



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE EAST **Wednesday 29th May 2024**

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which will be held at:

Council Chamber - Civic Offices
on **Wednesday 29th May 2024 at 7.00 pm**

Georgina Blakemore
Chief Executive

Democratic Services Officer: Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members: Councillors R Morgan (Chairman), Dadd (Vice-Chairman), C Amos, R Balcombe, E Barnard, N Bedford, Bromwich, L Burrows, T Cornish, I Hadley, S Jones, P Keska, J McIvor, J H Whitehouse and J M Whitehouse

This meeting will be broadcast live and recorded for repeated viewing.

1. WEBCASTING INTRODUCTION

This meeting is to be webcast and the Chairman will read the following announcement:

"I would like to remind everyone that this meeting will be filmed live or recorded, and uploaded to the internet and will be capable of repeated viewing.

Therefore, by participating in this meeting, you are consenting to being filmed and to the possible use of those images and sound recordings.

Please also be aware that if technical difficulties interrupt the meeting and cannot be overcome, the meeting may need to be adjourned.

Members and public speakers are reminded to turn on their microphones before speaking and turn them off when they have finished."

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 4 - 5)

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

To be announced at the meeting.

To report non-attendance before the meeting, please use the [Members Portal webpage](#) to ensure your query is properly logged.

Alternatively, you can access the Members portal from the front page of the [Council's website](#), at the bottom under 'Contact Us'

4. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

5. MINUTES (Pages 6 - 8)

To confirm the minutes of the last meeting of the Sub-Committee held on 10 April 2024.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. SITE VISITS

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda, prior to consideration of the application.

8. EPF/1718/18 -LAND AT MILL LANE HIGH ONGAR CM5 9RQ (Pages 9 - 23)

To consider the attached report for the- Erection of 7 three bedroom houses including new access from Millfield, provision of parking spaces, amenity space and landscaping (HONG.R1)

9. EPF/0129/24 - UPLANDS, TOOT HILL ROAD, ONGAR, CM5 9LH

To consider the attached report for the erect a single storey rear extension, removal of the front elevation bay windows and extend the front elevation wall with new windows, and infill / extend the former recessed main entrance walkway.

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

Agenda Item 2

Advice to Public and Speakers at the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes, all our meetings are open for you to attend. Only in special circumstances are the public excluded. If you wish to observe meetings live you can [view the webcast](#) on the Council's website. Alternatively, you can attend in person and will be seated in the public gallery of the Council Chamber.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. You can register to speak at the meeting either virtually via MS Teams or in person at the Civic Offices. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Services. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: Only one objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

What can I say?

You will be allowed to have your say about the application, but you must bear in mind that you are limited to **3 minutes**. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you are not present by the time your item is considered, the Committee will determine the application in your absence.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee South or Area Plans Sub-Committee West you will either address the Committee from within the Council Chamber at the Civic Offices or will be admitted to the meeting virtually via MS Teams. Speakers must NOT forward the MS Teams invite to anyone else under any circumstances. If attending virtually, your representation may be supplied in advance of the meeting, so this can be read out by an officer on your behalf should there be a technical problem. Please email your statement to: democraticservices@eppingforestdc.gov.uk

Can I give the Councillors more information about my application or my objection?

Yes, you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details are available on [our website](#). Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or
 - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information

Further information can be obtained from Democratic Services, email democraticservices@eppingforestdc.gov.uk

Agenda Item 5

EPPING FOREST DISTRICT COUNCIL AREA PLANNING SUB-COMMITTEE EAST MEETING MINUTES

Wednesday 10 April 2024, 7.00 pm - 7.45 pm

Council Chamber - Civic Offices

Members Present: Councillors I Hadley (Chairman), H Brady (Vice-Chairman), C Amos, R Balcombe, N Bedford, P Bolton, L Burrows, P Keska, C McCann, J McIvor, L Paine, J Philip, R Sharif, B Vaz, H Whitbread, J H Whitehouse and J M Whitehouse

Apologies: Councillors C McCredie and R Morgan

Officers In Attendance: G Courtney (Service Manager (Planning Development)), V Messenger (Democratic Services Officer) and S Mitchell (PR Website Editor)

Officers In Attendance (Virtually): T Larsen (Democratic Services Officer) and G Woodhall (Team Manager - Democratic & Electoral Services)

[A RECORDING OF THE MEETING IS AVAILABLE FOR REPEATED VIEWING](#)

72 WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and other Meetings.

73 WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

74 DECLARATIONS OF INTEREST

a) Pursuant to the Council's Members' Code of Conduct, Councillor L Paine declared a non-pecuniary and personal interest in the following item of the agenda by virtue of being the Sheering Parish Council Chairman. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0303/24/DOV – The Railway Hotel (now Rosina Court), Station Road, Sheering, Essex CM21 9LD

75 MINUTES

Councillor J Philip reported that the Minutes of 13 March 2024 (Minute no 65) did not include his or Councillor H Whitbread's Declarations of Interest, and requested the following amendments be included, to read:

a) Pursuant to the Council's Members' Code of Conduct, Councillor J Philip declared a non-pecuniary and personal interest in the following item of the agenda by virtue of

knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0022/23 - 34, Crows Road, Epping, CM16 5DE

b) Pursuant to the Council's Members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary and non-prejudicial interest in the following item of the agenda. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0022/23 - 34, Crows Road, Epping, CM16 5DE

Councillor H Brady brought to the attention of the Service Manager (Planning Services), G Courtney, that application EPF/2578/22 referred to Homes Farm, Mount Road, Theydon Garnon, Epping CM16 7PH (Minute no 71) but in fact the name of the farm was "Hornes" Farm.

RESOLVED:

That the minutes of the Sub-Committee held on 13 March 2024 . subject to the amendments above, be taken as read and signed by the Chairman as a correct record.

76 ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

77 SITE VISITS

There were no formal site visits requested by the Sub-Committee.

78 EPF/0303/24/DOV - THE RAILWAY HOTEL (NOW ROSINA COURT), STATION ROAD, SHEERING, ESSEX CM21 9LD

Members discussed the planning merits of the proposed deed of variation, including the suggested amendment from the applicant and that put forward by the Planning officer.

Members determined to amend the existing legal agreement to read as follows (subject to confirmation from the Council's Solicitors):

"Community Contribution" means the sum of fifty thousand pounds (£50,000.00) as a contribution to be spent by the Parish Council towards community projects for the benefit of the community of Lower Sheering."

However, Members required this caveated as follows:

- (1) That the Parish Council explored other options to provide community space in Lower Sheering, including:
 - Seeking to partially change the use of a residential property.
 - Financial contributions from the nearby HGGT site (East of Harlow).
 - Financial contributions from allocation site LSHR.R1.
 - Approaching the Public Works Loan Board.
 - Seeking contributions from the Stansted Airport Trust
 - Ensuring that the community facility was included in the Councils IDP.

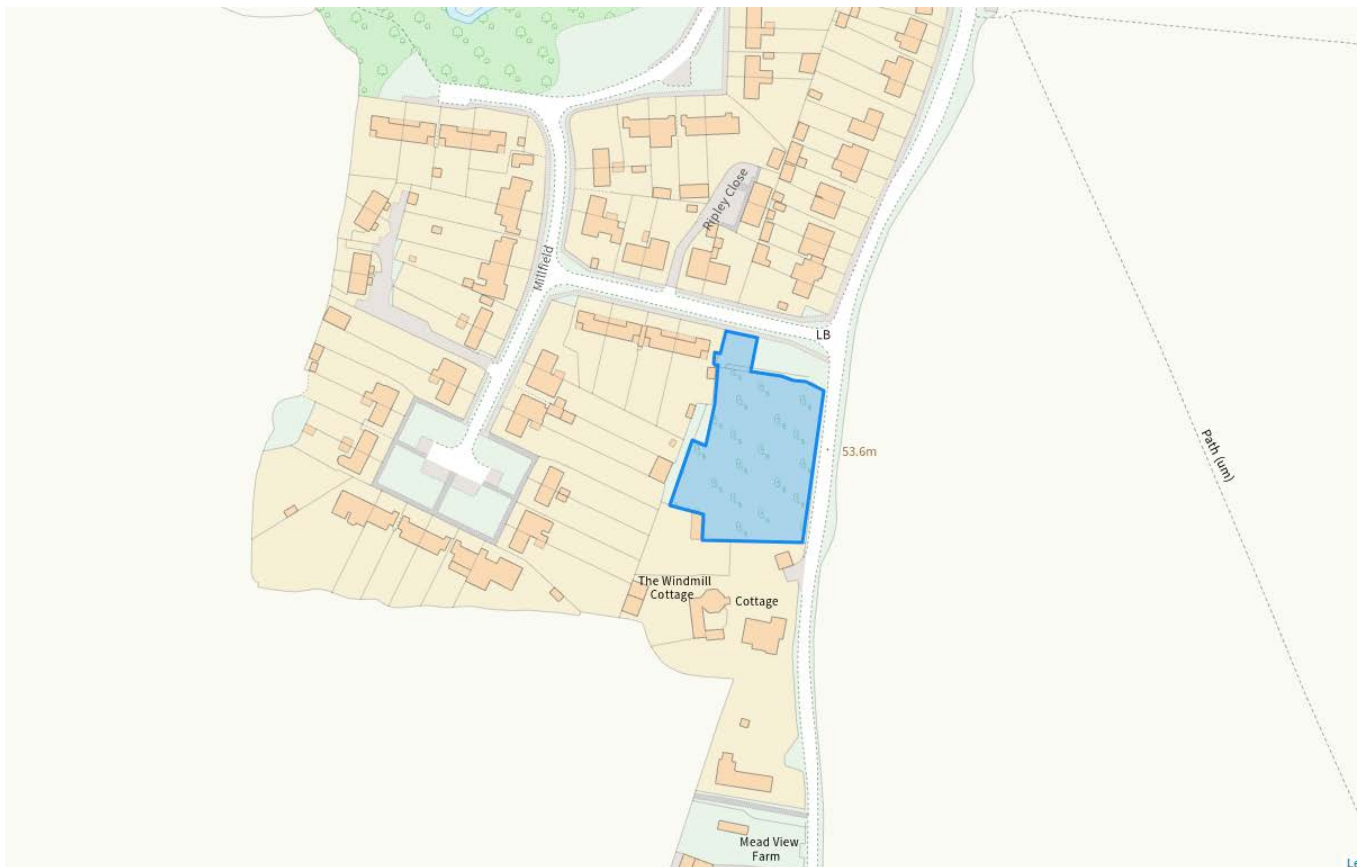
- (2) That the money must be allocated within 3 years from the date of the agreement for the provision of a community facility in Lower Sheering, otherwise the decision must be reported back to the relevant Planning Committee to determine alternative options for the use of the contribution.

Decision: the application for the Deed of Variation was [approved](#).

CHAIRMAN

OFFICER REPORT

Application Ref: EPF/1718/18
Application Type: Full planning permission
Applicant: Mr D Sherrin
Case Officer: Muhammad Rahman
Site Address: Land at Mill Lane, High Ongar, CM5 9RQ
Proposal: (HONG.R1) - Erection of 7 three bedroom houses including new access from Millfield, provision of parking spaces, amenity space and landscaping.
Ward: High Ongar, Willingale and The Rodings
Parish: High Ongar
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d00000NxDI>
Recommendation: Approved with Conditions (Subject to s106 Legal Agreement)



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This application is before this Committee since it is for a type of development that cannot be determined by Officers if five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site is located on the corner of Millfield and Mill Lane within the area of High Ongar and is 0.3Ha in size. The site is located on the eastern side of an existing area of housing development, to the south of the junction between Millfield and Mill Lane. The site is currently vacant and has a quite substantial number of trees and other greenery, including two trees benefitting from TPO status.

The site is not within the Green Belt or a Conservation Area, nor are there any listed buildings on site.

The site is allocated for residential development within the adopted Local Plan for approx. 10 dwellings (Site Ref HONG.R1).

Proposal

The proposal is for the erection of 7 three-bedroom houses including new access from Millfield, provision of parking spaces, amenity space and landscaping.

Plans and supporting documents were revised since the previous deferral, including a reduction in the number of units proposed from 8 down to 7 units.

All parties were re-consulted on the changes.

Relevant Planning History

EPF/0403/17 – Erection of 8 new dwellings – Withdrawn

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023)

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following policies within the current Development Plan are considered to be of relevance to this application:

SP1	Spatial Development Strategy 2011-2033
H1	Housing Mix and Accommodation Types
T1	Sustainable Transport Choices
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM15	Managing and Reducing Flood Risk
DM16	Sustainable Drainage Systems
DM17	Protecting and Enhancing Watercourses and Flood Defences
DM18	On Site Management of Wastewater and Water Supply

DM19	Sustainable Water Use
DM21	Local Environmental Impacts, Pollution and Land Contamination
DM22	Air Quality
P12	High Ongar
D1	Infrastructure

National Planning Policy Framework 2023 (Framework)

Paragraph	11
Paragraphs	131 & 135
Paragraph	186

Summary of Representations

Number of neighbours Consulted: 63. 29 response(s) received
 Site notice posted: Yes

3 MILL GROVE – SUPPORT

7, 9, 11, 13, 16, 18, 23, 24, 27, 30, 37, 39, 40, 41, 42, 43, 44, 45, 50, 51, 53, 55, 61 & 62 MILLFIELD, 76, 92 & 258 MILL LANE, MILL COTTAGE, THE WINDMILL COTTAGE – OBJECTIONS – Summarised as:

- Parking/Traffic Concerns;
- Highway Safety;
- Refuse concerns;
- Out of Keeping;
- Overdevelopment;
- Impact on Trees/Ecology;
- Loss of Privacy;
- Drainage Concerns;
- Infrastructure Concerns; and
- Impact on Heritage Assets.

HIGH ONGAR PARISH COUNCIL – High Ongar Parish Council object to this application on the below grounds:

- Insufficient parking provision.
- Difficulty of access.
- Overdevelopment of the site which will exacerbate the existing parking provision in the immediate area.
- Lack of amenity space.

The details of the planning application consist of many errors such as discussing "Thornwood Common", which has no relevance in this application. This leaves the Parish Council with questions as to if there are any further errors within the application.

High Ongar Parish Council would like the opportunity to speak at Plans East.

Planning Considerations

The main issues for consideration in this case are:

- a) Have the site-specific policy requirements been satisfied with regards to;
 - a. Trees;
 - b. Access; and
 - c. Green Belt Boundary
- b) The impact on the character and appearance of the area;

- c) Parking provision;
- d) The impact to the living conditions of neighbours;
- e) Standard of Accommodation for future occupiers;
- f) The impact on the Epping Forest Special Area of Conservation; and
- g) Planning Obligations.

Site Specific Policy Requirements

Policy P12 of the adopted LP sets out the following site-specific requirement for this allocated site, which are;

Trees

A. There are trees on the Western part of the site which are protected by Tree Preservation Orders, one of which is also a Veteran Tree. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space.

On-site Constraints

B. Development proposals should create a new vehicular access for the site from Millfield. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.

Green Belt Boundary

C. As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the Southern edge of the site.

With regards to trees and the green belt boundary.

Policy DM3 of the LP states that development proposals must have due regard and be sensitive to their setting in the landscape, including local distinctiveness and characteristics.

Officers note the concerns raised by local residents regarding this matter. Since the initial submission of the application in 2018 revised tree reports taking account of the latest government advice have been submitted and reviewed by the Councils Tree Team, who have raised no objection subject to recommended conditions (full comments are published under the case file).

Subject to the proposed conditions therefore, it is evident that the development can be delivered without harming the protected trees.

In addition to protecting the protected trees, it is a policy requirement as part of the proposed allocation to provide a new, defensible Green Belt boundary on the southern edge of the site. The applicant intends to do this through landscaping. This is an appropriate approach given the context of the site. It is concluded that further details of this landscaping is required and this can be secured through condition.

Access

Officers understand this issue is of a major concern to local residents.

The access arrangements onto Millfield are suitable, provide appropriate visibility splays and raise no concerns with regards to highway safety or efficiency. This position is endorsed by Essex County Council as the highway authority (subject to recommended conditions), who have commented that:

The Highway Authority is satisfied that the vehicle generation of the proposed development will not be detrimental to highway safety, capacity or efficiency at this location.

The access will have suitable visibility and geometry for the proposal. Notwithstanding that a bellmouth has been shown on the plans, the Highway Authority considers this to excessive for the location and the scale of development, and the preference would be for a wide dropped kerb crossing to access the development. This also prioritise pedestrians over vehicles.

The existing disabled bay will need to be relocated to provide safe access in and out of the site and yellow lines will be required to keep vehicles clear of it in the future. Furthermore, the development is improving the accessibility of the location with a wider footway and a dropped kerb crossing, where currently, one does not exist.

For the reasons set out above, the site-specific policy requirements have been satisfied.

Character and Appearance

Policy DM9 is clear that new development proposals must achieve a high quality of design by being respectful to the character and appearance of their setting and to the local distinctiveness of the area.

Whilst the proposed allocation seeks approximately 10 new dwellings on the site, the proposal is for 7. These smaller allocation sites are rightly expressed as 'approximate' numbers on smaller scale allocations in the adopted Local Plan to reflect that the number may fluctuate slightly due to site constraints. In this case, there are two protected trees on the site and the slight reduction is to account for their protection according to the latest Government guidance for Trees. In such circumstances it is concluded that the 30% reduction proposed is compliant with the proposed allocation in terms of housing numbers.

Turning to the design, the proposed new housing will be for the most part in a linear layout along the eastern edge of the site adjacent to Mill Lane, other than a detached dwelling (plot 7) to the west. However, the rear gardens of the dwellings to the east will front onto Mill Lane, ensuring that they will not appear overly prominent or obtrusive from the street scene.

As for their detailed design, the dwellings are conventional and would be respectful to the prevailing character of their setting.

Parking Provision

The proposal provides 14 private car parking spaces (2 per dwelling) and 2 visitor spaces. As such, it is in line with Policy T1 of the LP. No objections were raised by the Highways Officer subject to recommended conditions.

Neighbouring Amenities

The new dwellings are set away from existing neighbours on Millfield and Mill Lane and therefore will not cause substantial harm to their living conditions, in terms of loss of light, loss of privacy, overbearing and visual impact.

Standard of Accommodation

The proposed dwelling would have ample external amenity space and also meet the internal space standards as set out in Policy DM10 of the LP. They are also well related to each other and leave reasonable gaps in between to ensure a good standard of accommodation will be provided.

Epping Forest Special Area of Conservation

A large part of the Epping Forest contains a Special Area of Conservation (EFSAC) which has been identified primarily for its value in respect of beech trees and wet and dry heaths and for its population of stag beetle. As an internationally important site it is afforded the highest level of protection due to its habitats and species that are vulnerable or rare within an international context.

The Council, as a competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations), and Policies DM2 & DM22 of the Epping Forest District Local Plan 2011 – 2033 has a duty to ensure that plans and projects for whose consent it is responsible will not have an adverse effect on the integrity of these designated sites either alone or in-combination with other plans and projects within the adopted Local Plan.

The Council has identified two main issues (known as 'Pathways of Impact') that are currently adversely affecting the health of the Epping Forest.

The first is recreational pressure. Surveys have demonstrated that most visitors live within 6.2km (Zone of Influence) of the Epping Forest. As new residential development within 6.2km is likely to result in more people visiting the Epping Forest on a regular basis this will add to that recreational pressure.

The second issue is atmospheric pollution which is caused primarily by vehicles travelling on roads in close proximity to the Forest emitting pollutants (Nitrogen Dioxide and Ammonia). Development proposals (regardless of their type, size, and location within the District) which would result in even an increase in just one additional vehicle has the potential to contribute to increases in atmospheric pollution within the Epping Forest.

Stage 1: Screening Assessment

This application has been screened in relation to the recreational pressures and atmospheric Pathways of Impact and concludes as follows:

1. The site lies outside the 0-3km / 3-6.2 km Zone of Influence as identified in the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy. Consequently, the development would not result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
2. The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to atmospheric pollution.

Stage 2: 'Appropriate Assessment'

Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of the Air Pollution Mitigation Strategy (APMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the APMS. The applicant has agreed to make a financial contribution in accordance with the APMS. In addition, the application will be subject to planning conditions (EVCP/Broadband) to

secure measures as identified in the APMS. Consequently, the Council is satisfied that the proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

Planning Obligations

It is recognised that new developments have potentially greater impacts on the wider environs beyond the site-specific matters considered above.

Policy D1, Part A of the LP sets out that:

- a. New development must be served and supported by appropriate on and off-site infrastructure and services as identified through the Infrastructure Delivery Plan Schedules.

The Infrastructure Delivery Plan (“IDP”) forms part of the evidence base that underpins the Local Plan. The entirety of the report is published online, but part B sets out the necessary contributions for each settlement in the District and an indicative cost for their delivery.

Members will be aware that IDPs are, by their very nature, a ‘snapshot in time’ and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time. It therefore needs to be recognised from the outset, that the IDP should be viewed as a ‘live document’ that is subject to change.

Therefore, if any stakeholders/providers (e.g., Essex County Council) etc. recently consulted, provide confirmation of the contributions/obligation they require, we should work with their advice, as they are best placed to know their up-to-date needs.

Some of the costs may be high in relation to the size of the development and there may be provision made on site that needs to be. Contributions will therefore be subject to negotiations with the developer.

The IDP sets out the infrastructure priorities based on evidence but the level of contribution secured must be considered on a site-by-site basis and the infrastructure priorities that are required for each site.

In the event that planning permission is granted a s106 legal agreement would be required to secure the following financial contributions below.

For clarity, Officers are satisfied that the obligations below are necessary to make the development acceptable in planning terms, that they are directly related to and are fairly and reasonably related in scale and kind to the development, and so meets the tests set out in paragraph 57 of the Framework and the CIL Regulations 2010 (as amended).

1. Open Space
 - a. Additional provision of public parks and gardens = £38,437 (£5,491 per dwelling)
 - b. Additional provision of amenity greenspace = £14,000 (£2,000 per dwelling)
 - c. Additional provision for children and young people = £9,758 (£1,394 per dwelling)
 - d. The Provision of public open space including a Management Plan and Details and arrangements of the Management company will be required.
2. EFSAC Mitigation = £2,345 (£335 per dwelling)

Total Costs = £64,540 + Additional Payment of Monitoring Fees = £3,227

Each of these contributions have been derived from objective evidence through the Local Plan making process. This site is a proposed allocation and therefore it is clear that it will need to appropriately contribute to the delivery of infrastructure set out above.

Other Considerations

Officers note the concerns regarding drainage and ecology; however, these matters are to be assessed in detail at the approval of conditions stage.

The site is sited more than 400m away from the High Ongar Conservation Area and the Listed Buildings. It is unclear as to how this development would affect the setting of the conservation area.

Planning Balance and Conclusion

In summary, the proposal satisfies the site-specific policy requirements; will relate positively to the locality, safeguard the living conditions of neighbouring properties, the safety operation of the highway network, and trees, and also provide a good level of accommodation for future users. There would also be benefit to the local economy from the construction and occupation of the homes and further contributions towards services such as open space.

For the reasons set out above, having regard to all the matters raised, it is recommended that conditional planning permission be granted subject to a s106 Legal agreement to secure contributions towards the EFSAC and identified obligations including additional payment of monitoring fees.

If you wish to discuss the contents of this report item, please contact the case officer by 2pm on the day of the meeting at the latest.

If no direct contact can be made, please email: contactplanning@eppingforestdc.gov.uk

Conditions: (24)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 Rev L, 03 Rev F, 08 Rev L, 09 Rev L, 10 Rev B, 11 and 12.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 Prior to commencement of the development the existing disabled bay adjacent to the proposed new access shall have been relocated on Millfield (or a suitable alternative location to be agreed with the Highway Authority, in writing), away from the proposed access, and within an appropriate distance of the users address, through the appropriate mechanism, and any associated signing and lining as required.

Reason: To ensure that safe and efficient access can be maintained in and out of the access in the interests of highway safety. The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 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.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for the following all clear of the highway where possible:

- Safe access into the site
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Wheel and underbody washing facilities

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety. The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023), and the NPPF 2023.

- 6 No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for protected and Priority species (Great Crested Newt, reptiles, Badger, Hedgehog and breeding birds) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);

g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 7 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with Policies DM16 & DM18 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 8 Prior to any above ground works, A Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to first occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF December 2023 and s40 of the NERC Act 2006 (Priority habitats & species), Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 9 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA). The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:

- Location of active and passive charging infrastructure;
- Specification of charging equipment; and

- Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:

- a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
- b) How charging point usage will be charged amongst users;
- c) The process and the triggers for identifying when additional passive charging points will become activated; and
- d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

Reason: To ensure the development contributes to supporting the Council towards a low carbon future and the wider aims and objectives for reducing car-led air pollution in regard to the EFSAC, in accordance with Policies T1, DM2 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 10 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: boundary treatments; 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.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 11 No works to buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds nests immediately before the structure is demolished and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Such confirmation shall be submitted to and approved by the Local Planning Authority before the said demolition commences.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 12 An assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced) shall be undertaken. If any contamination is found then the site shall be remediated. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. Confirmation of compliance with the requirements of this condition shall be submitted in writing to the Local Planning Authority prior to occupation of the development hereby approved.

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development is carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 13 Prior to first occupation of the development, All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Open Spaces Landscape Architects, February 2024) and so retained.

Reason: To maintain and improve the biodiversity of the site and to mitigate any impact from the development hereby approved, in accordance with Policy DM1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 14 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability, in accordance with Policy DM19 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 15 Prior to first occupation, the applicant/developer shall ensure that each dwelling has been provided with the necessary infrastructure to enable its connection to a superfast broadband network or alternative equivalent service.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with Policies D5, DM2, DM9 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 16 Prior to first occupation of the buildings hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum Pilkington

privacy level 3 obscurity (or equivalent), and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained at these specifications thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

17 Prior to the first occupation of the development the access arrangements, as shown in principle on EAS drawing no.SK03, shall be fully implemented and shall include, but not limited to, the following:

- Access by way of a wide dropped kerb
- Footway widened to 2m across the site frontage to Mill Lane, on the southern side of Millfield;
- Provision of two dropped kerb crossing points and tactile paving across Millfield and suitable tie into the existing footway on the northern side of Millfield;
- Implement double yellow lines (parking restrictions), through a Traffic Regulation Order, approximately as shown on the plan with any associated signing and lining as required.

Reason: To ensure that safe and appropriate access for all users is provided. The above measures are to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

18 Prior to the first occupation of the development the parking and turning areas as indicated on the approved plans shall be provided and retained as such for the life of the development.

Reason: To ensure that appropriate parking and turning is provided, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

19 Prior to first occupation of the development hereby permitted, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme prior to first occupation and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species), Policy DM1 of the adopted Local Plan 2023 and the NPPF 2023.

- 20 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 21 The proposed dwelling(s) hereby permitted shall be built in accordance with Part M4 (2) of the Building Regulations.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households, in accordance with Policy H1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 22 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 23 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 24 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

Informatives: (3)

- 25 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 26 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org
- 27 Works are proposed to or within eight metres of an open or piped watercourse therefore Land Drainage consent is required. For further information on the Land Drainage consent process or to find the application forms the applicant should visit the link below.

<http://www.eppingforestdc.gov.uk/index.php/residents/your-environment/drainage/flooding-and-land-drainage>

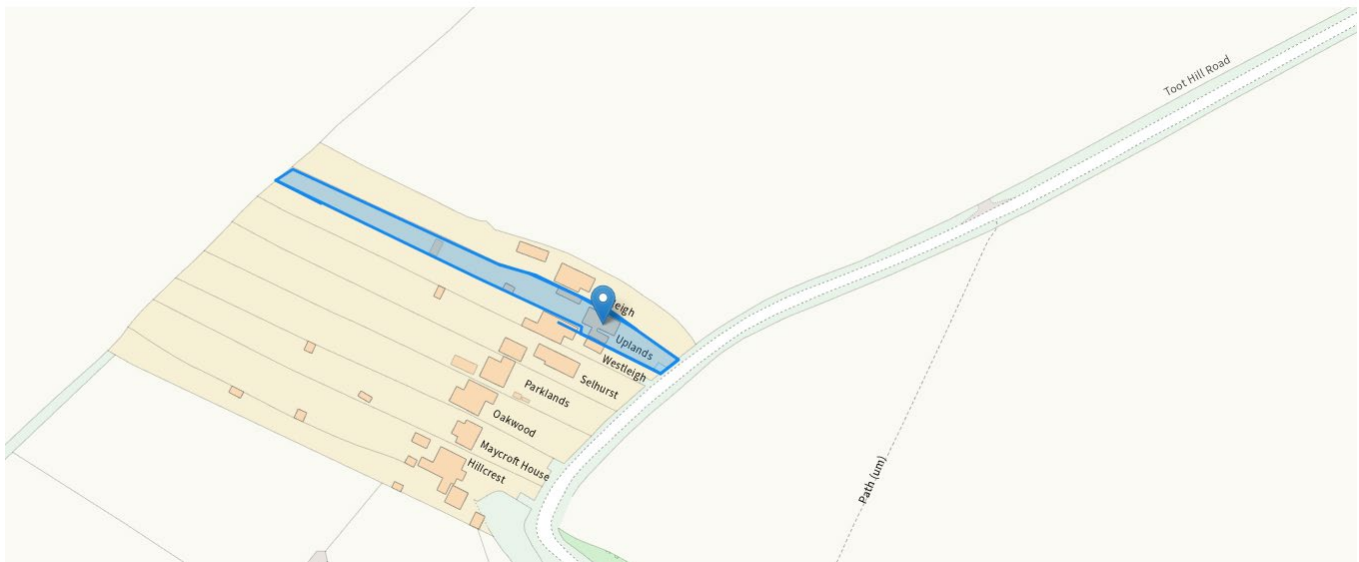
There may be a public sewer within/adjacent the site therefore the applicant should consult with Thames Water on the exact location of the sewer and determine whether any works are proposed within three metres. Any works within three metres of a Public Sewer requires build over consent from Thames Water Developer Services.

Agenda Item 9

OFFICER REPORT

Application Ref: EPF/0129/24
Application Type: Householder planning permission
Applicant: Mr & Mrs Mountney
Case Officer: Amy Hallett
Site Address: Uplands, Toot Hill Road, Ongar, CM5 9LH
Proposal: Erect a single storey rear extension, removal of the front elevation bay windows and extend the front elevation wall with new windows, and infill / extend the former recessed main entrance walkway.

Ward: Chipping Ongar, Greensted and Marden Ash
Parish: Ongar
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000001Bkb>
Recommendation: Approve with Conditions



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This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The application site comprises a detached dwelling situated amongst an enclave of properties with a multitude of styles, designs and sizes, as well as various periods of construction. Therefore, there is limited uniformity on terms of streetscene. The site located within the Metropolitan Green Belt, it is not located within the boundaries of a Conservation Area and is not a Listed Building.

Proposal

The proposal seeks consent for the erection of a single storey rear extension, the removal of the front elevation bay and a front extension with new windows, alongside the infilling/extending of the recessed entrance.

Relevant Planning History

EPF/2025/23 – single storey rear extension, loft conversion, minor alterations REFUSED 16/01/2024

EPF/1814/03 – erection of single storey side extension. APPROVED 11/11/2003

EPF/1413/97 – demolition of canopy and erection of extension on rear of property. APPROVED 09/12/1997

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023);

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following policies within the current Development Plan are considered to be of relevance to this application:

SP1	Spatial Development Strategy 2011-2033
H1	Housing Mix and Accommodation Types
DM4	Green Belt
DM9	High Quality Design
DM10	Housing Design and Quality

National Planning Policy Framework 2021 (Framework)

The Framework is a material consideration in determining planning applications. The following paragraphs are considered to be of relevance to this application:

Paragraphs	126 & 130
Paragraphs	142 - 156

Summary of Representations

Number of neighbours Consulted: 6. 1 responses received, summarised as follows:

- The extension will adjoin our boundary;
- Height of extension will significantly effect the light that enters our room;
- The extension will block the window and de-value our property.

Site notice posted: Yes.

ONGAR PARISH COUNCIL – **Objection.** Proposed Cllr Eydmann seconded Cllr Barrell carried unanimously. The Council believes that the proposed loss of bay windows may conflict with planning guidance in terms of loss of character and would not be in keeping with the local area. The Council requests that EFDC planning committee takes this into consideration when reviewing the application and in reaching a decision.

Planning Considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality;
- b) Impact on the Green Belt and
- c) Neighbour amenity.

Character & Appearance

The proposal seeks to remove the two front bay windows and slightly increase the built form of the front elevation to make the wall flush. In addition to this, there is a small infill to the front between one of the bedrooms and the front entrance.

To the rear, there is another infill extension to create a utility, with a larger extension off of this to create a kitchen. There are two additional rooflights and internal alterations also proposed. The materials will match the existing, apart from new uPVC windows to replace timber.

Officers acknowledge the Parish objection pertaining to the loss of a bay window. However, the immediate streetscene is characterised by various architectural designs and styles, as well as a broad materials palette. The majority of properties are also houses, with the application site being a bungalow. It is concluded that the proposal will have a neutral impact to the character and appearance of the area.

Impact on Green Belt

The relevant exception to development in the green belt is Paragraph 154 (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original.

Nonetheless, to establish whether the proposal would be acceptable depends on the impact on the openness of the green belt, which has a spatial aspect as well as a visual aspect. In spatial terms, it is commonly accepted that a proportionate increase over the size of the original buildings is acceptable. Having said this, an assessment of a development on the green belt is not a purely mathematical exercise as reaffirmed by the recent High Court Judgement; in *Sefton MBC v SoS* (2021) EWHC 1082.

The existing building is characterised by having a low ridge height and is a long narrow property. The proposed spatial increases will act to utilise existing infill spaces, as well as extend to the rear, although not the full width. It is concluded that the spatial increase is acceptable and does not result in a disproportionate addition. Therefore, the proposal is not causing harm to the openness of the green belt.

Neighbour Amenity

Officers acknowledge the objection raised pertaining to loss of light and how the proposal is suggested to block a window on the neighbouring property (Westleigh). From reviewing the layout of Westleigh,

there is a bedroom at ground floor level which will lose views from the window to the side. However, there is no right to a view and given that this is a dual aspect bedroom, Officers are satisfied that sufficient light will still be able to enter this bedroom. There are also no proposed windows on the side elevation of the proposal and this will be conditioned to protect neighbour privacy. The suggested decrease in value of the neighbouring property is not a material consideration in the decision making process.

In terms of the distance between the application site and Westleigh, there is a gap between the built forms and applicants can build to a boundary, maintenance and ownership of the boundary are a civil matter and therefore do not come into the decision making process. Overall, Officers are satisfied that neighbour amenity will be preserved

Conclusion

The Epping Forest District Local Plan 2011–2033 was adopted on the 06 March 2023. The proposal is concluded to achieve high quality design, relating positively to the context and making a positive contribution to place. The proposal does not impact the green belt and neighbour amenity will be preserved, subject to condition. The scheme also helps to safeguard the future of a bungalow, and overall complies with policies H1, DM5, DM9 and DM10 of the Local Plan.

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: Amy Hallett

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

Conditions: (2)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed ground floor plan UPL/03 Rev A
- Proposed first floor plan UPL/04 Rev A
- Proposed Elevations UPL/05 Rev A
- Proposed Site Plan UPL/07 Rev A
- Roof Plan (Existing and Proposed) UPL/08 Rev A
- Block Plans UPL/12 Rev A
- Location Plan

Received by the Local Planning Authority on 23.01.2024

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

Informatives: (1)

- 3 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.