring properties in terms of loss of light, due to mass and scale. Whilst Committee note the revised front roof line, the scale of the sides will be overbearing and result in unsympathetic change for the surrounding neighbours. The loss of trees has also exacerbated issues of overlooking.

Committee also note repeated amended drawings for this application which make it difficult for neighbours to ascertain which proposal is the latest and also that the drawings are not a totally accurate reflection of the current buildings external walls and scale.

Issues and considerations

The main issues to consider are the potential impacts on the living conditions of the neighbours, the design of the proposal in relation to the existing building and its setting and the potential harm to the protected oak tree.

Living conditions of neighbours

The two storey element will be built in place of an existing single storey rear conservatory, projecting 2.7m beyond the existing. Currently no.15 projects approximately 4.5m beyond the rear elevation of no.13 at first floor level and were this development approved it would increase to an approximate net projection of 7.7m, 0.9m from the shared boundary. No.13 has a relatively long and wide rear garden and there is a very robust area of trees and large hedging on the boundary which will somewhat screen the development. Given the significant sized garden of this neighbour and this screening, it is not considered that it will appear significantly overbearing or that there will be an excessive loss of light to this neighbour which lies to the south of the application site.

The first floor extension will however be set away from the shared boundary with no.17 by 2.7m and will not excessively project beyond the rear elevation of this neighbour. Therefore it is not considered that there will be any harm to the living conditions of this neighbour.

The single storey element will be close to the shared boundary with no.17, however it will only project 2.4m further than the existing and will not exceed the main rear elevation of this neighbour. It is acknowledged that the flank wall of no.17 is set away from the shared boundary and that the area between is used as a patio and that there is a side facing window that will be impacted, but it is not considered that the impact on residential amenity from the extensions will be excessive.

The installation of a skylight onto the side elevation will be at a high level within the roof and will not cause any overlooking into the neighbours property.

The back to back distance between this extended property and properties to the rear is in excess of 25m and would not therefore result in unacceptable overlooking, in addition there are trees to the rear boundary between the properties.

Design

The proposed extensions as amended follow the form of the existing building and would not be visible from public areas of the street scene. Furthermore it is considered that it will improve the appearance of the existing dwelling by removing an existing area of flat roof.

Trees and landscaping

The Tree and Landscape team have been consulted on this application and have no objection to the scheme subject to the following condition:

No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction – Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with the guidance contained within the National Planning Policy Framework and policy LL10 of the adopted Local Plan and Alterations.

This policy meets the required test of conditions and will safeguard the large protected tree in the rear garden.

Conclusion

The proposal will not excessively harm the living conditions of the neighbours or the character and appearance of the street scene and is appropriate to the design of the house, as such it is in accordance with the adopted policies of the local plan and alterations 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: James Rogers

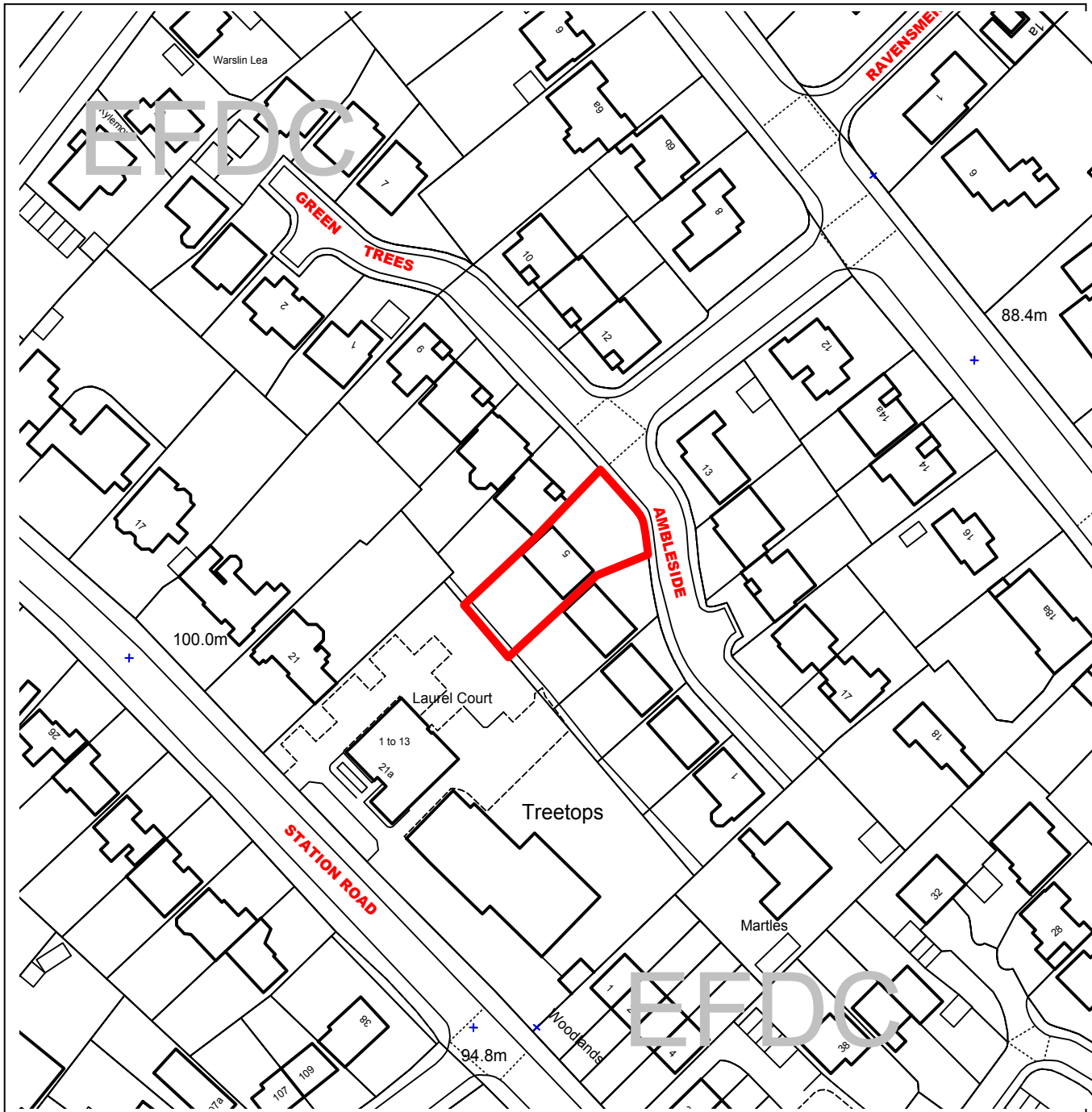
Direct Line Telephone Number: 01992 564371

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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/1862/16
Site Name:	5 Ambleside, Epping, CM16 4PT
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1862/16
SITE ADDRESS:	5 Ambleside Epping Essex CM16 4PT
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Nick Conlan
DESCRIPTION OF PROPOSAL:	Double and single storey rear extensions.
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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585804

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 No development shall take place until photographic details of the the suggested French Guttering have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) 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.
- 5 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 07.30 to 18.30 Monday to Friday and 08.00 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 it is for a type of development that cannot be determined by Officers if more than four 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).) and 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 application site is located on the south western side of the cul-de-sac known as Ambleside within the town of Epping. The development has a distinctive character which provides dwellings with a similar but not uniform design and construction. No.5 Ambleside is a two storey detached dwelling house located to the front of the site which is externally finished from facing brickwork and timber cladding. Off street parking is located on the hard standing area in front of the dwelling. A timber paling fence and extensive mature shrubs and trees are located along the side and rear boundaries which provide screening for a modest size private garden to the rear.

The surrounding area is a well established residential area with that comprises a slightly varied mixture of building forms and styles. The site is not located within the green belt or a conservation area and it is not within the setting of any listed buildings.

Description of Proposal:

Planning permission is sought for the erection of a part double and part single storey rear extension.

The proposed extension will project 3.7m from the rear elevation and is full width. The double storey element has a base width of 6.5m and an eaves height that matches the existing building at just 2.8m provides the first floor accommodation within the steeply pitched roof above which rises to a height of 7.8mand. A gap of 0.9m is retained to the side boundary of the property with number 6 Ambleside.. The single element has a base width of 5.7m and retains a 1.1m gap closest to the boundary with no.4 Ambleside. A Juliette balcony with glazed fanlights and doors are proposed within the first floor element and bi-folding doors to the ground floor extension. Two of the existing dormer windows are to remain in situ. The configuration of fenestration and the proposed materials match those of the existing dwelling.

Relevant History:

Site

EPF/0296/16 - Ground floor rear/side extension including basement. Withdrawn.

Surrounding area

9 Ambleside - EPF/0536/14 – Planning permission granted for a double storey rear extension to the existing dwelling house - The extension projects 3.7m from the original rear façade and has a width of 6.8m. The rear extension slightly overlaps the south eastern flank elevation is off set from the boundary by 1m. The roof form and the eaves height match that of the existing building.

Policies Applied:

CP2 – Protecting the quality of the built and rural environment.
DBE9 – Loss of amenity
DBE10 – Residential extension.

The above policies form part of the Councils 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 NPPF and therefore are afforded full weight.

Summary of Representations

TOWN COUNCIL – Object. The proposal is an overdevelopment of the building in terms of scale and would result in a loss of amenity for neighbouring properties in terms of loss of light, overshadowing and overlooking. These properties were carefully designed to harmonise with their neighbours and this over intensification of use would have a detrimental effect on the character of the area. These are unsympathetic changes which may set an undesirable precedent in an area of design uniformity, which would further impact on the quality and character of the urban environment. The proposal would have a negative impact on the neighbouring properties in terms of nuisance caused by drainage issues, as the complex geology of the underlying area makes it prone to waterlogging. The proposal does not constitute sustainable development as it would have an adverse effect on both current and future inhabitants of the area. Relevant policies are CP2(iv), CP6(i), CP7, DBE2, DBE9, DBE10 and NPPF p6.

20 neighbours have been consulted and objections were received from the following addresses;
1, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 17 AMBLESIDE
1 and 5 GREENTREES
THE EPPING SOCIETY.

Some of these objections are standard letters which raise objections on the following grounds;
Further building work on the road is likely to interfere with the existing displacement of rainwater and exacerbate the ongoing drainage problems in Ambleside.
We are concerned that, in the event of this extension receiving planning approval there could follow a number of similar planning applications throughout Ambleside where other residents make use of this ruling to add similar extensions. We also feel that the extension is inappropriate overdevelopment in such a well designed road as Ambleside and would prejudice the attractive environment in which we live.
Should a precedent be established and planning approval is granted for similar extensions elsewhere in the road there may be a detrimental effect on the value of our house

Other concerns raised are;

Overlooking of patio, rear garden and whole rear elevation of our house causing loss of privacy.

Loss of light to garden, patio and whole rear elevation of our house.

Impact of development on the structural integrity of our property (The property is on a hill and there are already small signs of movement)

The increase in number of bedrooms is likely to exacerbate parking issues in the area (close to the underground station)

The development compromises the distinctive and maintained design principles of Ambleside, which was staggered to provide maximum privacy to prevail on at least one side elevation.

Loss of privacy to neighbours and increased perception of overlooking to occupants of Laurel Court.

Overdevelopment of the plot causing loss of light and outlook.

Issues and Considerations:

The main issues of consideration in this instance are the design and the impact of the proposed development upon residential amenity

Design and appearance:

Many objections have been raised regarding the overdevelopment of this site. It should be noted that the host dwelling does not benefit from any existing additions and has full permitted development rights afforded to a detached dwelling house. Therefore a single storey rear extension which projects 4m from the rear elevation can be constructed without the need for formal planning permission and a two storey addition of the design proposed could be added to a depth of 3 metres. This fall back situation is a material consideration. The depth of the proposed extension at just 3.7 metres remains subordinate in that it is less than half of the original foot print of the dwelling.

The steeply pitched roof extension which incorporates the first floor element reduces the width and height of the first floor addition lessening the impact of the proposal in terms of bulk and scale upon the host dwelling.

The proposed development is located to the rear of the building and due to the line of substantial mature trees which form the rear boundary cannot be seen from Laurel Court to the south west nor the main streetscene of Ambleside to the north east. As such, the proposed development to the rear would have no impact upon the character and appearance of this attractive streetscene.

The proposal is sympathetic in terms of design and is subordinate in scale and mass and appropriately finished in sympathetic materials. As such the alterations conform to council policy CP2 and DBE10.

Precedent:

Every planning decision must be taken on the merits of the individual site and details of the proposal. The fact that previous applications for a similar proposal have been decided in a particular way or applications for similar developments may be submitted in the future does not generally create a precedent for others. The Local Planning Authority is entitled to consider if the cumulative effect of decisions would cause harm, but the possibility of precedent should not lead to refusal if the development accords with policy and replication would not cause any specific harm.

It is noted that the current application is similar to that approved at no.9 in 2014. However, in this instance, as both the approved scheme at no.9 and the proposed development at no.5 are contained to the rear and cannot be viewed from the streetscene the cumulative effect of the existing development at no.9, the proposed development at no.5 and any future developments would not cause harm to or detract from the attractive character of Ambleside and would not result in a collection of harmful development within the area provided that each application is assessed within the individual context of each site.

Impact to neighbours

In general, it must be remembered that an extension can seriously disadvantage a neighbour by being overbearing in size and scale, loss of privacy and reducing the level of daylight. It is therefore, necessary to control the scale and form of extensions to ensure neighbours' amenities are protected. The amenity and privacy of neighbours must be considered before undertaking any extension.

To the rear of the site the common boundaries are defined by dense lines of large mature trees and shrubs. No windows are proposed within the side elevations of the ground floor extension. At first floor, a small high level window, formed of obscured glazing, is proposed 1.1m from the common boundary with no.6. Two single skylights are proposed within each side of the pitched roof structure of the proposed extension. Due to the placement, size and design of the proposed window at first floor combined with the existing soft landscaping to the common boundaries, the neighbouring dwellings will be sufficiently safeguarded from issues of overlooking and a loss of privacy. In addition, the rear boundary is defined by a thick sprawl of mature Leylandii hedging of substantial height. It is considered that, the height of the hedging combined with a 21m distance of separation from Laurel Court to the rear is adequate to ensure that the windows and Juliette balcony proposed at first floor will not give rise to unacceptable levels of overlooking.

It is noted that No.4, 5 and 6 Ambleside have a staggered building line and that no.6 is set forward approximately 4m from the existing rear building line of no.5. Whilst the proposed rear extension will project 3.7m from the rear, the very low eaves height (2.8m) greatly reduces the massing and scale of the first floor roof extension and significantly decreases the bulk of the proposal closest the common boundary of no.6. Where the roof extension reaches its highest it is in excess of 4 metres from this boundary. As such, whilst it is accepted that there will be some overshadowing of the garden of number 6 it is not considered that the proposal will cause excessive harm to the residential amenity of the neighbour from loss of light or outlook. Equally, the first floor roof extension, is off set from the common boundary with no.4 by 6.3m and the ground floor extension which incorporates a flat roof, by 1.1m and will not result in an unneighbourly impact.

Land drainage

Land Drainage Engineers are aware of the geology of the site and whilst they do not wish to object to this application suggest the applicant should consider the impacts on groundwater flows and levels as records indicate that there may be issues within the proximity of Ambleside/Greentrees. During a site meeting it was suggested by Land Drainage Engineers that French guttering is installed around the base of the extension in order to mitigate the impact of the proposal upon land drainage issues on site and within the surround the area, and given the concerns of neighbours and the fact that an issue with groundwater has been acknowledged by our land drainage team it is, unusually for this small scale of development, considered appropriate to attach a condition requiring details of drainage in connection with the development to be submitted for agreement.

Other Issues

Neighbours have also raised concern regarding potential impact on house prices, this is not a material planning consideration.

Whilst concern over increased parking is acknowledged, given the proximity of the station, and commuter parking in the area, the addition of an extension does not trigger a need for additional parking spaces in our current policies, and indeed in this sustainable location the need for on site parking should be lower than elsewhere.

Ground stability and impact of development on structural integrity of adjacent properties has been raised, but these are not matters that are relevant to planning and are covered by other legislation.

Conclusion:

The proposed development is appropriate in relation to its design and appearance and it would not result in excessive harm to the amenities of the adjoining occupiers or any other harm in planning terms. Therefore the application complies with the guidance contained within the National Planning Policy Framework and Local Plan policies and CP2, DBE9 and DBE10 and the application is 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: Nicola Dawney
Direct Line Telephone Number: 01992 564000**

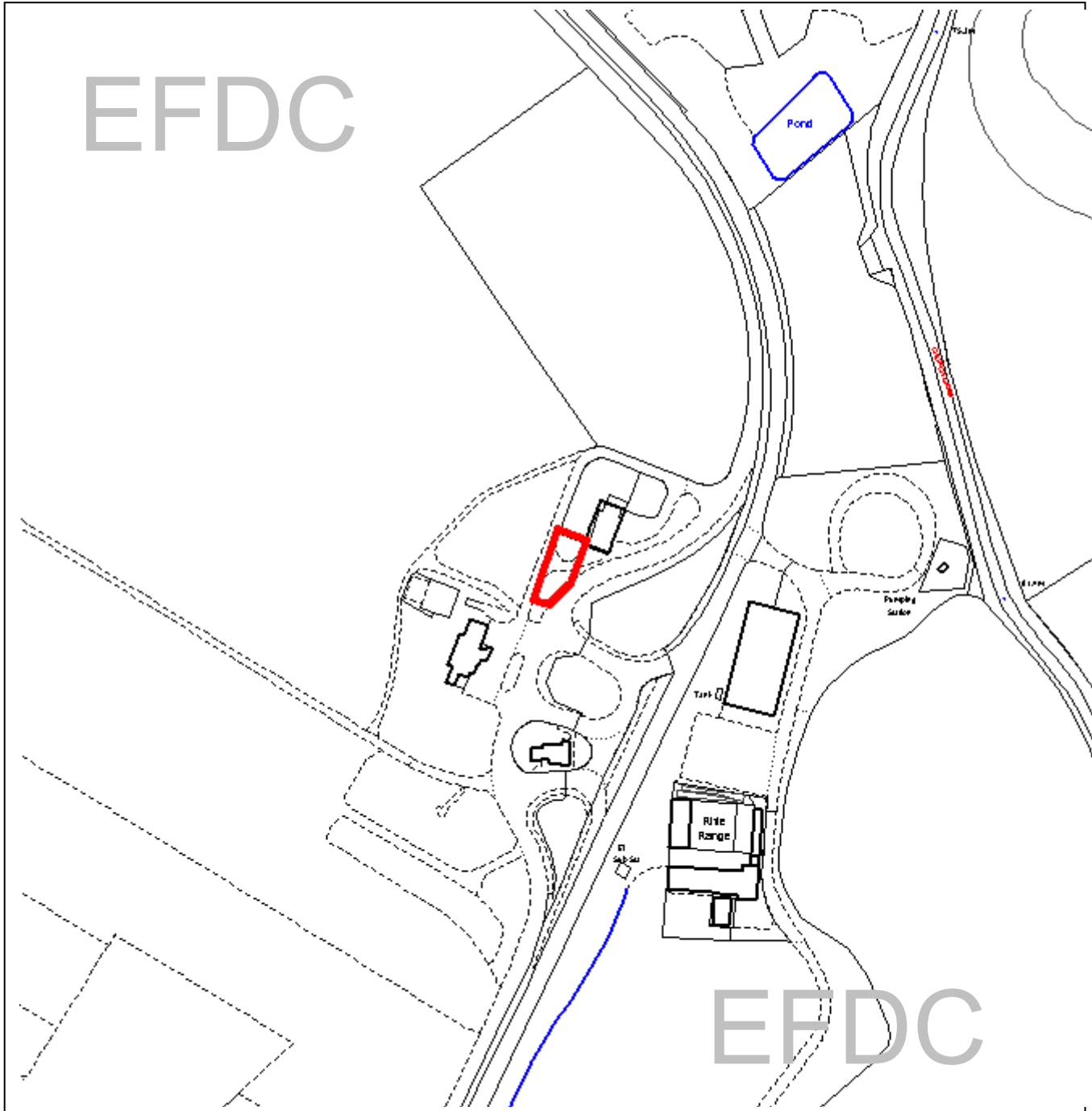
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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/1903/16
Site Name:	North Weald Airfield, Merlin Way, North Weald Bassett, CM16 6HR
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1903/16
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Bassett Epping Essex CM16 6HR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr Darren Goodey
DESCRIPTION OF PROPOSAL:	To extend the current vehicle compound in order to accommodate additional vehicles
RECOMMENDED DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585933

REASON FOR REFUSAL

- 1 The proposed change of use constitutes inappropriate development which is, by definition, harmful to the Green Belt and for which there are no very special circumstances which clearly outweigh this harm. The proposal is therefore contrary to policies GB2A and GB7A of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.

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 application site is located on North Weald Airfield which is within the boundaries of the Metropolitan Green Belt.

Description of proposal

The proposal is to change the use of part of the airfield to a vehicle compound to accommodate the parking of motor vehicles.

Relevant History

There is much history on the airfield, however none which directly relates to this application site.

Policies Applied

GB2A – Development in the Green Belt
GB7A – Conspicuous development
CP2 – Quality of the built and rural environment

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the 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

6 Neighbours consulted – NO COMMENTS RECEIVED

North Weald Parish Council – NO OBJECTION

Issues and considerations

The main issues to consider are the potential impacts on the Green Belt and the character and appearance of the area.

Green Belt

The National Planning Policy Framework (NPPF, CLG, 2012) attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Inappropriate development in the Green Belt is, by definition, harmful to the openness of the Green Belt and should not be approved unless very special circumstances can be demonstrated which clearly outweigh the harm caused. However the Government also contends that there are a number of exceptions to inappropriate development contained within paragraphs 89 and 90 of the NPPF.

The proposal is to change the use of the land to allow a private business which will lease premises on the airfield to station/store vehicles within the site boundary. Change of use of Green Belt land is not included in the NPPF in the list of development that is not inappropriate in the Green Belt.

In a recent appeal at Marlow on the High Road in Thornwood, which proposed a change of use of Green Belt land, the inspector concluded that:

Uses of land are not included as one of the forms of development that are defined in paragraph 90 as not being inappropriate.

Considering the development in the context of the Green Belt, paragraphs 89 and 90 of the National Planning Policy Framework (NPPF) set out the various forms of development that are appropriate or not inappropriate. Material changes in the use of land are not included in any of the categories, and must be regarded as inappropriate development.^[2]

Changes of use are not included in the list of exceptions to inappropriate development and I therefore consider that the proposal to use the land in a different way... also amounts to inappropriate development.

As this proposal also proposes a change of use it is therefore inappropriate development in the Green Belt, for which there are no very special circumstances.

Openness

Policy GB7A of the Local Plan requires that development does not have an excessive adverse impact upon the openness of the Green Belt. This is broadly in accordance with paragraph 79 of the Framework which states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The proposal has been considered to constitute inappropriate development, however the majority of the application site is already covered in hardstanding and only a small section in the south east corner is currently grassland. It is therefore considered that the contribution it makes to Green Belt openness is minimal and its change of use, additional hardstanding and the storage of vehicles in this context will not significantly detract from its open character.

Nevertheless the proposed development is inappropriate and planning permission can only be granted if there are very special circumstances sufficient to outweigh the harm from inappropriateness (and any other harm)

Very special circumstances

The applicant states that the new compound will be utilised by a company which assists the emergency services dealing with road traffic collisions. The company has a desire to move to a location which is close to the M11 and feel that the air field fulfils this criteria. However a case is not made as to why it must be located within the boundaries of the Green Belt, nor has it been demonstrated that there is a need for such a use in this location. Therefore it is not considered that very special circumstances have been demonstrated which clearly outweigh the harm to the Green Belt.

Character and appearance of the area

There is a substantial amount of hardstanding to the north and south of the application site and therefore the additional area of hardstanding and its use for the storage of vehicles in this context will not cause any significant harm to the character and appearance of the area.

Conclusion

The proposal constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and no very special circumstances have been demonstrated that are sufficient to outweigh this definitional harm, as such the development is contrary to the NPPF and the adopted Local Plan and alterations and for which there are no very special circumstances which clearly outweigh this harm. It is therefore recommended that planning permission is refused.

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:

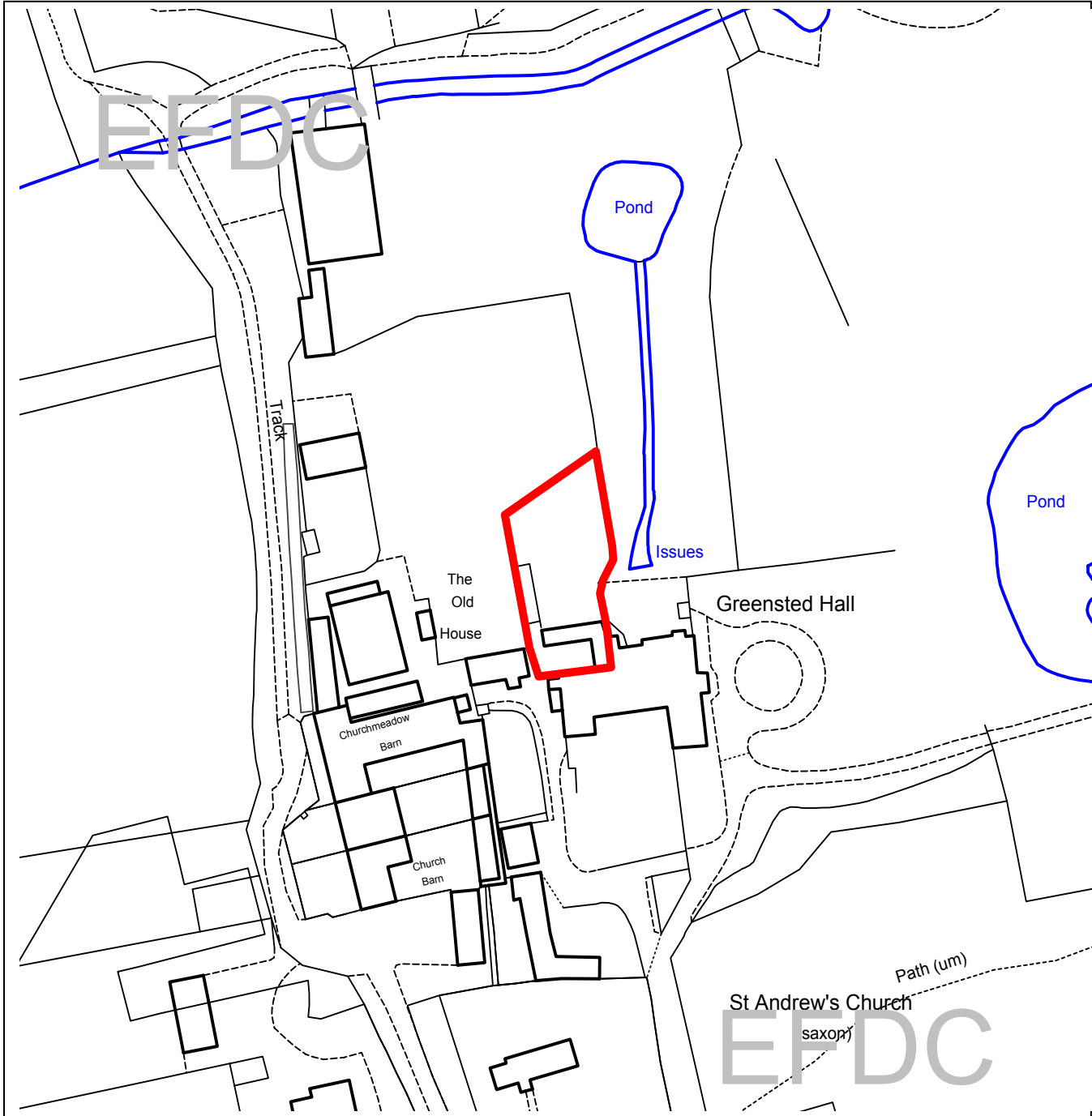
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564371***

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Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/1916/16
Site Name:	Orchard Cottage, Greensted Hall, Church Lane, Ongar, CM5 9LD
Plot Size	1/1250

Report Item No: 7

APPLICATION No:	EPF/1916/16
SITE ADDRESS:	Orchard Cottage Greensted Hall Church Lane Ongar Essex CM5 9LD
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr Grant Brazowski
DESCRIPTION OF PROPOSAL:	Single storey rear extension and alterations.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585946

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site is a single storey 'L' shaped dwellinghouse which is attached to Greensted Hall. Greensted Hall is Grade II* listed as is the application site. It is understood that Orchard Cottage was originally built as a laundry/store, which was converted firstly to ancillary accommodation then to a separate dwelling. There is a separate private residential garden and separate single detached garage for the cottage. To the front the property creates a small courtyard with the rear of the main hall. The site backs onto a large garden area. The site is part of a small enclave of historic buildings many listed, curtilage or locally listed including the Grade I St. Andrew's Church although this is some 80 plus meters away. The site is within the Metropolitan Green Belt but not a Conservation Area.

Description of Proposal:

The application seeks consent for a 4m deep, 6.8m wide single storey rear extension. The proposal will have a double pitch roof to a maximum height of 4.5m. The plans have been revised since first submission with the eaves and ridge height lowered by 0.2m.

The extension is set in from the side wall by 0.7m and extends just over half the width of the rear of the property.

This is a revised scheme to a previously refused and dismissed at appeal scheme which was for almost the full width of the rear with a crown roof.

Relevant History:

EPF/1930/16 – Grade II* listed building consent for proposed single storey rear extension and alterations – Concurrent application

EPF/1628/15 – Single storey rear extension – Refused (Dismissed at appeal)

EPF/1721/15 – Grade II* listed building application for a single storey rear extension – Refused (Dismissed at appeal) – The full appeal decision is copied below for reference.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Design

HC10 – Listed Building

HC12 – Setting of Listed Buildings

GB2A – Development within the Green Belt

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:

ONGAR TOWN COUNCIL: Ongar Town Council objects to this application. The extension will have an overpowering impact on the existing outdoor aspect of Greensted Hall and will lead to overshadowing. There are also concerns over increased vehicular access in this narrow private driveway.

6 Neighbours consulted and a site notice posted:

CHURCH BARN, CHURCH LANE – Objection any modern building will detract from the setting of St. Andrew's Church, set a precedent, noise and traffic from construction

THE COACH HOUSE, GREENSTED HALL, CHURCH LANE – Objection harm to Greensted Hall and St Andrews Church; Group value; harm to setting of the Brew House.

THE OLD RECTORY, GREENSTED ROAD – Objection detrimental to Grade II* Hall – not consistent with history; harm the setting of The Brew House; spoil the integrity of group of buildings.

Issues and Considerations:

The main issues with this proposal are considered to be impact on neighbours, design in relation to the listed building, and impact on the adjacent Green Belt.

Neighbouring Amenity

The proposal will be set in from side boundaries and given the low height is not considered to result in any excessive impact to neighbouring amenity in terms of loss of light, outlook or privacy

Design and Listed Buildings

Orchard Cottage is an old service wing once serving the grade II* Greensted Hall to which it is attached. It was constructed in the late 1940s as a laundry block and was then converted to a separate dwelling in 1964. Although of relatively modern construction and very modest design and scale, it still contributes to the special interest of the listed building as it illustrates the needs of the owners through the mid-20th century, the development of the service elements of the building, and the hierarchy of the site. It has been recognised within the recent appeal decision (relating to applications EPF/1628/15 and EPF/1721/15) as having such merit. Orchard Cottage also stands within the immediate setting of the Brewhouse to the west which is a grade II listed building and one of Greensted Hall's most historic service outbuildings.

The previous scheme was refused for the following reason:

By reason of its unconventional design, not respectful to the character of the Grade II listed building the proposed roof of the new extension will cause significant and undue harm to its character and appearance. Consequently the proposal is contrary to policy HC10 of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.*

The Inspector found with the previous scheme that the crown roof was an 'incongruously jarring feature in the context of the Hall'; with the substantial footprint 'unacceptably diminishing the distinctively subordinate and functional service character of the Cottage'.

Additionally the Inspector considered that the 'extended Cottage would unacceptably compete for attention with the Brewhouse, and diminish appreciation of the Brewhouse's status'.

This is a revised scheme which has overcome the issues relating to the roof design by creating a double pile roof, in addition the eaves and ridge height has been lowered (as a revision to this proposal) so that it clearly appears as an extension to the host building. It is considered that this creates a subservient addition to this subordinate (to the main Hall) building. Additionally the footprint has been significantly reduced since the previous refusal and is now located some 8.5m (rather than 3.5m) from the Brewhouse. It is not considered that with this separation and reduced footprint that it competes for attention with the Brewhouse.

The design is a great improvement on the previous scheme which was dismissed at appeal, and has been further improved through subsequent amendments including the lowering of the ridge and eaves heights below the existing and the reduction in the amount of glazing within the rear of the original 1940s building.

Historic England were consulted on this application and have delegated the decision to be determined in accordance with national and local policy guidance, and on the basis of the Conservation Officer advice.

Green Belt

Given the proposals discreet location and modest form it is not considered to result in any excessive harm to the character or openness of the Green Belt in this location. With the previously refused application the Inspector concurred with this view.

Conclusion:

The proposal is not considered to cause significant harm to the listed building, setting of the adjacent listed buildings, amenity of neighbours or to the Green Belt and following the consideration above is considered acceptable and approval with conditions is therefore recommended.

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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

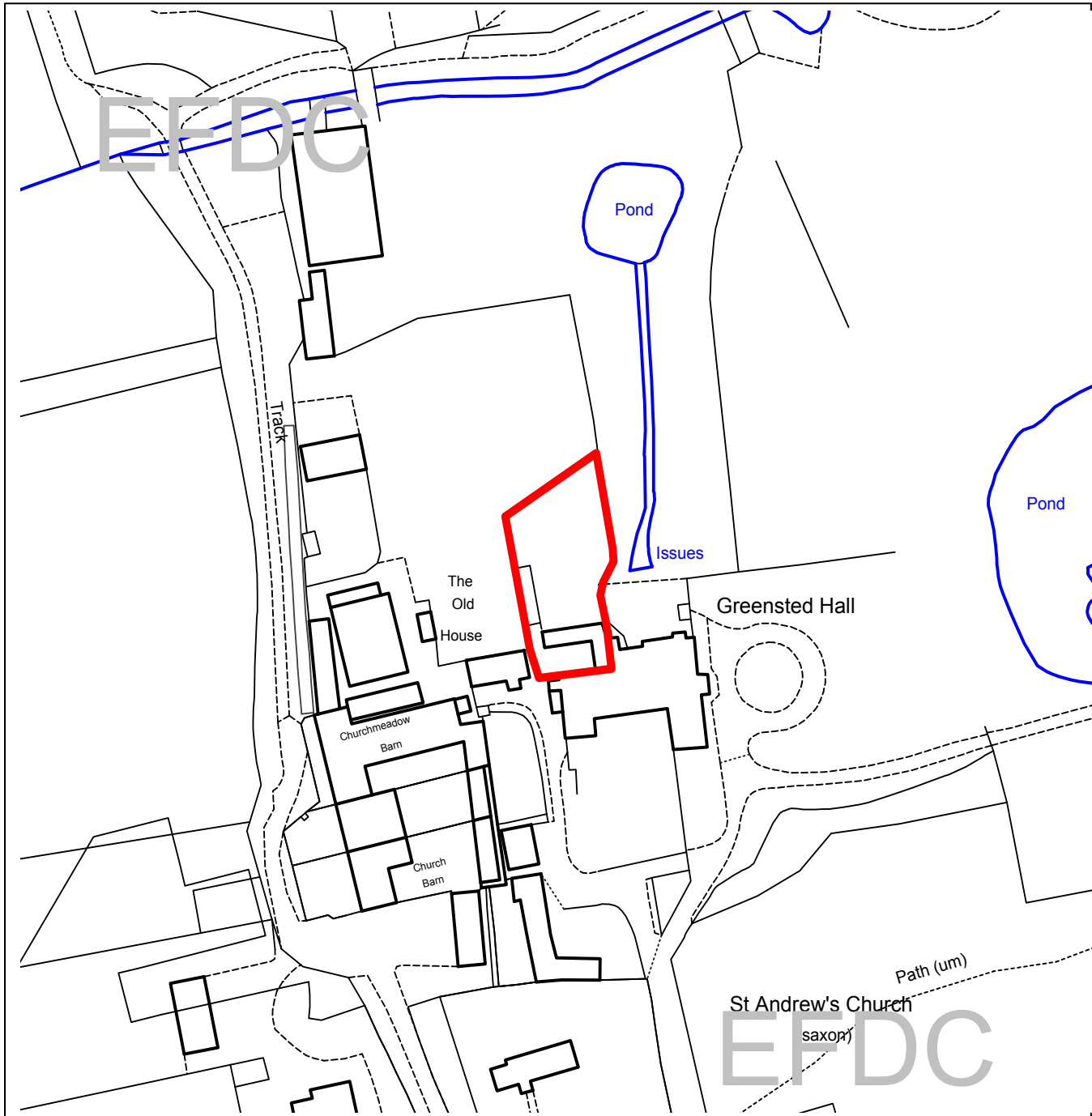
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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/1916/16
Site Name:	Orchard Cottage, Greensted Hall, Church Lane, Ongar, CM5 9LD
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1930/16
SITE ADDRESS:	Orchard Cottage Greensted Hall Church Lane Ongar Essex CM5 9LD
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr Grant Brazowski
DESCRIPTION OF PROPOSAL:	Grade II* listed building application for proposed single storey rear extension and alterations
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585978

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 No development shall have taken place until samples 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.
- 3 Additional drawings that show details of proposed new windows, doors, eaves and verges, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 All new and replacement rainwater goods shall be of black aluminium.

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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site is a single storey 'L' shaped dwellinghouse which is attached to Greensted Hall. Greensted Hall is Grade II* listed as is the application site. It is understood that Orchard Cottage was originally built as a laundry/store, which was converted firstly to ancillary accommodation then to a separate dwelling. There is a separate private residential garden and separate single detached garage for the cottage. To the front the property creates a small courtyard with the rear of the main hall. The site backs onto a large garden area. The site is part of a small enclave of historic buildings many listed, curtilage or locally listed including the Grade I St. Andrew's Church, although this is some 80 plus meters to the south. The site is within the Metropolitan Green Belt but not a Conservation Area.

Description of Proposal:

The application seeks listed building consent for a 4m deep, 6.8m wide single storey rear extension with alterations to fenestration. The proposal will have a double pitch roof to a maximum height of 4.5m. The plans have been revised since first submission with the eaves and ridge height lowered by 0.2m.

The extension is set in from the side wall by 0.7m and extends just over half the width of the rear of the property.

This is a revised scheme to a previously refused and dismissed at appeal scheme which was for almost the full width of the rear with a crown roof.

Relevant History:

EPF/1916/16 – Single storey rear extension – Concurrent application
EPF/1628/15 – Single storey rear extension – Refused (Dismissed at appeal)
EPF/1721/15 – Grade II* listed building application for a single storey rear extension – Refused (Dismissed at appeal) – The full appeal decision is copied below for reference.

Policies Applied:

Epping Forest District Local Plan and Alterations

HC10 – Listed Building

HC12 – Setting of Listed Buildings

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:

ONGAR TOWN COUNCIL: Ongar Town Council objects to this application. The extension will have an overpowering impact on the existing outdoor aspect of Greensted Hall and will lead to overshadowing. There are also concerns over increased vehicular access in this narrow private driveway.

6 Neighbours consulted and a site notice posted:

CHURCH BARN, CHURCH LANE – Objection any modern building will detract from the setting of St. Andrew's Church, set a precedent, noise and traffic from construction

THE COACH HOUSE, GREENSTED HALL, CHURCH LANE – Objection harm to Greensted Hall and St Andrews Church; Group value; harm to setting of the Brew House.

THE OLD RECTORY, GREENSTED ROAD – Objection detrimental to Grade II* Hall – not consistent with history; harm the setting of The Brew House; spoil the integrity of group of buildings.

Issues and Considerations:

The main issue with this proposal is the design and impact of the proposal on the listed building and the neighbouring listed buildings.

Design and Listed Buildings

Orchard Cottage is an old service wing once serving the grade II* Greensted Hall to which it is attached. It was constructed in the late 1940s as a laundry block and was then converted to a separate dwelling in 1964. Although of relatively modern construction and very modest design and scale, it still contributes to the special interest of the listed building as it illustrates the needs of the owners through the mid-20th century, the development of the service elements of the building, and the hierarchy of the site. It has been recognised within the recent appeal decision (relating to applications EPF/1628/15 and EPF/1721/15) as having such merit. Orchard Cottage also stands within the immediate setting of the Brewhouse to the west which is a grade II listed building and one of Greensted Hall's most historic service outbuildings.

The previous scheme was refused for the following reason:

By reason of its unconventional design, not respectful to the character of the Grade II listed building the proposed roof of the new extension will cause significant and undue harm to its character and appearance. Consequently the proposal is contrary to policy HC10 of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.*

The Inspector found with the previous scheme that the crown roof was an *'incongruously jarring feature in the context of the Hall'*; with the substantial footprint *'unacceptably diminishing the distinctively subordinate and functional service character of the Cottage'*.

Additionally the Inspector considered that the *'extended Cottage would unacceptably compete for attention with the Brewhouse, and diminish appreciation of the Brewhouse's status'*.

This application seeks consent for the addition of a single storey double-pile rear extension, and for the remodelling of the fenestration to the rear. The design is a great improvement on the previous scheme which was dismissed at appeal, and has been further improved through subsequent amendments including the lowering of the ridge and eaves heights below the existing and the reduction in the amount of glazing within the rear of the original 1940s building.

The appeal for the previous scheme was dismissed as it was considered that the extension would not have preserved the special interest of Greensted Hall nor the setting of the Brewhouse due to its size and unsympathetic design (notably the crown roof). The amended design has addressed these issues by adopting a traditional double-piled roof, substantially reducing the size of the extension, and by stepping down the ridge and eaves height to give legibility to the original building and emphasise the subservience of the extension.

For these reasons it is considered to be acceptable. The extension and minor alterations to the fenestration on the rear of the cottage now respect both the form and status of the existing building and are considered to be sympathetic to the building hierarchy of Greensted Hall and the setting of the Brewhouse.

The Conservation Officer therefore has no objection to the scheme subject to conditions requiring details of materials, further drawings showing proposed windows and that all rainwater goods shall be black aluminium.

Historic England were consulted on this application and have delegated the decision to be determined in accordance with national and local policy guidance, and on the basis of the Conservation Officer advice.

Conclusion:

The proposal is not considered to cause significant harm to the listed building or setting of the adjacent listed buildings and following the consideration above is recommended for approval 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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

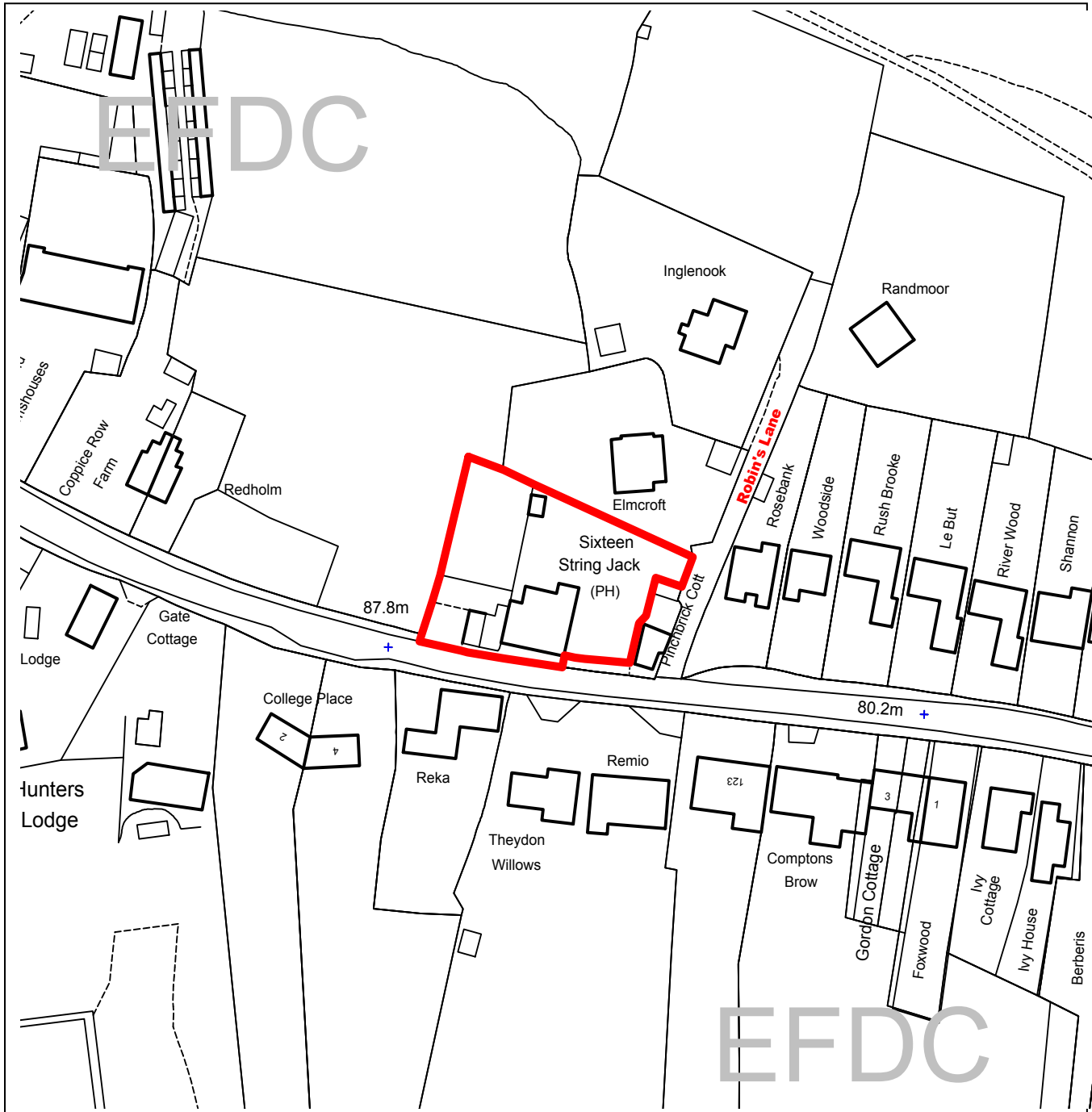
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Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/2000/16
Site Name:	Sixteen String Jack, Coppice Row, Theydon Bois, CM16 7DS
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/2000/16
SITE ADDRESS:	Sixteen String Jack Coppice Row Theydon Bois Epping Essex CM16 7DS
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Rory Anderson
DESCRIPTION OF PROPOSAL:	Demolition of existing public house, tied dwelling, structures and buildings and the erection of 7 apartments and one cottage with communal garden, parking area and cycle store.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586136

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: Site Location Plan, 14097 se-02, 1482.P201 Rev D 28/09/16, 1482.P206 Rev D 28/09/16, 1482.P207 Rev D 24/10/16, 1482.P208 Rev D 28/09/16, 1482.P209 Rev D 28/09/16, 1482.P210 Rev D 28/09/16, 1482.P211 RevE 24/10/16, 1482.P213 Rev D 28/09/16 and Planting Sketch design Plots 1- 6 430.001 Rev A.
- 3 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 5 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 6 Hard and soft landscaping shall be carried out in accordance with the approved Landscape Proposals for Plots 1-6 Frontage, Ref. 430.200 dated Sept 2016 by Alban Landscape. Furthermore, no development shall take place, including site clearance or other preparatory work, until an implementation programme and full details of hard and soft landscaping for the remaining communal areas have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 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.

- 13 Prior to first occupation of the development the visibility splays and access arrangements, as shown on drawing no.1482-P206 Rev D, shall be provided and retained as such in perpetuity.
- 14 Prior to first occupation of the development any redundant vehicle dropped kerb crossings, across the site frontage, shall be reinstated to full height kerbing and footway.
- 15 Prior to first occupation of the development, the developer shall be responsible for the provision and implementation to each dwelling of the submitted Residential Travel Information Pack for sustainable transport.
- 16 Prior to first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 18 There shall be no discharge of surface water onto the Highway.
- 19 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 20 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 21 No development shall take place, including any works of demolition, until a Construction Method Statement has been 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:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including

wheel washing.

6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 22 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 07.30 to 18.30 Monday to Friday and 08.00 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.
- 23 Prior to first occupation of the development hereby approved, a pedestrian doorway shall be created into the proposed refuse store to allow access to the refuse store for future occupants without having to leave the development site.
- 24 The development shall be carried out in accordance with the recommendations set out in the Ecology Appraisal (dated 30th June 2014 - updated 2nd July 2015) and Bat Survey (dated 29th July 2014 - updated 7th July 2016) completed by D F Clark Ltd.
- 25 The proposed evergreen hedges shown to the front of each of the three buildings hereby approved, shall be permanently retained and if any part is removed or dies or is severely damaged or diseased, another evergreen hedge of the same size shall be planted within 3 months in the same place and retained thereafter.
- 26 The native hedge shown to the western and northern boundaries of the communal garden shall be permanently retained, at a height of 2 metres, and if it is removed or dies or is severely damaged or diseased, another native hedge of the same size and species shall be planted within 3 months in the same place and retained thereafter.

This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3) and 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: Scheme of Delegation, Appendix 3)

Description of Site:

The site is the closed Sixteen String Jack Public House which includes an attached cottage. The site, garden areas and car park are currently enclosed by security hoardings and have been for some time.

The site fronts onto Coppice Row to the south, with the side boundary being open to the Green Belt to the west; the site backs onto Elmcroft a property on Robin's Lane to the north (rear) and has side access onto Robin's Lane to the east, where the boundary is shared with Pinchbrick Cottage.

This area of Coppice Row slopes downhill towards the main village of Theydon Bois and has the appearance of a rural lane with narrow pavements, though is a heavily used class B road. The site forms part of a linear strip of development along the highway towards the main village, but is separated from the village by an area of forest land which is within the Metropolitan Green Belt. Due to the change in levels across the site, the former beer garden area is at a significantly higher level than the remainder of the site and is part of the designated Green Belt, the remainder of the site, including the site frontage is within the village envelope. The site has existing vehicular accesses onto both Coppice Row and Robin's Lane.

Description of Proposal:

This application is a second revision to two previously refused schemes on this site. This application seeks planning permission to demolish the existing buildings and construct 7 apartments and 1 cottage with associated amenity areas, parking, refuse and cycle store. The proposal will result in 6 x two bed units and 2 x 1 bed units.

The development will form three separate two storey blocks fronting Coppice Row with vehicle access approximately in the same position as existing. The central block has a two storey element extending to the rear of the site with the boundary with Elmcroft.

The proposal includes 8 parking spaces (one for each unit) along with 4 visitor spaces. The parking spaces will be partly covered by an open pergola. A pitched roof single storey refuse and cycle store is also proposed to the rear of Pinchbrick Cottage siding onto Robins Lane.

The plans have been revised through the application process (re-consultations have taken place) following extensive consultation between the Applicant and the Parish Council. The amendments that have taken place have included a further set back from the road edge to allow for a larger landscaping area, changes to the roof design and material choices.

Relevant History:

EPF/1629/15 – Demolition of existing public house and associated buildings and the erection of eleven residential apartments with parking and communal garden – Refused

The reasons for refusal were:

1. The proposed development whilst within walking distance of facilities in the centre of Theydon Bois is not in a main urban area where a high level of accessibility may lead to a demonstrably lower level of average car ownership among the occupants of the proposed flats and therefore there is no justification for a significant reduction in the number of parking spaces required by the adopted parking standards, in addition the proposed spaces are below the standard size required and there are no exceptional circumstances to warrant such a reduction. The development is therefore likely to increase on street parking in the area to the detriment of highway safety, contrary to policy ST6 of the adopted Local Plan and Alterations.
2. The proposed intensive flatted development, due to the scale and design and level of site coverage is completely out of character with the nature of the surrounding residential area and the street scene, which is characterised by detached properties on large garden plots set back from the highway frontage. In addition it provides an inappropriately hard edge to the boundary of the Green Belt and the edge of the settlement and is contrary to policies CP3, CP7, H3A, GB7A, and LL3 of the adopted Local Plan and Alterations.

EPF/2040/14 - Demolition of existing Public House and associated buildings and erection of thirteen residential apartments with parking and communal garden – Refused - This application was also dismissed at appeal

The reasons for refusal were:

1. The proposed development will have an overbearing visual impact on the adjacent properties (Pinchbrook Cottage to the east and Elmcroft to the north), such that there will be an excessive loss of residential amenity to the occupants of those properties, contrary to policy DBE9 of the Adopted Local Plan and Alterations.
2. The proposed development whilst not in an isolated location is not sufficiently well related to the local facilities in the area to amount to a suitable location for the proposed low level of parking provision. The development is likely therefore to increase on-street parking in the area to the detriment of highway safety, contrary to policy ST6 of the adopted Local Plan and Alterations.
3. The proposed intensive flatted development, due to its scale and design and level of site coverage is completely out of character with the nature of the surrounding residential area and the street scene, which is characterised by detached properties in large garden plots. In addition it provides an inappropriately hard edge to the boundary of the Green Belt and the edge of the settlement. The development is therefore harmful to the character and amenity of the area and is contrary to policies CP3, CP7, H3A, GB7A and LL3 of the Adopted Local Plan and Alterations.
4. By reason of the site's location beyond the statutory walking distance to a secondary school the proposal will generate an additional cost to the Local Education Authority, Essex County Council, for transporting children to secondary school. However, the proposal does not include any mechanism to meet those additional costs. Since the proposal fails to properly address this matter it is not a sustainable form of development and is consequently contrary to policies CP9(iii) and I1A of the Adopted Local Plan and Alterations, which are consistent with the National Planning Policy Framework.

Policies Applied:

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New Development
CP6 Achieving Sustainable Urban Development Patterns
CP7 Urban Form and Quality
H2A Previously Developed Land
H3A Housing Density
H4A Dwelling Mix
DBE1 Design of New Buildings
DBE2 Affect on Neighbouring Properties
DBE3 Design in Urban Areas
DBE6 Car parking in new development
DBE7 Public Open Space
DBE8 Private Amenity Space
DBE9 Loss of Amenity
GB7A Conspicuous Development within or beyond the Green Belt
LL3 Edge of Settlement
LL10 Adequacy of provision for landscaping provision

LL11 Landscaping Schemes
ST1 Location of Development
ST2 Accessibility of development
ST4 Road Safety
ST6 Vehicle Parking
CF12 Retention of Community Facilities
I1A Planning Obligations

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:

THEYDON BOIS PARISH COUNCIL: Following further discussions with the applicant, the Parish Council has no objection in principle to the latest revisions of this application. However, following agreement with the applicant, we would like to suggest the following:

That the establishment of the evergreen hedge to the front of the properties be conditioned.

Likewise, the existing native hedge to the west and north boundary of the communal garden (to be kept at a minimum height of 2 metres) should also be permanently retained, to protect the visual amenity of the locality, especially when viewed from the Green Belt.

A suitably worded condition could be:

“The evergreen hedge(s) shown to the front of each of the three buildings on the approved plans shall be permanently retained and if any part is removed or dies or is severely damaged or diseased, another evergreen hedge of the same size shall be planted within 3 months in the same place and retained thereafter.”

With respect to the native hedge, the condition could be:

“The native hedge shown to the western and northern boundaries of the communal garden shall be permanently retained, at a height of 2 metres, and if it is removed or dies or is severely damaged or diseased, another native hedge of the same size and species shall be planted within 3 months in the same place and retained thereafter”

(conditions drawn from a previous application on another site approved by EFDC in 2015)

It has also been agreed with the applicant that the building overhang at first floor level should be no more than 700mm, however, we note that there are currently no amended floor plans submitted for the first floor and attic areas that reflect the reduction in the overhang from the original plans. We also note that the submitted plan showing sections A-A and B-B is not accurate, when measured to scale. Please ensure that accurate floor and section plans are submitted to reflect the agreed 700mm overhang (and the subsequent reduction of the overhang at roof level).

We have also requested to see the street scene with the existing 16 String Jack super-imposed on the proposed plan, to show the height and scale difference – but we have not had sight of this.

NEIGHBOURS:

36 neighbours were consulted and a site notice posted:

ELMCROFT, ROBINS LANE – Concerns about overall height and impact on Green Belt, concern regarding refuse store and pedestrian access onto Robins Lane

RIVERWOOD, COPPICE ROW – Pleased at reduction in scale, concern with regards to number of spaces and highway safety

THEYDON BOIS ACTION GROUP – Objection – failed to address the Inspector's decision; bulky, disrupts streetscene, out of keeping with open setting, harm to adjacent Green Belt insufficient spacing between built form

CITY OF LONDON (OPEN SPACES DEPARTMENT) – Objection – high density, out of character, not in main urban area, insufficient parking, no real alternative to the Central Line in terms of public transport

WOODSIDE, COPPICE ROW – Objection - out of character with surroundings, highway safety issues, too steep roof pitch, issues with water pressure

ROSEBANK, COPPICE ROW – Objection – out of keeping with area, too close to road, insufficient parking, highway safety

4 COLLEGE PLACE, COPPICE ROW – Objection – road safety, insufficient parking, out of keeping with area

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Welcomes amendments, bulk could be reduced more but an acceptable compromise

Issues and Considerations:

Along with assessing whether the proposal has overcome the previous reason for refusal and taking into account the Planning Inspectors decision the main planning issues are considered to be:

Principle of development
Design and appearance on the streetscene
Impact to neighbouring properties
Living conditions for future occupiers of the development
Highways and parking
Landscaping
Other matters

Principle of development

The loss of the Public House has been accepted by the Council. As the redevelopment of the site would involve the loss of a community facility and business the applicant's previously carried out an appraisal of local facilities and provided trading summaries. Theydon Bois is well served by two existing public houses, a vibrant shopping street with no vacancies and a diverse range of community clubs and organisations, the loss of this previous community facility although regrettable is acceptable. The loss of the Public House and the redevelopment of the site is therefore in principle acceptable.

Design and Appearance

The design of the proposal has been altered for this submission. Rather than one block the full width of the site with an undercroft vehicular access, this submission is for three detached blocks appearing as three detached houses with a clear distinction between each. The design of each block is different but it is considered to complement each other and the streetscene through the vernacular material palette and design styles resulting in a traditional appearance.

The design has also taken into account the slope of the site with the three blocks increasing in height to the west, which has also helped to soften the appearance of the proposed development against Pinchbrick Cottage to the east, which is downhill from the development site.

Previously it was considered that the site coverage was excessive and the scale and design was out of character with the surrounding detached properties which have large setbacks from the highway frontage. It was also considered that the previous scheme resulted in an inappropriately hard edge to the Green Belt/edge of settlement boundary.

The proposal has been amended since this refusal and revisions have been made during the current application process. This has resulted in a reduction in the number of units from 11 to 8 which has allowed for a good separation between the three blocks of 1.2m and 5m, and reduced the overall intensity of the development. The development has now been revised to appear as three detached properties with use of hipped roofs to further minimise overall bulk. The proposal has also included a maximum set back from the road edge of 4.5m and minimum of 1m (closest to Pinchbrick Cottage) rather than the previously refused distance of just 2.9m at the maximum. It is the intention that this area will be landscaped appropriately.

This site would not be able to accommodate the large set backs from the road edge as some of the surrounding properties have, as it is approximately half the depth of some of these plots (Rosebank – Jasmine, Coppice Row). It is therefore considered that the proposed setback is acceptable and appropriate given the overall depth of the plot, coupled with the existing forward position of the buildings on site and the forward position of the adjacent building (Pinchbrick Cottage).

The rear element that extends to the north boundary has been reduced in bulk by removing gable ends and replacing with hipped roofs to the front and rear and with a single storey element only and hipped roof at the most northerly section. This rear section has also been reduced in height since the previous refusal in the region of 2.2m. This will result in a softer, less harsh and more appropriate appearance to this Green Belt/edge of settlement boundary.

Although, the proposal extends some 30m into the rear of the site, it is not dissimilar to the property opposite, Reka, which is close to the highway edge with a larger depth towards the rear albeit of approximately half the depth but this is for a single dwellinghouse.

It is considered that the reduction in site coverage and the reduction in bulk form coupled with the increased setback from the highway edge has overcome the first previous reason for refusal.

With regards to the Parish Council comments regarding the proposed jetty (overhang) not exceeding 700mm, revised plans have been submitted which clearly show the overhang will not be greater than 700mm.

Impact to neighbouring properties

The previously refused scheme was considered acceptable to neighbouring amenity. Clearly, given the proximity to Pinchbrick Cottage and Elmcroft Row there will be some impact on the these properties with this revised scheme.

With regards to Elmcroft the proposal has been lowered in height nearest the shared boundary so that it is now single storey and there is 1m separation gap to the shared boundary in any event. Additionally the rear wall facing Elmcroft has been reduced in width by 2.5m so removed bulk on this boundary. It is considered that this results in an acceptable relationship between the existing property and the proposed development.

Adjacent to Pinchbrick Cottage the layout remains broadly unchanged, to the previously refused scheme and this was considered acceptable. Some 20m is retained between the nearest windows with direct views over Pinchbrick Cottage and therefore only far reaching views are possible.

Policies DBE2 and DBE9 seek to protect neighbouring amenities and previously the Committee considered the proposal was acceptable in terms of impact on neighbouring amenity. It is considered that this revised scheme retains or betters the relationship and is therefore acceptable on amenity grounds.

Living Conditions of future occupiers

As with the previous schemes on this site, this proposal has been designed around the principles of the Essex Design Guide. Again the proposed units are at right angles or adjacent and this ensures that inter-looking is not a concern between units.

The layout makes adequate provision for refuse and cycle storage. Access to the refuse area is unusual as residents would have to exit the development onto Robin's Lane (where the development has a right of way over) to use the refuse area – however after discussions with the Agent an acceptable condition could be added to ensure that the bin store has a side access from within the development site. The Council's Waste Management Team have no objection to this element of the scheme.

The communal garden area remains the same size as that previously refused which was more than acceptable for 11 flats with this proposal now including one private garden area for plot 6. This results in a more than generous amenity space provision and is compliant with policy DBE8.

Highways and Parking

As with the two previous schemes, Essex County Council Highways have no objection to this revised scheme. The Highway Officer has noted:

The Highway Authority has assessed the application for the above proposal against current National/Local Policy and safety criteria and is satisfied that the development is not contrary to policy.

The applicant is vastly improving visibility to the west, the traffic approach side, to accord with the requirement for the speed limit of the road and as is slightly improving the visibility to the east of the access. Furthermore the proposed residential use will greatly decrease the number of vehicle movements that the lawful use of the site could have generated. It is also noted that there have been no recorded accidents at the public house within the last 5 years even with the restricted visibility onto Coppice Row.

The level of parking provision has been agreed with Epping Forest District Council, as the Parking Authority for the district. Further to this the revised application provides for the appropriate number of visitor spaces as well. The parking and access have both been agreed as being acceptable for the previous scheme by the Planning Inspector.

Consequently the Highway Authority has concluded the proposal will not be detrimental to highway safety, capacity or efficiency at this location and the application will greatly improve a substandard access for the benefit of all highway users

The proposal provides 1 space per a dwelling with 4 visitor parking spaces. Although the accessibility of the site and the number of parking spaces proposed formed a reason for refusal due to concerns regarding highway safety, as stated above Essex County Council has no objection on safety grounds. Additionally, the previous refusal was issued prior to the appeal

decision being issued for the first refused scheme which was also refused on parking and highway safety grounds.

The Inspector considered that the site was in an urban area with good links to sustainable transport and that there was no evidence of parking stress in the location. The Inspector concluded that the first refused scheme (which offered one space per a dwelling plus two visitor spaces) would not result in an *'adverse effect on the safe and efficient operation on the highway network in the vicinity of the appeal site. Thus there would be no conflict with LP policy ST6'*.

Given that this proposal offers two more visitor parking spaces than the first refusal it is considered given the above and the Inspectors comments that the proposal is compliant with policy ST6 and has overcome the previous reason for refusal.

Landscaping

As with the previous applications on the site the Tree and Landscape Officer has no objection to the scheme. The landscaping areas have been increased in size, with the increased set back from the road frontage and the private garden area for plot 6 and this is a welcome addition.

The Tree and Landscape Officer has suggested a tree protection condition and a special condition covering the proposed landscaping works to the frontage and these conditions are considered reasonable and appropriate to the development to ensure an acceptable landscaping scheme is implemented and maintained.

The Tree and Landscape Officer has been made aware of the comments from the Parish Council regarding wording for conditions and generally these additional conditions would not normally be necessary. However, although unusual, as this is a flatted development where there will be a future communal responsibility for the grounds it is considered that in this case such specific conditions regarding the retention of the native hedge to the rear of the site and the proposed evergreen hedge to the front are reasonable.

Other Issues

Contaminated Land

As with the previous schemes, remediation of contaminated land is recommended by the Contaminated Land Officer and can be secured by condition.

Drainage and Water

The Land Drainage Team have no objection to the proposal subject to a condition requiring a flood risk assessment to avoid generating additional run off and further details are required regarding the proposed surface water drainage.

Concern has been raised throughout the three applications regarding water pressure at the site, however Thames Water have been consulted and have confirmed they have adequate connection capabilities.

Conclusion

After careful consideration of the issues relating to the proposal, those raised during consultation and those raised with the two previously refused application Officers consider that, the merits of this revised scheme are sufficient to justify recommending approval and overcome the previous reasons for refusal. Concerns regarding the overall scale & bulk and highway matters in particular have been given careful scrutiny. The scale and overall footprint has been reduced to an acceptable level including setting the development further back from the road edge and this is considered to overcome the previous first reason for refusal. In terms of highway impacts the

Planning Inspector has found the previously proposed level of parking provision acceptable and in accordance with policy ST6 and Essex County Council Highways, as with the previous applications have no objection to the scheme.

On this basis approval is recommended for a development that would make a meaningful contribution towards new homes in the District in a desirable location where the built form is outside of the Green Belt and changes have been made to reduce any impact on this sensitive site at the Green Belt boundary.

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: Marie-Claire Tovey

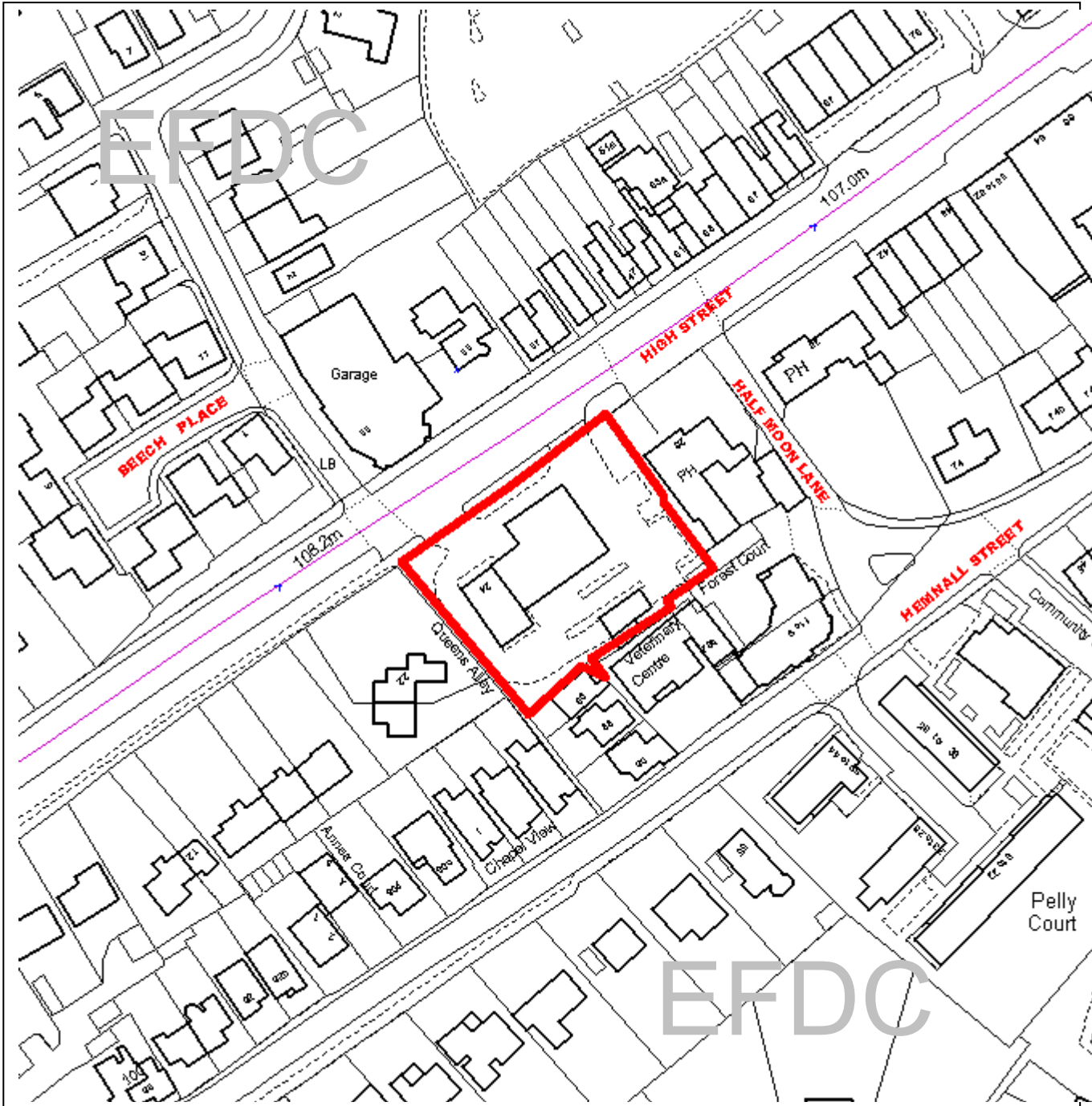
Direct Line Telephone Number: 01992 564414

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



Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/2083/16
Site Name:	Shell Service Station, 24-36 High Street, Epping, CM16 4AE
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2083/16
SITE ADDRESS:	Shell Service Station 24-36 High Street Epping Essex CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Howard Forland
DESCRIPTION OF PROPOSAL:	Replacing previous automated car wash with smaller hand car wash operation within Shell Petrol Filling Station. In addition installing modular unit for the purpose of supply and fitting of tyres. (Revised application).
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586373

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 Car wash hereby approved shall not be open to customers outside the hours of 08:00 to 20:00 on Monday to Saturday and 09:00 to 18:30 on Sundays and Bank Holidays.
- 3 The tyre fitting area hereby approved shall not be open to customers outside the hours of 08:00 to 20:00 on Monday to Saturday and not at all on Sundays and Bank Holidays.
- 4 The proposed rubber matting shall be installed within the tyre fitting area and then permanently retained in that state unless agreed in writing by the Local Planning Authority.
- 5 The proposed acoustic fence as shown on drawing number 01 D shall be installed prior to the commencement of the use and shall be permanently retained in that state unless agreed in writing by the Local Planning Authority.

- 6 The use of air guns or similar equipment shall not be used at any time in connection with the tyre fitting area hereby approved.
- 7 All equipment related to the changing of tyres shall only be used within the proposed tyre fitting building and shall at no time be used outside, unless agreed in writing by the Local Planning Authority.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four 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).) and since the recommendation is for approval contrary to an objection from Epping Town 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 application site is located on the High Street which is within the built up area of Epping. The existing building on site is a Shell Service station which is used for the refuelling of vehicles. Until recently along the southern boundary of the site there was an automated car wash structure however this has now been demolished. There are neighbouring residential properties which surround the site from Hemnall Street as well as the High Street and are within close proximity to the garage. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is to construct a new hand car washing area and a modular unit and canopy for the purposes of supplying and fitting new tyres.

Relevant History

EPF/0295/94 - Demolition of existing petrol station, car showroom and workshops and redevelopment for petrol filling station and related car wash facility. - Approved

EPF/1390/96 - Variation of condition 8 of EPF/295/94 to allow the car wash, jetwash and vacuum cleaner to be operated 8am to 9pm Monday to Saturday and 9am to 7pm Sundays and Bank Holidays. – Allowed on Appeal

EPF/1391/96 - Removal of condition 14 of EPF/295/94 to allow 24 hour operation of petrol filling station (excluding car wash, jetwash and vacuum). – Refused and dismissed on appeal

EPF/1025/99 - Continued use of car wash, vacuum cleaner and associated equipment between the hours of 0800 to 2000 hours Mondays to Saturdays and 0930 to 1600 hours on Sundays and Bank Holidays. – Approved

Policies Applied

CP7- Quality of development

CP2 – Protecting the Quality of the Rural and Built Environment
DBE1 – Design
DBE9 – Impact on amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the 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

20 Neighbours consulted –

88 Hemnall Street – OBJECTION - I object to the tyre fitting that is going to be put in the far corner this will be unbelievable noise for residents living with in yards of shell garage. It will be constant and unbearable

90 Hemnall Street - I strongly object to this proposal. This is a residential area and not remotely industrial. This proposal will incur loud noise from the pneumatic tyre pumps and will thus change the nature of the area for residents. Employees and customers will be just yards way from my garden and cannot help but cause disturbance.

90A Hemnall Street - This proposed development is less than 1m from our boundary. This is very much a residential area and we object to having a noisy and intrusive tyre fitting services within 1 metre of our boundary and against a public footpath. Not only will it be unsightly but it will be noisy and such industry does not belong in a residential area. Our gardens are for peace and recreation and this industrial unit will make this impossible day or night. We do not object to the hand car wash to be sited on the opposite side where previously there was the automated car wash.

1 Chapel View – OBJECTION - I object strongly to a tyre fitting and supply facility being built in close proximity to residential properties. It must be reasonable to assume it will be both unsightly and noisy - not compatible with what is a quiet residential area. I also object to the introduction of a hand car wash on the same site. If you ever visit this sort of establishment they are inevitably noisy with radios blaring and the operators talking at the top of their voices. Not conducive to quiet time in my rear garden.

3 Chapel View – OBJECTION - This is very much a residential area and we object to having a noisy and intrusive tyre fitting services within 1 metre of our boundary. Not only will it be unsightly but it will be noisy and such industry does not belong in a residential area. This service is easily available in The Seedbed Centre, Loughton, numerous places in Harlow and at Millennium Ltd Tyre Shop in Lindsey Street, Epping. Neither can it be considered for limited opening hours. Our gardens are for peace and recreation and this industrial unit will make this impossible day or night. We do not object to the hand car wash to be sited on the opposite side where previously there was the automated car wash.

20 High Street – OBJECTION - I wish to object to the planning application on the following grounds.

- Nosie
- Increased traffic
- Increased problems crossing the High Street
- Parking difficulties

The site is approximately 1m from my property. The demolished automatic carwash was enclosed and did not cause a significant disturbance. The hand carwash on the High Road is very noisy and a similar facility close to neighbouring properties is unacceptable. The tyre facility will add to

the noise with pneumatic and other tools. The combined effect will be intolerable and make it impossible for my family and me to enjoy the use of our garden or have windows open at the back of the house. The original car wash did not require staff. The new business will employ a significant team. There are already substantial parking problems.

22 High Street – OBJECTION – The tyre changing facility is too close to residential properties and as such will cause significant harm to neighbours. There are no facilities for workers and this will also cause disturbance.

The Epping Society – NO OBJECTION but would like to see the hours restricted to 07:30 to 18:30 Monday to Friday 08:00 to 13:00 on Saturday and at no time during Sundays and bank holidays.
TOWN COUNCIL– OBJECTION – The provision of a tyre machinery unit very close to the site boundary and adjacent dwellings would have a negative impact on the neighbouring residential properties in terms of noise nuisance and disturbance. The red roof is unsympathetic to the surrounding area and will result in a negative visual impact for neighbours.

While committee note the introduction of an acoustic fence, these are unsightly and would not result in an acceptable level of noise for a residential area. Committee feel this is more industrial use and not appropriate for a close knit residential area which includes listed buildings.

Issues and considerations

The main issues to consider are the potential impacts on the living conditions of the neighbours and the design of the development in relation to the existing building and its setting.

Living conditions of neighbours

The proposed jet washer will replace a recently demolished automated wash and will be in the same location as this previous structure. Whilst the installation of a jet wash within a residential area raises concerns regarding the potential noise disturbance to residents, it is partially enclosed and located adjacent to a veterinary surgery, which is less sensitive than a residential property. Furthermore will it will replace a previously existing, authorised car washing area and through consultation with the Councils Environmental Health team would not cause significantly greater disturbance to residents than the previous use. As a result it is not considered that the jet washer will cause excessive harm to the living conditions of neighbours, subject to a condition restricting its hours of operation.

Turning to the proposed tyre fitting station, it will be located very close to the shared boundary with no.86 Hemnall Street, which is a listed building and is therefore unlikely to have double glazing to resist some of the potential noise disturbance. However it is important to view such a proposed structure within the context of the site, which is within an existing petrol filling station, and has been used as such for many years and has also included a car wash as well. The applicant has submitted that the tyre station will not involve the use of air guns whatsoever and is content for a condition to be applied ensuring that air guns cannot be used as part of the use. The station will involve the use of a tyre changer, a wheel balancer and a compressor, the loudest of which is akin to a domestic washing machine, approximately 78DB.

The applicant, acknowledging the concerns of Council officers and existing neighbours has also offered to install an acoustic fence on the boundary with the neighbours, rubber matting inside the station to absorb noise from dropped objects and other potential noise and that all the equipment for changing tyres will be contained and used within the proposed structure itself and not outside.

After reviewing the evidence the Councils Environmental Health team have stated that they have no objection to the application subject to conditions ensuring the installation of the acoustic fence, the prohibition on the use of air guns and similar equipment and that works can only be carried out

between 08:00 and 20:00. It is also considered both reasonable and necessary to impose a condition ensuring that the rubber matting is installed prior to its first use and that all equipment related to the changing of tyres are only used within the proposed structure and not outside. Subject to these conditions, it is considered that there will not be significant disturbance to neighbours as a result of the tyre changing area.

Regard has also been given to the ancillary noise that such a use could cause such as radios, talking and the opening and closing of car doors. As the site is currently used as a petrol filling station and until very recently a car wash, it is expected that there will be a certain degree of ancillary noise associated with that use. Whilst it is acknowledged that this tyre changing area will add to this noise, it is not considered that it will be substantially greater than the existing. However to ensure that the living conditions of the neighbours are preserved it is considered that a planning condition is imposed

The proposed acoustic fence will be located on the shared boundary to no.86 and will be 2.1m high. Given that a fence of 2m high could be erected without planning permission and that it is common for neighbours to have a fence of such a height on shared boundaries, it is not considered that this will cause excessive loss of light or appear overbearing to this neighbour.

Subject to the imposition of the suggested planning conditions it is not considered that there would be any significant harm to the living conditions of the neighbours from the proposed development in this already busy commercial site.

Design

The Town Council raises concerns with regards to the proposed design of the tyre changing unit, that it would appear incongruous within the street scene. However the site is within an existing petrol filling station, which has a large number of signs and advertisements which are brightly coloured and do appear prominent in the street scene. The detailed design of the proposed unit is conventional for its use and would not appear in stark contrast to the existing buildings and features within the petrol station.

Conclusion

The proposed car wash and tyre changing area will not significantly harm the living conditions of the neighbours, subject to the imposition of planning conditions and it will not harm the appearance of the street scene. It is therefore recommended that planning permission is granted.

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:

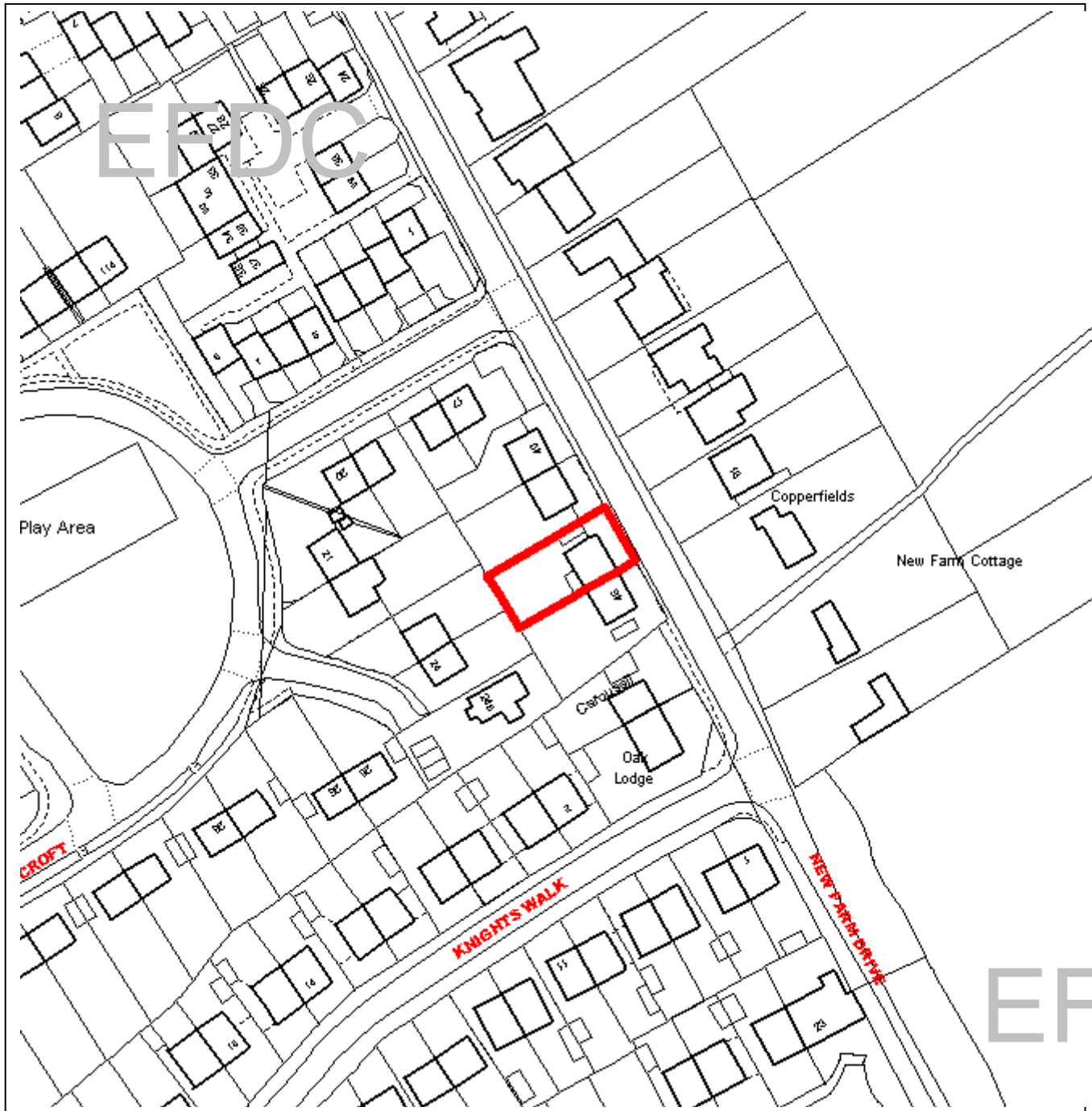
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564371***

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



Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/2149/16
Site Name:	44 New Farm Drive, Lambourne, RM4 1BT
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/2149/16
SITE ADDRESS:	44 New Farm Drive Lambourne Romford Essex RM4 1BT
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr David Barasch
DESCRIPTION OF PROPOSAL:	New front porch and access ramp. New front bay window. New vehicular access. Single storey rear extension with flat roof and 2no. roof lanterns. Single storey side extension. Roof extension including increase in ridge height and construction of 1no. rear & 2no. front dormer windows to facilitate creation of rooms in the roof space.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586527

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: 0603/01; 0601/02; 0731/02-b; and 0731/03-b.
- 3 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.
- 4 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 07.30 to 18.30 Monday to Friday and 08.00 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 existing building is a single storey semi-detached bungalow situated on the western side of New Farm Drive. The neighbours are similar bungalows, some of which have been extended to the side and rear, including roof extensions with rear and front dormer windows. The properties to the eastern side of New Farm Drive consists of mainly two storey detached and semi-detached houses many of which have also had previous various extensions. The site is within a buffer zone of some underneath utility pipe but it is not within a conservation area, and the property is not listed.

Description of Proposal:

New front porch and access ramp. New front bay window. New vehicular access. Single storey rear extension with flat roof and 2no. roof lanterns. Single storey side extension. Roof extension including increase in ridge height and construction of 1no. rear & 2no. front dormer windows to facilitate creation of rooms in the roof space.

Details of each proposal:

- New front porch and access ramp: The front porch would be 1.8m in depth, 2.73m in width and 3.6m in height with a pitched roof and a gable feature facing the street. An access ramp is proposed from the street to the porch main door to facilitate access by the disable people or other people requiring such access. It should be noted that these elements were previously granted planning permission under application reference: **EPF/0500/15** and no change in planning policy has occurred since that approval was given.
- New bay window: This would replace an existing ground floor window on the south eastern part of the front elevation. This element would not protrude beyond the front porch.
- New vehicular access: An additional vehicular access is proposed from the street to the front of the newly proposed bay window. This is intended to facilitate vehicular access to the front driveway where parking is proposed. In total, two vehicular access would be present on site.
- Single storey rear extension: This element would be 4m in depth; 11.5m wide and it will spread across the full width of the existing house and that of the single storey side element. It would be 3.2m in height with a flat roof and two roof lanterns. It will maintain a 1m distance from the common boundary with adjoining property no.42 New Farm Drive. It should also be noted that a similar proposal was previously granted planning permission under reference: **EPF/0500/15**. However; the only difference is that the scheme which was approved under that reference did not include the side extension. The current application includes a side extension which wraps-around the single storey rear extension.

- Single storey side extension: This would require the demolition of existing side garage and then to construct a side extension that would be a single storey of 3.1m in width and 5.4m in height with a pitched roof form. This element would project beyond the rear wall of the original house by 4m and wraps around the single storey rear extension. It would also maintain a 1m distance from the common boundary with adjoining property no.42 New Farm Drive.
- Roof extension: Two front dormer windows with flat roofs will be constructed on the front roof slope. One box dormer window will also be constructed across the rear roof slope of the original house and this would also sit partly on the roof of the two storey side element. The ridge height of the existing house would be increased by 0.59m in order to enable the installation of those dormer windows, creation of sufficient head room and conversion of the loft area.

Relevant Site History:

EPF/0500/15: The proposed development is for a single storey rear extension and a front porch – Approved/Conditions 28/04/2015.

Policies Applied

CP2	Protecting the quality of the built environment
DBE 9	Loss of amenity
DBE10	Residential Extensions
ST4	Road Safety
ST6	Vehicle Parking

The National Planning Policy Framework (NPPF) 2012.

The (NPPF) was published on 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the 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

Date of site visit: 04/07/2016

Number of neighbours consulted: 7

Site notice posted: No, not required

Responses received: No response received from neighbours.

Lambourne Parish Council: The Parish Council OBJECTS to this proposal because of the proposed raising of the roof height. On the front elevation drawing the roof height is shown as level with the adjoining property but the side elevation shows that it will be raised.

Main Issues and Considerations:

The main issues in this case are:

- Design.
- Living Conditions.
- Impact on the highway and pedestrian safety.

Design:

- In general terms; this application follows on from the paid pre-planning advice and the development now proposed is similar to the one which was dealt with under that service. Rather than the previous scheme which was dealt with under pre-planning advice service, the current scheme has been revised significantly to address the concerns of the local planning authority. The scale, bulk, and massing of the revised scheme has been reduced, especially in relation to the rear box dormer window, which has addressed the concerns identified at the pre-application stage.
- In regards to the side extension; this would maintain a 1m distance from the common boundary with adjoining property no.42 New Farm Drive. It would be set in by 0.2m from the front elevation wall of the main house. In addition, the proposed roof form is complementary, and its size including scale is considered appropriate.
- In regards to the front and rear dormer windows: there are several properties along New Farm Drive and within the locality that have had previous roof alterations with front and rear dormer windows of various sizes, shapes and scales. The size and scale of the proposed dormer windows are not domineering and are therefore considered appropriate to the original house. These elements are also considered to be in keeping with the prevailing pattern of development in the street and the locality.
- In regards to the increase in the height; the existing ridge height of the original house is currently lower than that of the attached property due to the changes in ground levels within the site. The proposal is to raise this existing lower ridge so as to bring it in level with the ridge height of the attached property as demonstrated on drawing no.0731/02-b. This has carefully been designed to ensure the raised roof does not harm the appearance of the original house, especially when seen from New Farm Drive. In fact, the raised part of the ridge would only be visible from the side elevation when approaching the site from the northern part of New Farm Drive, but this is not considered harmful to the street or existing building.

In addition, the existing properties along New Farm Drive and the locality have varied appearances in terms of roof forms and ridge heights. Some of those properties there have had serious roof alterations with large scaled dormers than those proposed at the application site. Furthermore the proposal to raise the ridge height of the main house was considered acceptable at the pre-application stage because it was deemed that such alterations would not significantly alter the character and the overall visual appearance of the application building or attached property within the street scene.

- In regards to the single storey rear extension, front porch and vehicular access; these elements had already been approved under application reference **EPF/0500/15**. The only changes now proposed include the wrapping around of the single storey rear element to the single storey side element. Further changes introduced include the replacement of existing front window with a bay window. However, all these additions are considered to be appropriate to the original building in terms of their scale, size and siting.

- In concluding this section, I consider the whole development proposed to be of a scale, massing, style, size and design that would be appropriate to the locality on which they would form part of. They would also not significantly dominate the existing building in terms of their overall scale, size, bulk or form. The design and siting of the front dormers, together with the raising of the ridge height is such that they would not upset the roof profile of the existing building to that extent that could be harmful to its character and appearance in the street scene and the locality.

Living Conditions:

- The proposals would maintain sufficient distance from adjoining neighbour no.42 New Farm Drive; there is also a timber fence of about 1.8m high along all the dividing boundaries. In addition to this, the side bathroom window would be obscured as shown on drawing no.0731/02-b; a condition would also be imposed that would require the development to be implemented in accordance with this approved plan should planning permission be granted. The proposals of the scale and size proposed are therefore not considered to result in any significant detrimental impact upon the living conditions of any neighbouring occupiers.

Impact on Highway and Pedestrian Safety:

The side garage would be demolished so as to construct a single storey side extension however; two parking spaces are proposed on the front drive way together with two vehicular accesses. No on street vehicle parking is expected to arise as a result of the demolition of the garage. In view of these, the proposed development is not expected to result in a detrimental impact on the public highway and pedestrian safety.

Other Considerations:

1. The applicant could implement a development previously approved under application reference EPF/0500/15 which includes a single storey rear extension of four metres in depth, a front porch and vehicular access should planning permission be refused. The Area Planning Committee should therefore be mindful of this extant planning consent when deliberating on this application.
2. All Permitted Rights are intact on the site. In addition, no objections to this current application were received from neighbours. It therefore means that, the applicant could construct a single storey side extension under Permitted Development so long as it is not more than half the width of the original house. A single storey rear extension of 4m in depth could also be constructed without planning permission as long as it is not linked to the single storey side extension. In addition, given that no objections were received from neighbours, the applicant could also construct a single storey rear extension of 8m in depth under Prior Notification Scheme as long as all the additions on site would not result in excess of 50% of the site area, and that no objections are received from neighbours to that effect. A rear dormer window of 50m³ could also be constructed without planning permission.

Conclusions:

The objections from the Parish Council have generally been addressed in the body of this report. The proposed development is considered to be in accordance with the aforementioned policies of

the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF (2012). Accordingly, it is recommended that planning permission be granted to this application 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: Moses Ekole

Direct Line Telephone Number: 01992 564109

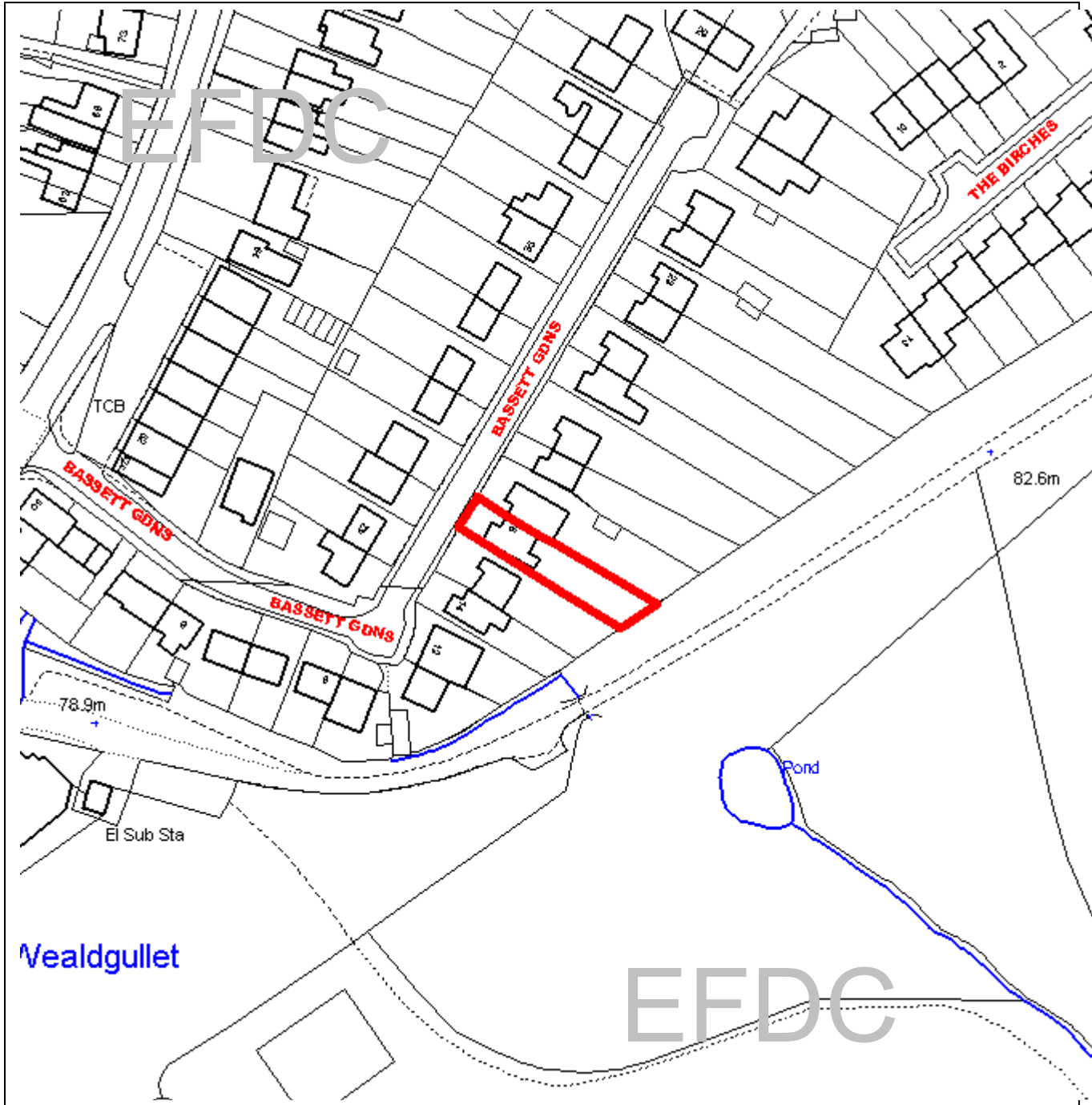
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Epping Forest District Council

Agenda Item Number 12



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Application Number:	EPF/2183/16
Site Name:	16 Bassett Gardens, North Weald Bassett, CM16 6DB
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/2183/16
SITE ADDRESS:	16 Bassett Gardens North Weald Bassett Epping Essex CM16 6DB
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr & Mrs Hiscott
DESCRIPTION OF PROPOSAL:	Proposed front dormer window and two storey 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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586574

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 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 07.30 to 18.30 Monday to Friday and 08.00 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 application site is located on Bassett Gardens which is within the built up area of North Weald. The existing building is a single storey semi detached dwelling situated within a relatively large plot. Bassett Gardens has a large number of bungalows, some of which have been converted into chalet style bungalows. The application site is not within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is for a front dormer window and a two storey rear extension.

Relevant History

EPF/2182/16 - Certificate of Lawful Development for proposed loft conversion. – Lawful

Policies applied

CP2 – Protecting the Quality of the Rural and Built Environment
DBE1 – Design
DBE9 – Impact on amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the 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 representation received

4 Neighbours consulted –

15 Bassett Gardens – OBJECTION – The proposal will cause a significant loss of light to my rear garden and inside my property.

17 Bassett Gardens – OBJECTION – The proposal will block out light into our conservatory and rear garden.

North Weald Parish Council – OBJECTION – to the application due to its massing and overbearing, its close proximity to the neighbours boundary, members has concern at the closeness of the extension to the neighbours conservatory. Also at the dormer to the street scene.

Issues and considerations

The main issues to consider when assessing this application are the potential impacts on the living conditions of the neighbours and the design of the proposal in relation to the existing building and its setting.

Living conditions of neighbours

The proposed extension will be built up to the shared boundary with the attached neighbour (no.17) and will have the same eaves height as an existing single storey extension on this neighbouring property. The roof will then pitch away from the shared boundary up to a height which will match that of the existing building. The majority of the proposed extension will be set against the flank wall of the neighbours extension and therefore will not be overtly visible from private viewpoints from no.17. Around 0.5m of the new extension will be set against the

neighbours conservatory, which will cause some loss of light, however it is not considered that this would be excessively harmful to the neighbours living conditions.

No.15 also has a single storey rear extension which projects beyond the current rear elevation of no.16, which the new extension will not exceed. Furthermore the extension will maintain a gap of approximately 2.5m to the flank wall of no.15. Whilst it is acknowledged that a side facing window on no.15 will lose some light due to the extension, it is not considered that this will be excessively harmful to their living conditions.

The front dormer window will not cause any harm to any neighbours.

Design

Bassett Gardens has a number of bungalows, the majority of which do not have front dormer windows, however there are some notable exceptions including a very large and unattractive flat roof dormer window on no.42 and other examples on no.7 and no.9. The proposed dormer window in this application fits comfortably in the roof slope and does not dominate its front elevation. In the context of the other examples on Bassett Gardens the dormer window preserves the character and appearance of the street scene.

The rear extension will not be overtly visible from public areas of the street scene and therefore will not appear overly prominent in the street scene. In any event the extension is conventionally designed and respects the character and appearance of the existing building.

Conclusion

The proposal will not harm the living conditions of the neighbours or the character and appearance of the street scene. It is therefore recommended that planning permission is granted.

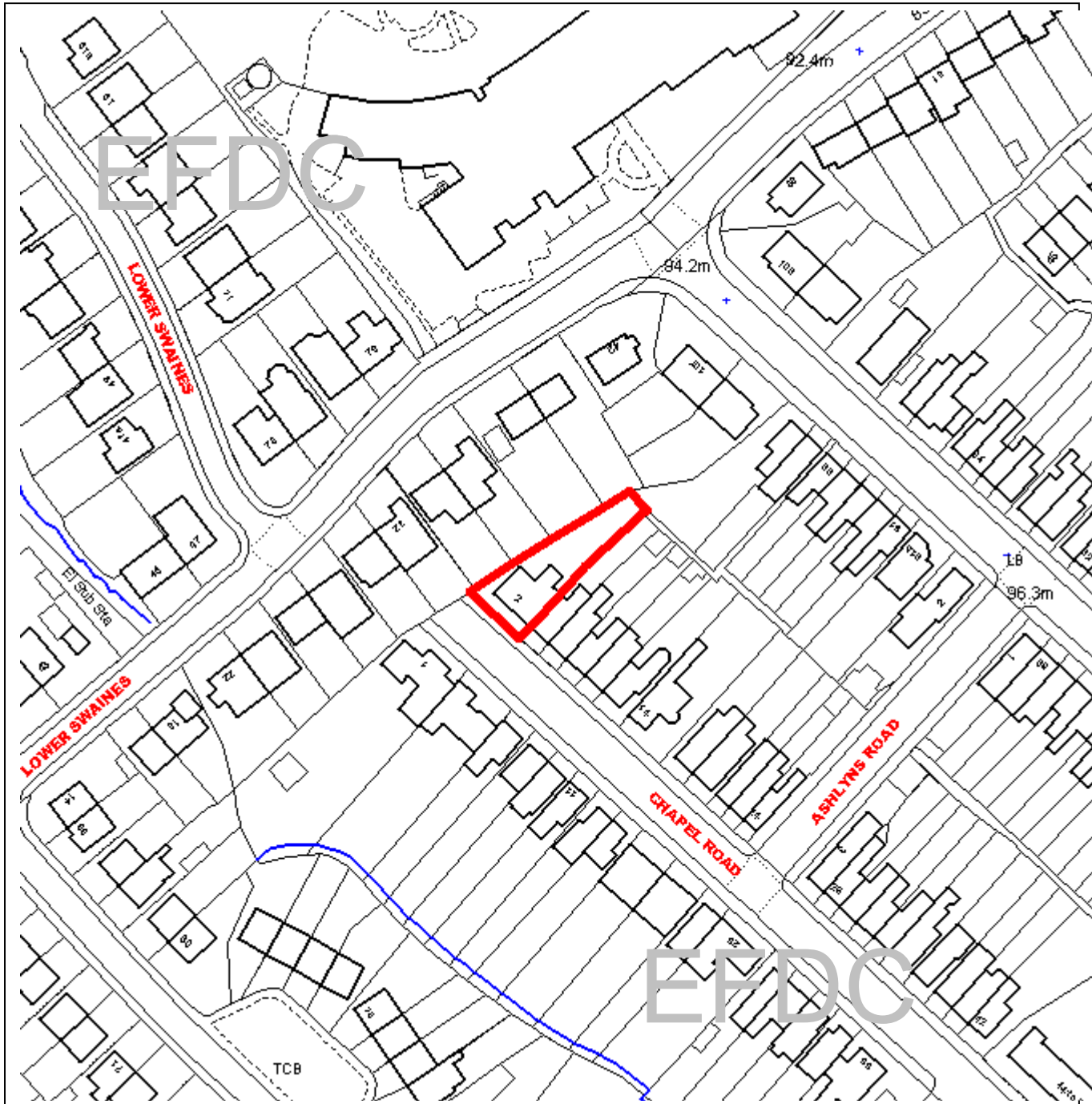
***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:
Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564371***

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



Epping Forest District Council

Agenda Item Number 13



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Application Number:	EPF/2199/16
Site Name:	2 Chapel Road, Epping, CM16 5DS
Scale of Plot:	1/1250

Report Item No: 13

APPLICATION No:	EPF/2199/16
SITE ADDRESS:	2 Chapel Road Epping Essex CM16 5DS
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr D Hunt
DESCRIPTION OF PROPOSAL:	Conversion of a single dwelling into 2 dwellings and associated internal alterations
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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586594

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/16/020/001, BRD/16/020/003Rev A, BRD/16/020/006
- 2 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents or visitors vehicles.
- 3 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 4 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 07.30 to 18.30 Monday to Friday and 08.00 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: Scheme of Delegation, Appendix 3), 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: Scheme of Delegation, Appendix 3) and since the recommendation conflicts with a previous resolution of a Committee (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site consists of a two storey end of terrace property with a large existing two storey side extension. The site is located at the north western end of Chapel Road within the town of Epping and is outside of any designated areas (i.e. Green Belt, conservation area).

Description of Proposal:

The proposed development seeks to subdivide the existing single dwelling into two separate dwellings and to erect a part single storey/part two storey rear extension. The new dwelling would be formed from the existing two storey side extension and would be served by a single off-street parking space to the front.

Relevant History:

EPU/0058/56 - Application to extend existing dwelling – approved 17/04/56
EPF/0903/16 - Conversion of a single dwelling into 2 dwellings with a single storey extension to rear and associated internal alterations – refused 22/06/16

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP5 – Sustainable Building
RP4 – Contaminated Land
DBE8 – Private Amenity space
DBE9 – Loss of Amenity
DBE10 – Residential Extensions
DBE11 – Subdivision of Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 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:

17 neighbouring properties were consulted. No Site Notice was required.

TOWN COUNCIL – Object. The road suffers from extreme parking pressures and additional parking caused by an intensification of use may result in further nuisance to neighbouring properties as their parking problems are exacerbated. The turning circle at the end of this road is extremely tight and committee would welcome Highways comments as to the adequacy of parking provision and pavement crossovers for this application. The loss of garden space in order to provide adequate parking is also not recommended.

EPPING SOCIETY – Object. The last application for the site EPF/0903/16 was refused due to insufficient parking. The drive area has been slightly altered in the new application. The parking is still not sufficient for two standard cars.

1 CHAPEL ROAD – Object as work has continued on the development despite the previous refusal and there has been no change and there is still insufficient parking provision proposed.

3 CHAPEL ROAD – Object as two dwellings would increase parking pressure in the road and the proposed parking space would be too small for modern cars. Also comment that works have continued on the site despite the earlier planning refusal.

11 CHAPEL ROAD – Object as this is a repeat application that has less parking than the last application. Furthermore the works have largely already taken place and the external finish of the new dwelling is out of character with the overall appearance of Chapel Road.

29 CHAPEL ROAD – Object as the proposed parking provision is insufficient and will exacerbate existing parking problems.

31 CHAPEL ROAD – Object as the proposed parking provision is substandard and insufficient to serve two dwellings.

38 CHAPEL ROAD – Object due to parking concerns.

CHAPEL ROAD RESIDENT – Object as there is not enough parking in Chapel Road.

20 ST JOHNS ROAD – Object as there is insufficient parking provision. This application was previously refused and there has been no change.

72 ST JOHNS ROAD – Object since there is no change in parking provision since the last refusal and therefore the proposal would have a detrimental impact on parking on the surrounding roads and since Epping does not have good public transport links.

74 ST JOHNS ROAD – Object as there is not sufficient parking and the development has already been refused.

85 ST JOHNS ROAD – Object due to a lack of parking since public transport links in the area are poor.

94 ST JOHNS ROAD – Object as this would add to the existing parking congestion on Chapel Road, Ashlyns Road and St Johns Road

Main Issues and Considerations:

The key considerations in this application are the principle of the development in this location, regarding parking provision, design and impact on the street scene, and any potential impact on neighbour amenities. However the previous application was refused consent for just the following reason:

The proposed development fails to provide sufficient parking provision and therefore would lead to inappropriate kerbside parking and would exacerbate the existing parking issue on Chapel Road and the surrounding area, contrary to the guidance contained within the Essex County Council Parking Standard: Design and Good Practice (2009) and policy ST6 of the adopted Local Plan and Alterations.

The only alterations that this revised application proposes over the previously refused scheme is the removal of the previously proposed front bay window within the proposed new dwelling to allow for a more usable parking space within the front garden area and the provision of a small porch canopy over the new front door. The remainder of the proposal is unchanged.

Parking provision:

The previous application was similar to this development in that it proposed the subdivision and extension of the existing four bed property into two no. two bed dwellings and proposed a single car parking space to the front of the site. The response from Essex County Council Highways on the previous application was:

The proposal does not provide sufficient parking provision which could lead to inappropriate kerbside parking and would exacerbate an existing parking issue on Chapel Road. The proposed parking space is too small and does not meet the minimum parking dimensions of 2.5m x 5m.

The Parking Standards Design and Good Practice September 2009 recommends minimum parking provision levels for residential properties – given the location and the good access to other modes of transport it is considered that one space per dwelling would be recommended for this proposal.

The proposal if permitted would set a precedent for future similar developments which could in time lead to additional inappropriate parking and would undermine the principle of seeking to discourage on-street parking in the locality.

A more detailed plan was subsequently submitted showing that the proposed parking space would meet the minimum standards as laid out within the Vehicle Parking Standards, however ECC still consider that “*technically the space is substandard and it would be very difficult to open the doors of a vehicle in*”.

It was primarily due to the above response from ECC that the previous planning application was refused consent. The minutes of the Committee meeting where the previous application was decided state the suggested ‘way forward’ as:

Any proposed development to subdivide this site would need to provide a minimum of one off-street parking space per dwelling which complies with the guidance laid out within the Essex County Council Parking Standard: Design and Good Practice (2009).

As a response to the previously refused scheme the applicant has undertaken discussions with ECC Highways in order to address their concerns. This included the enlargement of the proposed parking space and confirmation that the garage that was previously seen on site has been

converted (and therefore lost), which did not require planning consent. This revised application has followed these discussions and the ECC Highways response regarding this latest application now reads:

The application has retained a space that the original garage would have provided and the quantum of development is the same as the existing. Furthermore the location is in the middle of Epping with good links to other modes of transport and there are Appeals in similar locations within Epping that have been allowed with reduced or no parking provision. It is worth noting that EFDC are the parking authority for the District and ultimately the level of parking provision for developments is determined by them.

Consequently it is not considered that this proposal will be detrimental to highway safety or efficiency.

The reasoning for this response are summarised as follows:

1. The proposed parking space is now considered to be an appropriate size and layout;
2. The previous garage has now been lost and cannot therefore be considered as an existing parking space;
3. Notwithstanding the above, the proposed parking space would replace that previously found on site within the integral garage;
4. The provision of 2 no. two bed dwellings in place of 1 no. four bed dwelling would result in similar parking needs; and
5. The site is located within a sustainable location.

These factors are dealt with in more detail as follows:

1. Proposed parking space:

The front bay that was previously proposed to the new dwelling has been removed, which allows for a larger parking space to be positioned to the front of the new dwelling. This would be accessed by way of the existing crossover and measures the recommended bay size of 2.8m x 5.5m. This therefore now addresses the previous concerns of ECC with regards to the suitability of this parking space and the ability to open the car doors once parked.

2. Loss of the garage:

The original consent for the two storey side extension in 1956 was not subject to a condition requiring the retention of the garage and as such number 2 Chapel Road could legitimately have converted the garage to a habitable room without the need for any planning permission, which would have left the dwelling with no usable parking space, since the space in front of the garage would not have been of sufficient size as previously configured to allow for any off-street parking without overhanging the pavement. There is no way to require the reinstatement of this garage and therefore there is effectively no off-street parking serving the existing four bed dwelling.

3. Replacement of parking space:

Due to the above there is a valid case to be made that, since the four bed dwelling no longer benefits from any off-street parking one of the 2 proposed two bed dwellings would also not be required to provide any off-street parking provision. The proposed development does propose one off-street parking space to the front of the new dwelling, which would effectively replace that which has been lost through the conversion of the garage.

4. Parking needs:

The proposed development would subdivide an existing large four bed house into two smaller two bed dwellings and therefore would alter the likely occupants of the dwellings. A four bed property is more likely to accommodate larger families with the potential for multi-generational living (i.e. the presence of 'grown up children' or elderly relatives). As such it would be expected that a four bed house could have anywhere up to 4+ vehicles associated with it. However a significantly smaller two bed house is more likely to be occupied by smaller families or young couples, which often have a maximum of 2 cars per household. Whilst each household differs depending on its occupants there is a high chance that the associated car usage for the proposed 2 no. two bed dwellings would not be significantly different from the existing four bed house.

5. Sustainability:

The Essex County Council Vehicle Parking Standards states that "*reductions of the vehicles standard may be considered if there is development within an urban area (including town centre locations) that has good links to sustainable transport*".

The application site is located within the urban town of Epping and is less than 500m from the designated Epping Town Centre and 1.2km from Epping Station. It is considered that Epping is a sustainable town that is served by a full complement of local amenities and facilities (such as schools, shops, doctor's surgeries and a hospital) and local transport links (such as Epping Station and several bus routes). There are also a number of open spaces in and around the town and easy access to Epping Forest.

Other considerations relevant to parking provision:

Provision of additional housing:

Sustainable development is the 'golden thread' running through planning policy. Local Planning Authorities are required through paragraph 15 of the NPPF to "*follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable is approved without delay*". As highlighted above the application site is located within a close distance to local facilities and public transport options and would constitute a 'sustainable development'.

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Due to this it has been shown in several recent appeal decisions, both within and outside of the district, that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission.

Surrounding area:

Many of the surrounding roads benefit from parking restrictions of 'Resident Permit Holders only' between 09:00 and 17:00 Monday to Friday. Whilst such restrictions do not alleviate parking stress within the evening and weekends it would ensure that any additional impact on on-street parking within the surrounding area would be controlled during the working week.

Although some of the properties within Chapel Road do benefit from off-street parking provision the majority of the houses have no off-street parking available. The application site is located at the very end of Chapel Road where the street stops and there is no vehicle or pedestrian access beyond this point. As such there is no through traffic driving past this application site or any reason for pedestrians to be using the pavement immediately outside of the application site unless visiting this site. The existing property already benefits from a dropped kerb access that would be retained

to serve the new dwelling. There is therefore no loss of on street parking spaces as a result of the development, whereas if each dwelling had a crossover and one space this would reduce the parkable area on street.

Conclusions on parking matters:

Due to the above reasons ECC Highways no longer object to the proposed development on the basis of insufficient off-street parking provision. Furthermore the proposal would comply with the 'presumption in favour of sustainable development' as laid out within the NPPF. Since the Council cannot currently demonstrate a five-year supply of deliverable housing sites any planning application for the provision of new dwellings should be approved in accordance with paragraph 14 of the NPPF. Therefore the parking concerns that formed the previous reason for refusal are no longer considered relevant to this proposal.

Other matters:

With the exception of the above highlighted changes to the size and layout of the proposed parking space, and the inclusion of a small canopy, all other aspects of the proposed development are unaltered from the previous scheme. The rendered frontage replaces tile hanging which was already different from the rest of the terrace and the rendered finish is considered acceptable. The small canopy is within permitted development allowances. Therefore all other matters (i.e. design, impact on neighbours amenities, etc.) continue to be considered as acceptable.

Conclusion:

It was previously concluded that the subdivision of this site into 2 no. two bed dwellings would not be detrimental to the character and appearance of the area and would not harm the amenities of neighbouring residents. This conclusion is unaltered in this revised application.

The main concern in this application is the level of off-street parking provision and the impact that this would have on the already heavily congested surrounding roads. Discussions were undertaken with ECC Highways with regards to the previous concerns and this revised application is the result of these discussions. Due to the enlarged proposed off-street parking space; confirmation of the loss of the previous garage; since the 'quantum of development' (in terms of number of bedrooms) remains the same; and due to the sustainable location of the site, ECC Highways no longer object to the proposal on the basis of insufficient off-street parking provision.

In addition to the above, the proposal would comply with the 'presumption in favour of sustainable development' as laid out within the NPPF and therefore, since the Council cannot currently demonstrate a five-year supply of deliverable housing sites, significant weight in favour of the planning application must be given since this application involves the provision of new dwellings. Due to the above factors it is considered that the proposal complies with guidance contained within the National Planning Policy Framework and the relevant Local Plan policies and therefore 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:

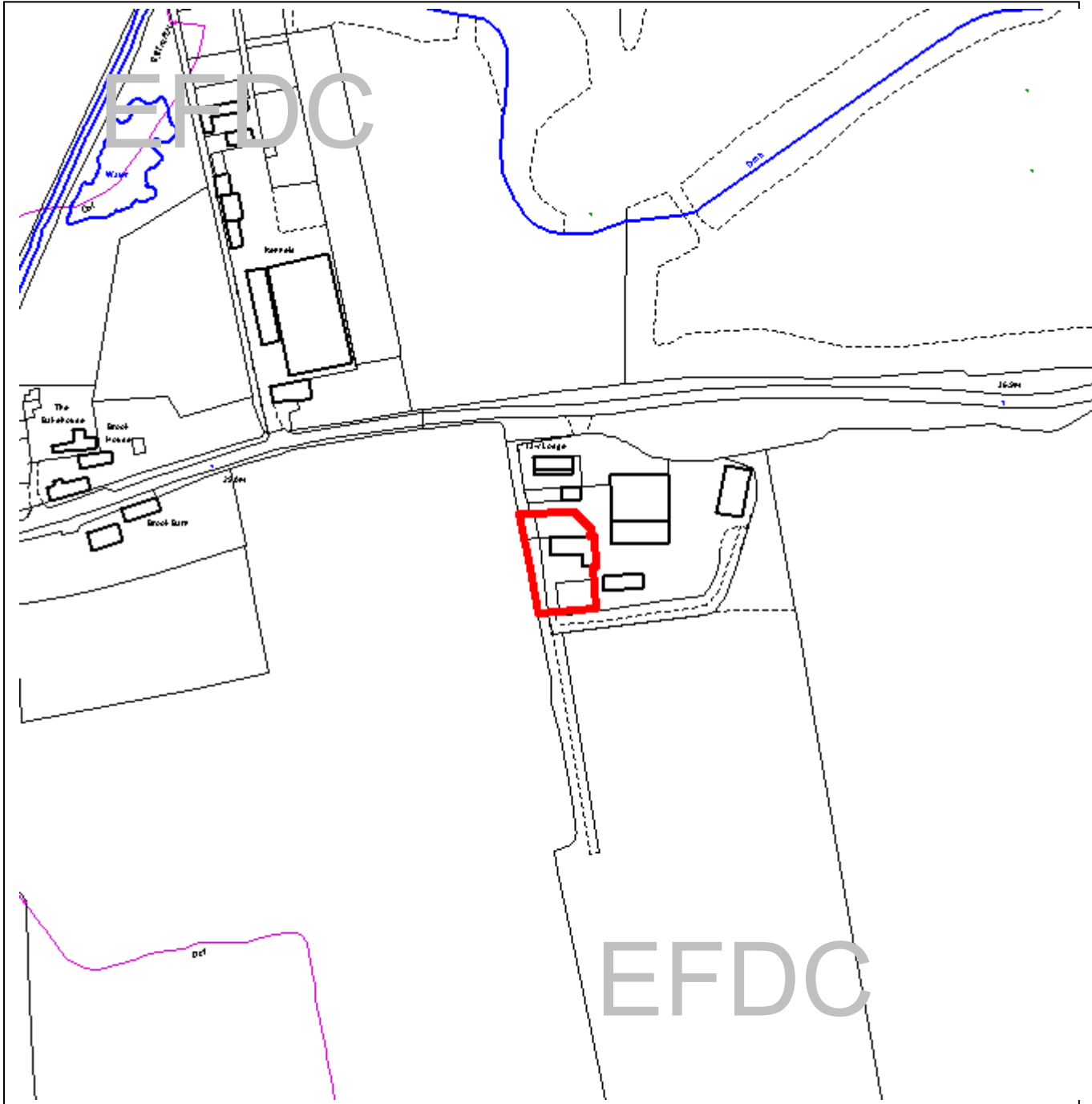
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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



Epping Forest District Council

Agenda Item Number 14



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Application Number:	EPF/2345/16
Site Name:	Land adjacent to Taw Lodge, Epping lane, Stapleford Tawney, RM4 1ST
Scale of Plot:	1/2500

Report Item No: 14

APPLICATION No:	EPF/2345/16
SITE ADDRESS:	Land Adjacent to Taw Lodge Epping Lane Stapleford Tawney Romford Essex RM4 1ST
PARISH:	Theydon Mount
WARD:	Passingford
APPLICANT:	Mr Robert Holloway
DESCRIPTION OF PROPOSAL:	Demolition of existing building, breaking up of part of existing hardstanding and erection of three-bedroom cottage with associated landscaping (revised application to EPF/1352/16).
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587318

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 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 3 The extent of the curtilage to the proposed dwelling shall not be any larger than that indicated in red on the submitted 1/1250 site location plan. This curtilage shall not be extended in the future without the further written approval of the Local Planning Authority.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawing numbered 3631/1B, a 1/500 block plan and plan showing footprint of existing and proposed buildings; a plan showing proposed floor plans and elevations; and a plan showing elevations of the existing building and footprint of the existing and proposed buildings.

- 5 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 6 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]

- 7 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]

- 8 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]

- 9 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.
- 10 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.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B, and E of Part 1] of Schedule 2 to the Order (Extensions, Roof additions and outbuildings) or Class A gates, fences , walls etc) of Part 2 of Schedule 2 of the order shall be undertaken without the prior written permission of the Local Planning Authority.
- 12 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 07.30 to 18.30 Monday to Friday and 08.00 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 for approval is 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)).

Background:

A previous application for the replacement of a contractor's storage building and yard with a chalet bungalow on this site (EPF/1352/16) was reported to this Committee on 10/8/16 with a

recommendation for conditional approval (and this report is attached below). However, the Committee refused the application for the following reasons:-

- 1) *The site is within the rural area and remote from any shops schools, services, and public transport facilities such that any occupants of the new dwelling will be heavily reliant on vehicular transport for their everyday trips. As such the development is not sustainable and is contrary to policies CP1, CP3, CP6 and ST1 of the Adopted Local Plan and Alterations.*
- 2) *The development due to the introduction of additional of gates and fences will have an adverse impact on the openness of the Green Belt contrary to policy GB2A of the adopted Local Plan and the NPPF.*

This revised application has now been submitted and the main issue raised is whether the above reasons for refusal have been adequately addressed.

Summary of representations received:

6 neighbours were consulted and a site notice was posted no responses were received

THEYDON MOUNT PARISH COUNCIL – object – the Parish Council is of the opinion that this revised application still does not address our fundamental concern whereby an open sided storage structure can become a domestic dwelling in the Green Belt. A dwelling with all its domestic accoutrements would have a negative impact on the community greater than which exists and be detrimental to the Roding Valley special landscape area. The same unsustainability reasons for recent refusals for dwellings along Epping Lane should apply here

Addressing the previous reasons for refusal:

Reason no.2 Previously a 16m long and 1m high fence and gates were proposed within this commercial site (40m from road) in order to delineate the residential curtilage from the remainder of the site. This fence and gates have now been replaced by a privet hedge with an open entrance for vehicles. Such a form of enclosure is appropriate in the Green Belt and would not detract from openness. Therefore this reason has been adequately addressed.

Reason no.1 In a statement submitted with the application the applicants have set out further comments on the issue of sustainability of the site for a residential dwelling – these include their observations on the relative degree of isolation of the site; comparison of vehicle trips generated by the proposed dwelling compared to the existing contractors commercial use; and reference to other new dwellings that have been approved in the locality which already contains established dwellings.

Officers views on the sites sustainability are as follows. The site lies some 1.5 miles from Abridge, 2.75 miles from Theydon Bois, and about 3.5m miles from Epping. Consequently the distance from the site to local shops, schools, services and public transport, including two tube stations, is relatively small, and compares favourably with many settlements in the District that have a more isolated location. In terms of trip generation the applicants have stated that this contractors building and yard generated an average of 31 vehicle movements per day between 1995 and 2005 (some 60% of these being lorry/plant movements), whereas officers agree that the proposed chalet bungalow would generate at most between 5 and 10 vehicular movements per day. In this context the replacement of this contractors storage building and yard would give rise to less vehicular movements and hence would be a more sustainable form of development.

In terms of other new dwellings approved EPF/732/16 gave planning permission for the erection of two semi detached dwellings to replace existing kennel buildings at Theydon Mount Kennels,

which lies just 100m to the west. The Parish Council did not object to this application, and it was approved under delegated powers. The issues raised by this other approval were very similar to those raised by this current proposal - and although each application must be considered on its own merits, in the absence of significant differences in terms of sustainability it appears illogical and inconsistent to have approved one but then refuse the other. The Parish Council refer to other refusals of new dwellings in the locality but the only one known is that concerning a much larger 14 house development scheme at Abridge Golf Club - which in any event was not proposing development on brownfield land.

Additionally in the relatively recent appeal decision on the flatted development at North Weald Golf Course, where sustainability was the only reason for refusal the Inspector concluded that although the location was not close to facilities and people would most likely be car reliant, given the lack of a 5 year housing land supply the single issue of sustainability was not sufficient grounds for refusal.

Other issues The parish Council refer to the existing contractors storage building as an open sided shed. However it is in fact enclosed on 3 sides, and the first and fifth paragraphs in the previous report below conclude that this building is a sizeable and permanent one.

Conclusions:

The proposed privet hedge and open entrance improves this scheme compared to the previously refused proposal. In terms of sustainability the site is not an isolated one, and the proposal will generate far less traffic than the contractors building and use it will replace. In addition two houses have been approved earlier this year on another brownfield land site just site 100m away. For these reasons, and those set out in the above report, it is recommended that planning permission be granted subject to conditions, including the removal of permitted development rights for extensions , roof extensions, outbuildings and fences walls and gates.

Report to 10/8/16 Area Plans Sub Committee East

This application is before this Committee since the recommendation for approval is 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:

A building contractors depot and yard, together with business workshops and a bungalow, located on the south side of Epping Lane approximately 300 metres to the east of its junction with Hobbs Cross Road. The site lies in the Green Belt.

Description of Proposal:

Demolition of existing storage building and erection of chalet bungalow, together with associated landscaping, new access and fencing, and new gates.

Relevant History:

The site has a long established use as a contractor's yard, and in addition planning permission was granted under EPF/1789/00 for use of the larger building on the site for class B1 workshops.

Policies Applied:

GB2A – Development in the Green Belt
DBE1 – Design of new buildings
DBE9 – Loss of amenity.
ST6 – Vehicle parking.
CP2 - Protecting the quality of the rural and built environment.

National Planning Policy Framework (NPPF)

Summary of Representations:

STANFORD RIVERS PARISH COUNCIL – object – unless this site is exempt from Green Belt rules for reasons of which we are unaware the Parish Council sees no justification for allowing a dwelling to be built in place of a recently built shelter of an insubstantial nature. Any approval would represent serious erosion of the Green Belt. Further, it would set a precedent that a house can be built wherever there is a shed. If Green Belt legislation can be circumvented by simply erecting a structure and then applying for consent for conversion to residential, then we consider this to be an abuse of process.

NEIGHBOURS - 5 consulted and no replies received.

Issues and Considerations:

This site as a whole has clearly been used for commercial purposes for a long period of time and meets the definition of brownfield land. The part of the site subject of this application contains a profiled steel clad building, between 3m and 4m in height. It is an 'L' shaped building which is 19m in width, and part 12.8m and 7.4m in depth. Its size and means of construction clearly reflects that the structure is a permanent building and not a temporary structure. The application site is roughly rectangular in shape measuring some 25m by 40m. The area around the storage building is hard surfaced with the exception of a 15m by 12m wide vegetable plot to the rear - which is used in connection with the existing bungalow on the site occupied by the applicant.

The main issue raised by this application is whether the replacement of the storage building, and mainly hard surfaced area, with a chalet bungalow and garden is an acceptable development in the Green Belt. The NPPF has introduced more flexibility for development of brownfield land that lies in the Green Belt. While it states that the construction of new buildings is inappropriate in the Green Belt it lists a number of exceptions to this general rule, with one exception being... *'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt..'*

In terms of their comparative impact the volume of the existing storage building is some 600 cu.m and the volume of the proposed chalet bungalow is less at 550 cu.m. While the chalet bungalow will have a higher ridge line its eaves height will be similar to that of the existing storage building, and the proposed dwelling has a smaller footprint than the storage building it would replace. Also a significant area of hard surfacing would be removed to be replaced by a domestic garden. Bearing these points in mind the proposed chalet bungalow would not have a greater impact on openness of the Green Belt, and therefore it meets the 'exception' test set out in the NPPF. Consequently it would constitute appropriate development in the Green Belt.

With regard to the parish council objections it is clear that this storage building was refurbished and reroofed in about 2009, and photographs on the 'planning' file confirm that this substantial building existed in 2010. It is therefore not only a lawful building but also structure that is a lot more than just a 'recently built shelter'. It is therefore unreasonable to suggest that this planning

application is submitted to exploit any loophole in the planning process - it is much more likely to have been submitted because the NPPF has now introduced a greater accommodation for new development to be carried out on brownfield land in the Green Belt.

The design of the proposed chalet bungalow is a simple and traditional one, and a condition is proposed requiring external materials to be submitted and approved. The proposed dwelling does not give rise to any loss of amenity issues, and makes adequate provision for off street parking. The proposed side and rear garden would measure some 20 by 25m and the proposed domestic curtilage is considered to be an appropriate size. However, a condition is proposed ensuring that this curtilage cannot be extended without a further approval.

Conclusions:

For the reasons set out above the proposal complies with relevant planning policies, and it is recommended that planning permission be 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:

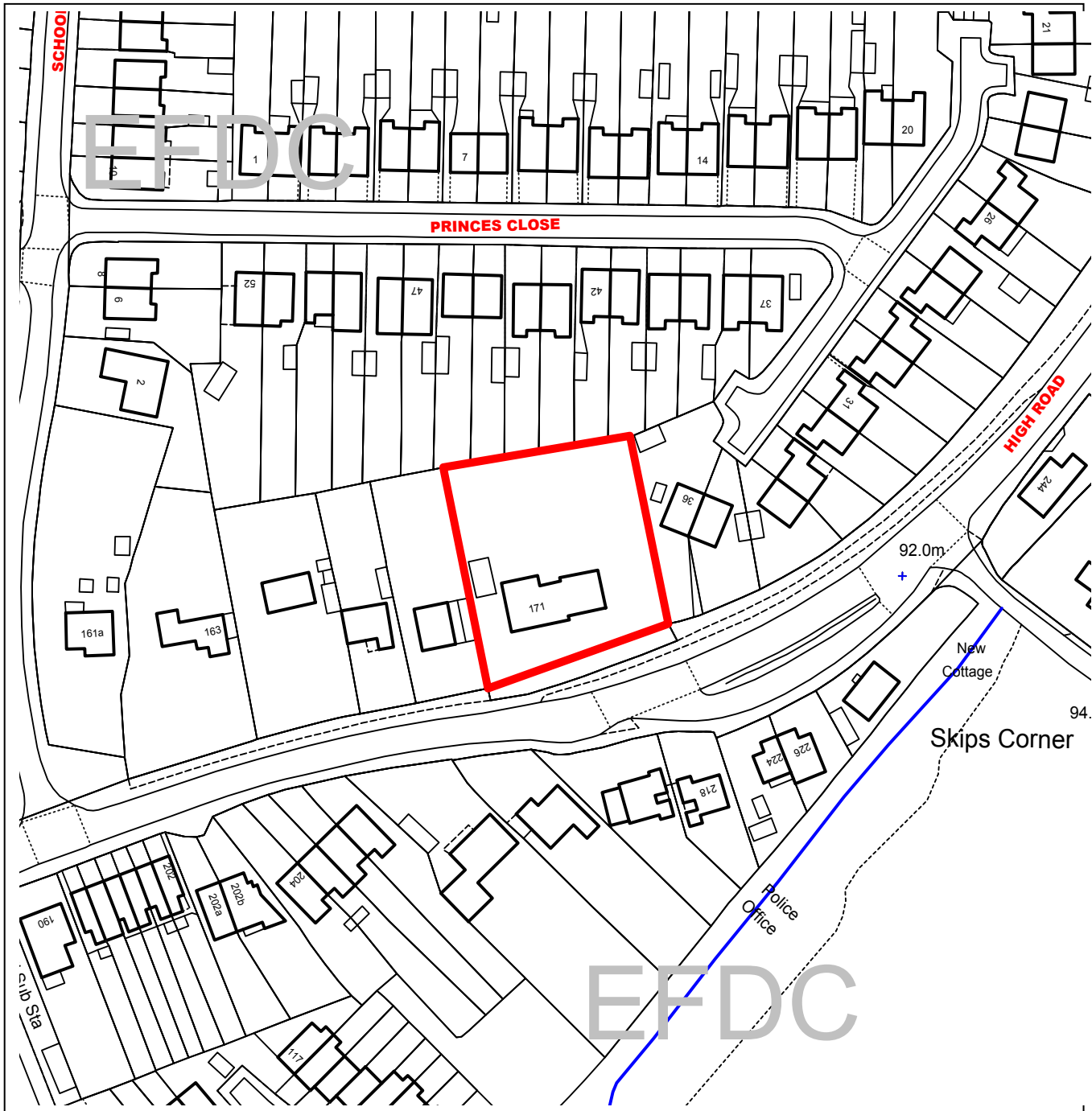
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Agenda Item Number 15



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Application Number:	EPF/2396/16
Site Name:	Land adjacent to 171 High Road, North Weald Bassett, CM16 6EB
Scale of Plot:	1/1250

Report Item No: 15

APPLICATION No:	EPF/2396/16
SITE ADDRESS:	Land adjacent to 171 High Road North Weald Essex CM16 6EB
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr Chris Trussell
DESCRIPTION OF PROPOSAL:	Erection of 1 no. detached house with 4 bedrooms. Re-submission of approved application: EPF/2245/13
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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587574

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: 839/01, 839/02c, 839/03d, 839/04c, 839/05b, 839/06c
- 3 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) 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.
- 5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) 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.

- 6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 7 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 07.30 to 18.30 Monday to Friday and 08.00 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.

- 8 Prior to commencement of the development 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.

- 9 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

- 11 Prior to the commencement of works on site, the boundary between the two properties shall be erected. This is to ensure that the alder tree in the rear garden of 171 High Road is protected from damage during construction works.

- 12 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.

- 13 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 application site is a roughly rectangular plot measuring approximately 11m in width and 45m in depth located on the northern side of the High Road within the built up area of North Weald. The plot currently forms part of the side garden of number 171 which is within the same ownership. N0.171 is an uncharacteristically wide chalet bungalow within a spacious plot. The eastern boundary of the site forms the rear/side boundary of number 36 Princes Close and there are other residential properties to the rear. To the front of the site is a narrow area of green sward and there are more residential properties on the opposite side of the High Road. The site is not within the Green Belt or a Conservation Area. There are a number of trees within the site, none of which are protected.

Description of Proposal:

The proposal is a resubmission of EPF/2245/13, which was approved by the Plans East Committee in January 2014 and which is currently still extant.

The proposal is for the erection of 1 detached two storey 4 bedroomed property and the creation of a new vehicular access. The proposed house incorporates an integral garage and the first floor is largely within the roof space with two pitched roofed dormer windows to the front and rear. The house has a hipped pitched roof with a short ridge, and is 7.5 metres to the apex. The eaves height is 3.5 metres. There is 1 side facing first floor window but this serves the stairs only. The proposal retains a 1 metre gap between the dwelling and the flank boundary on each side of the property.

Relevant History:

Outline planning permission for the erection of a detached dwelling on this site was granted in 2005 under reference EPF/1342/04

A reserved matters application EPF/0098/07 was refused due to the scale and bulk of the proposal and a revised, significantly reduced scheme EPF/2560/07 (very similar to that now proposed) was approved in January 2008.

EPF/1722/13 Erection of a detached house with 4 bedrooms- Refused at committee for the following reason:- The proposed dwelling, due to its scale and position in relation to the rear facing windows and garden of no 36 Princes Close, would be overbearing and result in an unacceptable loss of outlook, causing harm to the residential amenity of the occupants of that dwelling, contrary to policy DBE2 and DBE9 of the adopted Local Plan and Alterations.

EPF/2245/13 Erection of 1 detached 4 bedroom house (1m further forward than that refused under EPF/1722/13) and creation of new access.- Approved.

EPF/2460/15 Outline planning application with some matters reserved for demolition of existing house and construction of 3 pairs of semi-detached houses (Appearance, landscaping and scale reserved for future determination)- Refused under delegated powers. Currently at appeal.

EPF/1247/16 Outline application for demolition of existing house and construction of 4 detached houses, each with 4 bedrooms - Revised application to EPF/2460/15. (Access and layout to be determined) Refused at committee for the following reasons

“1.The proposed development due to the number of units and the lack of space between the buildings has a cramped appearance out of keeping with the more spacious nature of the existing street scene on this side of the High Road and harmful to the character and visual amenity of the area, contrary to policies DBE1 and CP7.

2. The siting of the dwelling on Plot 4 is poorly related to number 36 Princes Close, such that any building on that footprint will have a significantly adverse impact on the light and outlook to the rear elevation and garden area of that property, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.”

An appeal against this decision has recently been submitted.

SUMMARY OF REPRESENTATIONS

13 neighbouring properties were consulted

A site notice was required.

The following responses were received:

PARISH COUNCIL –The Parish Council objects to this application on the grounds that the, the access to the dwelling is unsafe as vehicles would have to cross over a the Greensward / Highway Verge. If you look at the Highway lay out there is currently a Ghost Island in place which will make the ingress and egress for vehicles accessing the property unsafe, and also for other vehicles using the road and having to wait whilst vehicle turned in or out of the property.

36 PRINCES CLOSE – Strong objection

We would like to draw your attention to the recent planning application refusal at this property. The most recent planning application at this address (proposal x 4 detached houses and demolition of one detached house) was refused on the grounds that any building on that footprint would have a significantly adverse impact on the light and outlook to the rear and garden area of our property. This significant impact remains despite this re-submission and our objections are detailed below; We also have provided photo's of our garden, so you can understand and appreciate the detrimental impact on our property:

1. The development will have a major impact on our garden. The position of our garden against this development would mean that the new development would significantly impose and overshadow our garden by 75%. This loss of light will have a major impact on our garden. The size of our garden is 54ft in length, 24 ft wide at top and narrows to 18 ft wide at the bottom of the garden. This will not only shadow but will result in a severe loss of natural light to the garden and our lounge and will be a visual intrusion. We currently benefit from sunshine throughout the day. We cannot emphasise enough the extent of the loss of light.
2. Our master bedroom will also suffer from a loss of light due to the positioning of our house and the height of proposed development. The plans suggest that the view from our master bedroom window will be a brick wall, which will affect our visual amenity. In addition will result in a loss of privacy by overlooking.
3. Irrespective of the comments from Essex Country Council regarding highway safety. We believe that access to and from this proposed development would be hazardous. The access to this new dwelling is on a bend and therefore access would be in a "blind spot". The High Road is a well-used road with fast moving traffic that would cause problems accessing the property. North Weald residents regularly complain on social media regarding the speed the buses and cars travel along this stretch of road. We are concerned given that the driveway to the proposed property is on a blind spot, there is a high probability of accidents occurring if this planning application were to be granted. We are gravely concerned the impact that this would have on our rear garden boundary, given this backs onto this main road. The road has seen many accidents, which most recently damaged the barriers and lamp post to the rear our property. We hope that our concerns and objections are given serious consideration to this application.

Policies Applied:

Adopted Local Plan and Alterations

CP1 Achieving sustainable development objectives

CP2 Protecting the quality of the Rural and Built Environment

CP7 Urban Form and Quality

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

LL10 Adequacy of provision of landscape retention

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 National Planning Policy Framework (NPPF), policies of this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the NPPF. The above policies broadly consistent with the NPPF and are therefore afforded full weight.

Issues and Considerations:

As this application is the same as that which was approved in January 2014 by this committee, and that consent could at present still be implemented, the main issue is whether there has been any material change in circumstances since that consent.

There have been 2 refusals for the larger site (including the existing dwelling) which were refused on impact on number 36 and on the street scene. Neither were refused on highway grounds despite proposing larger numbers of houses and additional accesses.

The adopted policies have not changed since the 2014 approval, nor has the potential impact on number 36 and therefore the arguments set out in the original report for EPF/2245/13 are still relevant.

"Suitability for residential development"

The site lies within the residential area of North Weald and is currently garden land. The NPPF states "Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area"

The Local Plan is currently being formulated but the position that is generally adopted is that the redevelopment of gardens is not inappropriate if the proposed scheme conforms with the general character of the area. It is considered that the existing garden plot of number 171 is uncharacteristic of the gardens in the locality and that the proposal for an additional dwelling on the plot is in line with the pattern of development along the High Road and would not be out of keeping with the area.

Design, visual amenity and streetscene

The proposed dwelling has been designed to fit well within the street scene between the bungalow (with rooms in the roof) at No171 and the properties in Princes Close, which side on to the site and are two storey in design. The basic design is the same as that approved in 2008, although the integral garage has been amended following consultation with Highways, in order to meet current adopted standards. The proposal sits well on the plot, maintaining a metre gap to each flank boundary and will not be over dominant or out of character with the surrounding area. The proposed garage element of the proposal extends forward of the main elevation of the house but it is still 5 metres from the front boundary of the site and will not be harmful to the character or amenity of the area, which has no distinct building line.

Both the donor property and the proposed new property will have more than adequate usable private amenity space and the proposal cannot be considered overdevelopment.

Impact on residential amenity

The proposed dwelling is sited such that it will not result in any loss of light or amenity to the donor property no.171. The main concern is the impact on No 36 Princes Close as the rear elevation of that property faces the side of this site at an angle. The position of the new dwelling is such that despite its relative proximity there will be no direct overlooking of windows or of private amenity space and although the relationship is unusual, with approximately 6 m between the two rear corners of the properties it is considered as previously (in 2008) that there is sufficient space between the buildings to prevent excessive loss of light and outlook. It is clear that the proposed dwelling will result in some overshadowing of the rear garden of number 36 in the latter part of the day, but this is currently overshadowed to some extent by the existing trees and hedges along the shared boundary and it is not considered that the impact would be so great as to warrant refusal of

the application. In addition this impact was assessed on the application in 2008 including a site visit to the neighbour's property to view from their garden and rear windows and was considered acceptable. Whilst the proposed garage element is different, and extends further along the shared boundary, this is a single storey element and will not have a significant additional impact. When the last application EPF/1722/13 was refused at committee Members were asked to suggest a way forward - it was implied that if the siting were returned to that approved in 2008 this would likely overcome the objection. The applicant has taken on board this suggestion.

Parking and highway safety

The proposal provides adequate space within the site for the parking of two vehicles and for turning within the site, so that vehicles can enter and exit the site in a forward gear. The access is on a gentle bend in the road but adequate visibility is available in both directions. The Parish Council has again raised concerns with regard to what they refer to as a "ghost island" and the Highways officer was asked to look specifically at the safety issue raised and has provided the following statement, "The application was previously approved by Highways and EFDC; the applicant has provided enough parking and turning in line with current standards, and the access provides very good visibility onto the High Road. The chevron road markings at this locality have no bearing on the proposed access as they are purely to separate vehicles around the bend. Consequently the proposal is not detrimental to highway safety, efficiency or capacity at this location."

Trees

There are a number of trees within the site, none of which are preserved. The larger trees at the rear of the site are to be retained and will be protected during construction.

The neighbour has raised concern that loss of the trees on the boundary may result in harm to the structure of their house, however the trees could be removed without the need for any consent and this is not a matter of weight in the consideration of this application.

Flood Risk

The site is not within Flood Zones 2 or 3 but is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water run off. A flood risk assessment is therefore required and can be the subject of a condition. The impact of one additional dwelling on the existing sewer and drainage system is again not considered to be a matter of significant weight."

Conclusion

The comments received from Highways and from land drainage in connection with the current application reiterate the previous comments and no new issues or concerns which were not previously considered have been raised by consultees or neighbours.

This application is very similar to that approved back in 2008, and identical to that approved in 2014. Which, in accordance with members suggestions, sited the building a metre further forward on the plot than the refused scheme (EPF/1722/13) to reduce the impact on number 36. The proposal fits well within the street scene and makes good use of the land in this relatively sustainable location. There has been no significant change in circumstances since the previous

consent and the application is therefore recommended for approval subject to the same conditions as previously.

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: Mrs Jill Shingler
Direct Line Telephone Number 01992 564106***

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