

Committee Agenda



**Epping Forest
District Council**

AREA PLANS SUBCOMMITTEE B Wednesday, 9th November, 2005

Place: Civic Offices, Epping

Room: Council Chamber

Time: 7.30 pm

Democratic Services Officer Gary Woodhall, Democratic Services Assistant
tel: 01992 564470 email:gwoodhall@eppingforestdc.gov.uk

Members:

Councillors M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.

1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

2. MINUTES (Pages 7 - 16)

To confirm the minutes of the last meeting of the Sub-Committee.

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

(Head of Research and Democratic Services) To declare interests in any item on this agenda.

5. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution 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.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

6. DEVELOPMENT CONTROL (Pages 17 - 32)

(Head of Planning and Economic Development) To consider planning applications as set out in the attached schedule

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

7. DELEGATED DECISIONS

(Head of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

8. EXCLUSION OF PUBLIC AND PRESS

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 paragraph(s) of Part 1 of Schedule 12A of the Act indicated:

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

To resolve that the press and public be excluded from the meeting during the consideration of the following items which are confidential under Section 100(A)(2) of the Local Government Act 1972:

Agenda Item No	Subject
Nil	Nil

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the 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 does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

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Advice to Public and Speakers at Council Planning Subcommittees

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.

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 Subcommittee. A map showing the venue will be attached to the agenda.

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**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

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 three minutes and if you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

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 can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Subcommittee 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 Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 12 October 2005

Place: Civic Offices, Epping **Time:** 7.30 - 9.10 pm

Members Present: M Colling (Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread and J M Whitehouse

Other Councillors: (none)

Apologies: A Green and Mrs J H Whitehouse

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

28. 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.

29. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 September 2005 be taken as read and signed by the Chairman as a correct record.

30. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1262/05 – 17 Bower Hill, Epping;
- LB/EPF/1352/05 – The Old Rectory, Coopersale Common, Coopersale, Epping;
- EPF/1351/05 – The Old Rectory, Coopersale Common, Coopersale, Epping; and
- EPF/1390/05 – The Old Rectory, Coopersale Common, Coopersale, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/781/05 – The Croft, Weald Hall Lane, Thornwood, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of her husband being a member of North Weald Golf Club. The Councillor had determined that her interest was prejudicial and would leave in the meeting for the consideration of the applications and voting thereon:

- EPF/1191/05 – North Weald Golf Club, Rayley Lane, North Weald.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following items of the agenda, by virtue of being a friend and neighbour of the applicant. The Councillor had determined that her interest was prejudicial and would leave in the meeting for the consideration of the applications and voting thereon:

- EPF/1137/05 – Trail, Poplar Row, Theydon Bois; and
- LB/EPF/1146/05 – Trail, Poplar Row, Theydon Bois.

31. ANY OTHER BUSINESS - LAND AT HEMNALL STREET, EPPING ADJACENT THE RECTORY, HARTLAND ROAD, EPPING

In accordance with Section 100B(4)(b) of the Local Government Act 1972, the Chairman permitted consideration of an application for a Tree Preservation Order on two trees in Hemnall Street adjacent to The Rectory, Hartland Road, Epping as a matter of urgency in order to prevent their imminent felling.

The Assistant Head of Planning and Economic Development informed the Sub-Committee that a Conservation Area Notice of felling had been received on 5 October 2005, in respect of one Lime tree and one Pine tree on land in Hemnall Street, Epping adjacent The Rectory, Hartland Road, Epping; a notice had also been posted on the land. The trees were considered to be healthy, mature and visually important in the Conservation Area, however, it had been claimed that they had contributed to structural damage at The Rectory.

The Tree Preservation Order would require further information to be provided to substantiate the claim for felling, and give the Council an influence on the future of the trees. It would also allow consideration to be given to the management of the trees and whether both trees were equally threatening to the property. It was felt that if the order was not made then it was highly likely that both trees would be felled on the expiry of the 6-week notice period.

The Assistant Head of Planning and Economic Development reassured the Sub-Committee that there was no right of compensation against the making of the Tree Preservation Order, but cautioned that compensation could be liable if it was proved that the trees were damaging The Rectory but permission to fell was not given by the Council.

RESOLVED:

That the Head of Legal, Administration and Estates be authorised to make and seal a Tree Preservation Order in respect of one Lime and one Pine tree on land in Hemnall Street, Epping adjacent The Rectory, Hartland Road, Epping.

32. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

33. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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1. APPLICATION No: EPF/1262/05

PARISH: Epping

SITE ADDRESS:

17 BOWER HILL, EPPING

DESCRIPTION OF PROPOSAL:

New roof incorporating loft conversion with new front porch, wind aerial and solar panels on rear roof slope (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 3 years
2. Materials of construction to be agreed
3. No further side windows without approval
4. This permission, only in so far as it relates to the wind aerial, shall be for a limited period of one year from the date the wind aerial is first erected, after which period the wind aerial shall be removed.

2. APPLICATION No: LB/EPF/1352/05

PARISH: Epping

SITE ADDRESS:

THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for a single storey pool room extension and internal conversion of existing garage (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 3 years
2. Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development and the development shall be implemented in accordance with such approved detail.
3. Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
4. Details and colours of all external pipes, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority prior to starting any work on site.

5. All new rainwater goods and soil vent pipes shall be of black painted cast iron.
6. A sample plinth brickwork panel minimum 600 x 600mm shall be provided for agreement by the Local Planning Authority reusing historic bricks and with a flush lime mortar joint. All further rebuilding of the plinth shall be carried out in accordance with the approved panel.
7. No vents grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.

3. APPLICATION No: EPF/1351/05

PARISH: Epping

SITE ADDRESS:

THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

DESCRIPTION OF PROPOSAL:

Single storey pool room extension (Revised application).

REFUSED:

1. The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and Approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size, design and siting would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and intrusive in the surrounding area; and the dwelling as existing has accommodation which meet contemporary living standards.

4. APPLICATION No: EPF/1390/05

PARISH: Epping

SITE ADDRESS:

THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

DESCRIPTION OF PROPOSAL:

Extension to garage and store.

GRANTED SUBJECT TO:

1. To be commenced within 3 years.
2. Materials of construction to be agreed.

5. APPLICATION No: EPF/1095/05

PARISH: Epping

SITE ADDRESS:

LAMBOURNE PARK FARM, HOE LANE, ABRIDGE, LAMBOURNE

DESCRIPTION OF PROPOSAL:

Permanent retention of farm shop.

GRANTED

6. APPLICATION No: EPF/0781/05

PARISH: North Weald

SITE ADDRESS:

THE CROFT, WEALD HALL LANE, THORNWOOD, NORTH WEALD

DESCRIPTION OF PROPOSAL:

Extension to outbuilding and change of use of outbuilding and dwelling to childrens day care nursery and conversion of garage/games room into dwelling.

DEFERRED

7. APPLICATION No: EPF/1191/05

PARISH: North Weald

SITE ADDRESS:

NORTH WEALD GOLF CLUB, RAYLEY LANE, NORTH WEALD

DESCRIPTION OF PROPOSAL:

Change of use of storage barn to Use Class B8, storage and distribution.

GRANTED SUBJECT TO:

1. To be commenced within 3 years
 2. Prior to the commencement of the use, details of the following in accordance with the adopted Essex County Standards shall be submitted to and approved in writing and laid out on site:
 - i) vehicle parking spaces and manoeuvring area
 - ii) motor cycle parking
 - iii) secure covered cycle parking.
 3. No part of the development shall be occupied or used until safety road markings at the existing access point for the new use in Rayley Lane have been submitted and approved in writing and have been laid out to the reasonable satisfaction of the Local Planning Authority.
-

8. APPLICATION No: EPF/1137/05

PARISH: Theydon Bois

SITE ADDRESS:

TRAIL, POPLAR ROW, THEYDON BOIS

DESCRIPTION OF PROPOSAL:

Demolition of existing side and rear extension and erection of two storey side extension.

GRANTED SUBJECT TO:

1. To be commenced within 3 years.
2. The development shall be carried out in accordance with the amended plans received on 3 August and 16 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No further side windows without approval
4. No development or demolition shall commence until the applicant has submitted a scheme for the recording of the existing study building to the Local Planning Authority and has implemented that approved scheme. A copy of the record shall be sent to the Local Planning Authority prior to completion of the works.
5. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority prior to commencement of the development, and the development shall be implemented in accordance with such approved detail. Materials and construction including brick coursing shall match the existing unless agreed beforehand in writing by the Local Planning Authority.
6. New rainwater goods shall be in cast metal and painted black.
7. Additional drawings that show details of proposed new windows, doors, cills, eaves, verges and chimney to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
8. The windows to the building hereby permitted shall be constructed in painted timber, and single glazed without night vents.
9. No part of the fabric not already identified on the approval plans, including any timber framing or historic infill panels shall be cut, altered, removed, cleaned or coated without the prior written consent of the Local Planning Authority.
10. No meter boxes, flues, ducts, pipes, grilles, extracts, satellite dishes, aerials, lights or alarms shall be fitted to the exterior of the building without the prior written approval of the Local Planning Authority.

9. APPLICATION No: LB/EPF/1146/05

PARISH: Theydon Bois

SITE ADDRESS:

TRAIL, POPLAR ROW, THEYDON BOIS

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for the demolition of existing side and rear extension and erection of two storey side extension.

GRANTED SUBJECT TO:

1. To be commenced within 3 years
2. The development shall be carried out in accordance with the amended plans received on 3 August and 16 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No development or demolition shall commence until the applicant has submitted a scheme for the recording of the existing study building to the Local Planning Authority and has implemented that approved scheme. A copy of the record shall be sent to the Local Planning Authority prior to completion of the works.
4. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority prior to commencement of the development, and the development shall be implemented in accordance with such approved detail. Materials and construction including brick coursing shall match the existing unless agreed beforehand in writing by the Local Planning Authority.
5. New rainwater goods shall be in cast metal and painted black.
6. Additional drawings that show details of proposed new windows, door, cills, eaves, verges and chimney to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
7. The windows to the building hereby permitted shall be constructed in painted timber, and single glazed without night vents.
8. No part of the fabric not already identified on the approval plans, including any timber framing or historic infill panels shall be cut, altered, removed, cleaned or coated without the prior written consent of the Local Planning Authority.
9. No meter boxes, flues, ducts, pipes, grilles, extracts, satellite dishes, aerials, lights or alarms shall be fitted to the exterior of the building without the prior written approval of the Local Planning Authority.

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AREA PLANS SUB-COMMITTEE 'B'

9 NOVEMBER 2005

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
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4.	EPF/1643/05	5 Avenue Road, Theydon Bois	Grant	28

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Report Item No: 1.

APPLICATION No:	EPF/1471/05
SITE ADDRESS:	13 Bower Hill, Epping
PARISH:	Epping
APPLICANT:	Mr & Mrs R Leadley
DESCRIPTION OF PROPOSAL:	Ground floor rear extension and loft conversion with side dormer window.
RECOMMENDED DECISION:	GRANT

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 extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the proposed side dormer window shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Description of Proposal:

Rear extension and loft conversion with side dormer.

Description of Site:

Small 1930s bungalow in well screened and secluded plot set at slight angle to road with right of way along north boundary of No. 11.

Relevant History:

None.

Policies Applied:

DBE9 and 10.

Issues and Considerations:

1. Amenity

Most of these pre-war bungalows have been extended and the proposal is to remove the conservatory and extend on two floors but to the same roof height. The property is sited in staggered form with the adjoining bungalows and is 2m from each side boundary.

2. The Objection

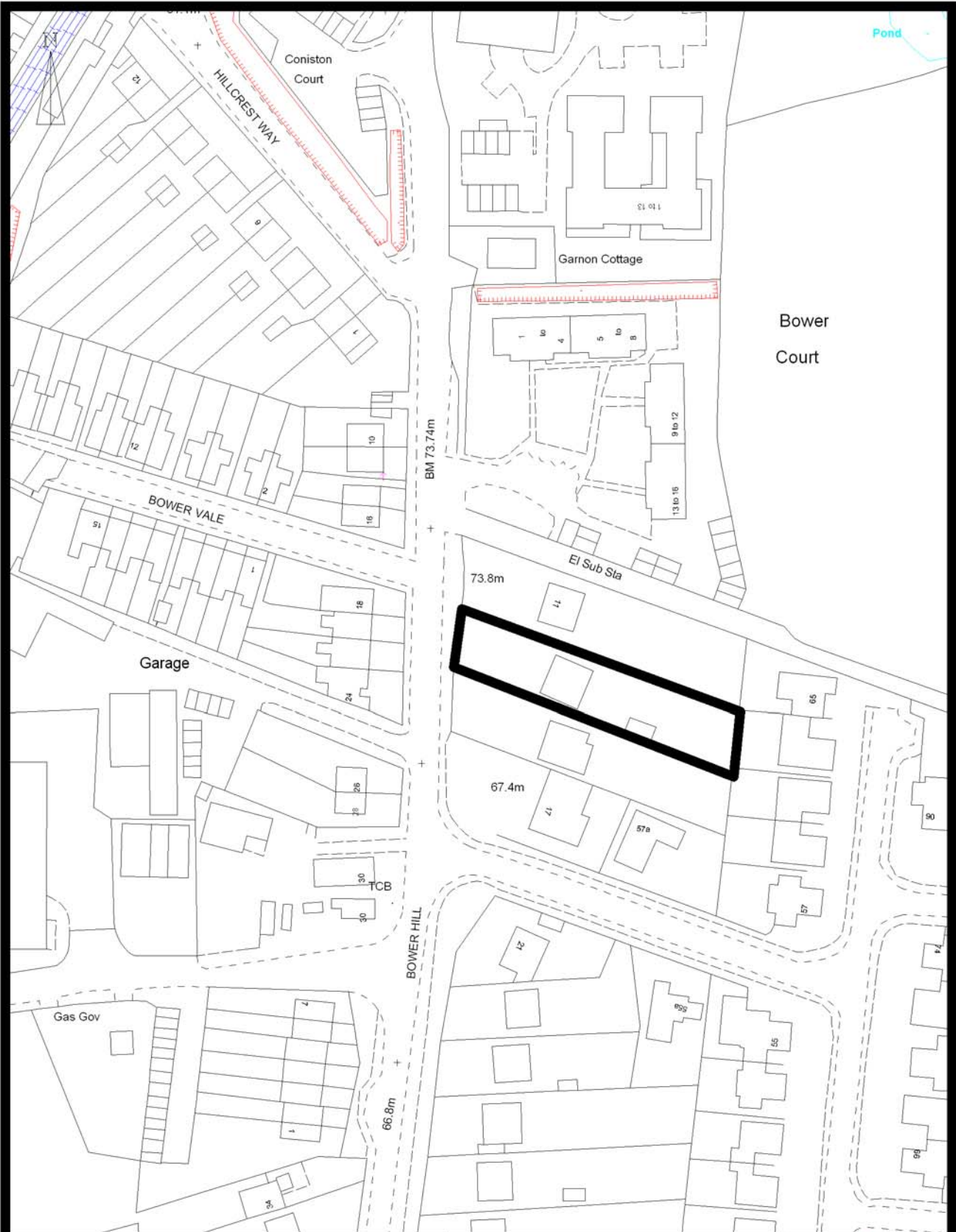
The side dormer is small and unobtrusive and serves a small en-suite bathroom, so there will be no overlooking of No. 11 on the north side.

3. Design/Appearance

The extension follows the profile of the original structure extending the old pyramid roof into a gable at the east end. The scheme is satisfactory and approval is recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee on the whole was satisfied that the application was a reasonable extension and arrangement for this property. However, Committee agreed to object to the application on the basis of the arrangement for a dormer. The dormer window in the position proposed overlooks an adjacent property and therefore would be intrusive to that property but also gives an unbalanced appearance to this building. Committee requested that the developer and the District Council re-consider the plan so as to try to provide a more balanced development, which avoids overlooking a close neighbouring property.



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Item No: 01
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Report Item No. 2.

APPLICATION No:	EPF/1645/05
SITE ADDRESS:	273 - 275 High Street, Epping
PARISH:	Epping
APPLICANT:	Abbey National Group
DESCRIPTION OF PROPOSAL:	Retention of non-illuminated fascia sign with halo illuminated lettering and logo and a non-illuminated hanging sign.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 The white flat fascia sign shall thereafter be maintained in that condition.
- 2 The halo-illumination of the lettering and logo granted consent by this Notice shall not exceed 1600 cd/sq.m

Description of Proposal:

Non-illuminated white fascia panel with back-lit illuminated lettering and logo and non-illuminated hanging sign.

Description of Site:

Two storey block of shops, built 1960s with later dormers in main roof.

Relevant History:

Consent for new shop front and illuminated fascia sign - February 1992 (A/EPF/47/91)
Refusal for projecting sign - April 2004 (A/EPF/2368/03)
Refusal for fascia and hanging sign both illuminated - September 2004 (A/EPF/1440/04)
Consent for non-illuminated fascia and hanging sign - February 2005 (A/EPF/156/05).

Policies Applied:

DBE13, HC6 and 7, T17.
'Shop fronts and Advertisements - Design Guideline'.

Issues and Considerations:

1. Amenity

There have been recent changes in the corporate identity in the global group of which the applicant company forms part, and this has led to a series of differing fascia signs and logos being displayed on the premises. The previous fascia in a bright magenta colour was installed without consent and was the subject of the refusal of September 2004 (A/EPF/1440/04). This display has now been removed and a new non-illuminated plain white fascia with red back-lit lettering has been erected, together with a complementary hanging sign on the original scrolled iron bracket. The new signage is a significant visual improvement and the current application seeks to retain the displays. The halo-type illumination of the main fascia lettering and company logo is both tasteful and discrete and is acceptable in this location within the Conservation Area.

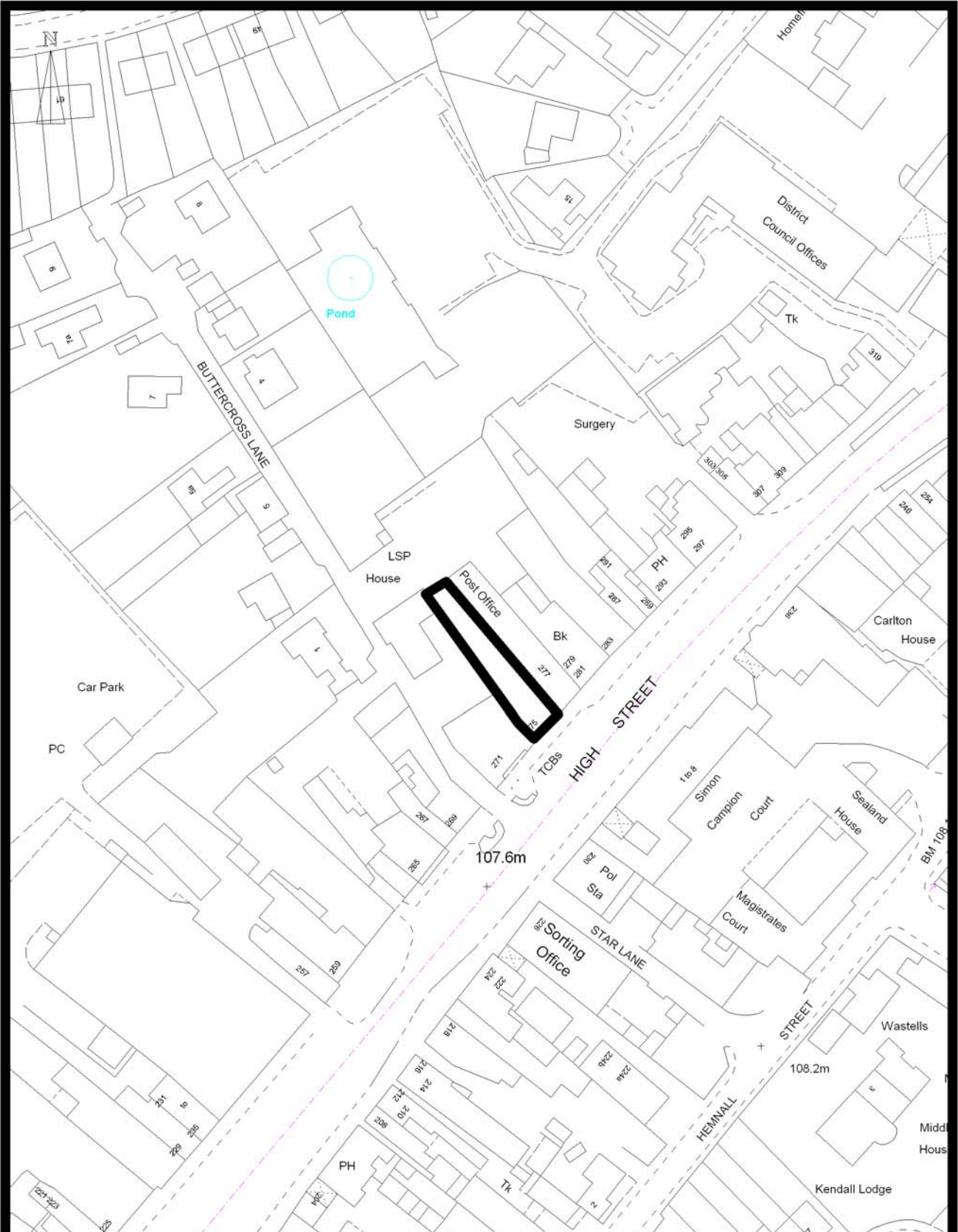
2. Highway Safety

There are no highway concerns subject to control over the maximum luminance of the display.

This scheme, as already executed, brings to an end a series of unsatisfactory and unauthorised signage at the premises and retrospective CONSENT is therefore recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee objected to this application because the shop sign contains an internally illuminated display and would not comply with Policy DBE13 of the adopted Local Plan being inappropriate in Epping's Conservation Area. Overall however, Committee viewed the changed fascia and hanging sign as a considerable improvement on the existing signage, Committee would request that the developer consider using the new signage proposals without the internal illumination.



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Item No: 02
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Report Item No: 3

APPLICATION No:	EPF/1567/05
SITE ADDRESS:	6 Graylands, Theydon Bois
PARISH:	Theydon Bois
APPLICANT:	Mr & Mrs Miller
DESCRIPTION OF PROPOSAL:	Loft conversion with rear dormer windows.
RECOMMENDED DECISION:	GRANT

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 extension, shall match those of the existing building.

Description of Proposal:

Loft conversion creating a further bedroom and a study in the roof space. This includes the provision of a dormer window on the rear roofslope.

Description of Site:

Two storey semi-detached house located on the corner of Graylands. It backs onto Hornbeam Road. The property has been extended by way of a two storey side extension and has a detached double garage located at the bottom of its back garden.

Relevant History:

Planning permission for a two storey side extension was refused in June 1986 because of the detrimental impact on the amenities of the area. A subsequent appeal was allowed - the extension has been built.

Policies Applied:

Residential development policies DBE9 and DBE10.

Issues and Considerations:

The main issues concern the appearance of the development and the possible effect that it may have on the amenities of the neighbours.

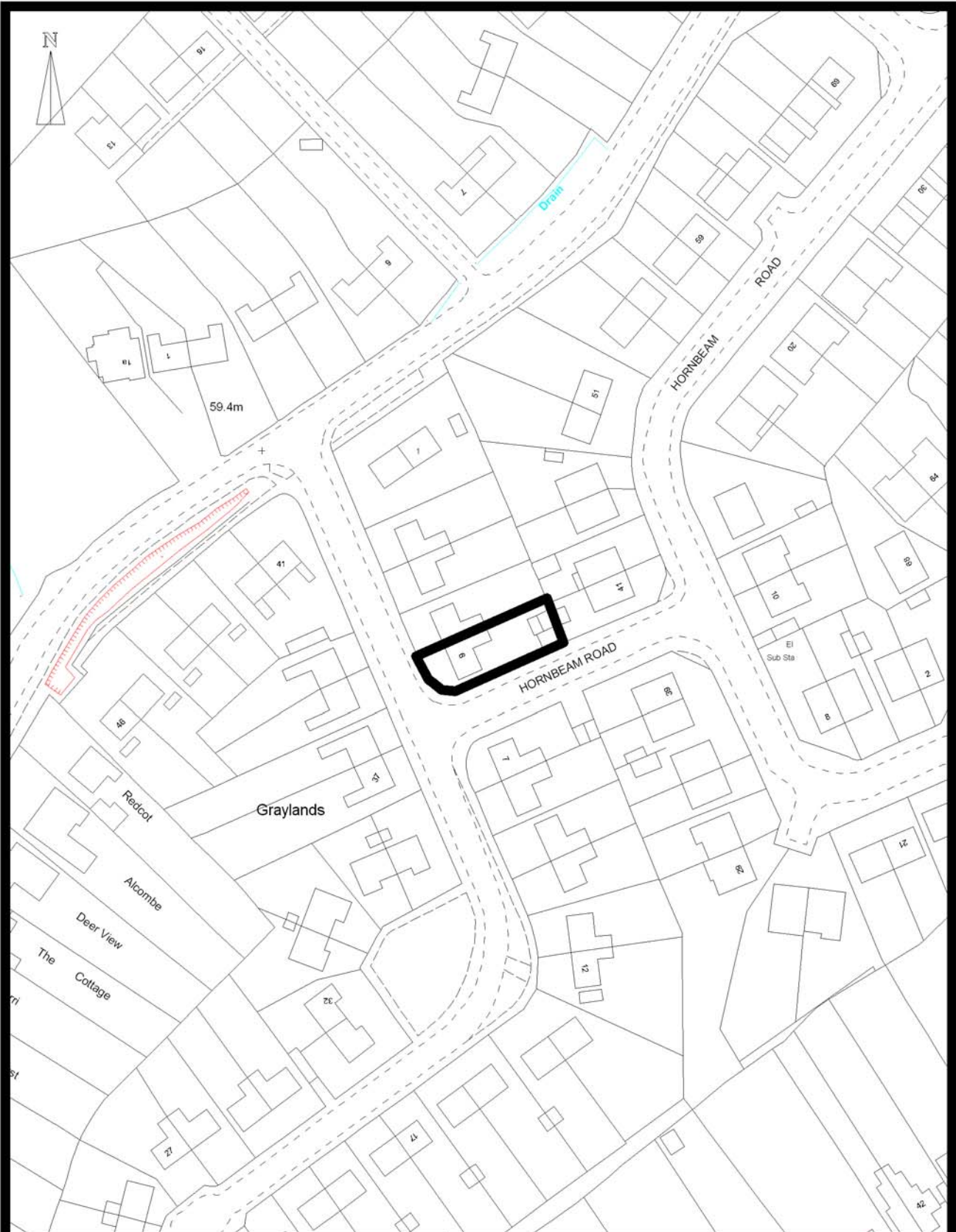
The proposal entails creating access into the roofspace, which will accommodate two additional rooms. This can be achieved without any increase in the ridge height of the main roof and will necessitate the provision of a dormer on the rear roofslope. The design advice contained in the Local Plan requires that dormers should not dominate the roofslope. In this instance there will be extensive areas of residual roofslope below and either side remaining after the construction of the dormer, therefore the scheme complies within Local Plan policy.

The Parish Council has also objected to the proposal, as it would give rise to overlooking of the bungalows at the rear in Hornbeam Road. In this instance, however, this is quite unlikely to occur. The bungalow at no. 41 Hornbeam Road has a detached garage positioned at the bottom of its back garden, whilst within the rear garden of the application premises there is a further detached double garage. These buildings will screen the occupiers of the bungalow and prevent them from being overlooked. Furthermore, there are established hedges and shrubbery growing along the boundary with no. 5 Graylands, which will maintain the privacy of residents of that property too.

These proposals accord with Local Plan policies, therefore the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object, the rear dormer window will overlook the bungalows at the rear. The new roofline will be very visible from Hornbeam Road and have a detrimental effect on the street scene.



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Item No: 03
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Report Item No: 4.

APPLICATION No:	EPF/1643/05
SITE ADDRESS:	5 Avenue Road, Theydon Bois
PARISH:	Theydon Bois
APPLICANT:	Mr J Warnell
DESCRIPTION OF PROPOSAL:	Roof extension to form first floor accommodation, two storey side extension and rear conservatory.
RECOMMENDED DECISION:	GRANT

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 Prior to first occupation of the building hereby approved the proposed window openings in the flank roof slopes of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

A single storey extension, some 5.5m deep and 2.55m wide would be added to the northeastern side of the house. A new first floor would be added to the extended dwelling. The existing shallow pitched roof would be removed and replaced with a structure incorporating both conventional hips and Dutch gables. It would provide first floor accommodation to the property and would be a maximum of 6.1m high to the ridgeline.

A porch some 4m wide and 1.4m deep finished with a hipped roof would be added to the front of the house.

A new pitched roof would be added to an existing garage sited in the front garden.

The submitted drawings also show a conservatory to the rear of the house. This would be some 3m deep, finished with a hipped roof.

Description of Site:

The application site lies within the built up area of Theydon Bois, in a residential neighbourhood. It is occupied by a detached bungalow with a small garage in the front garden. Building lines with the dwelling to the southwest, Woodlea, are generally uniform.

The dwellings on the southeastern side of Avenue Road are all modest, conventional bungalows, whereas those on the northwest side and at the end of the road are two storey houses. Buildings to the northeast fronting the Green are mainly two storeys in height.

Relevant History:

EPF/558/05 for the construction of a first floor roof extension, in order to convert bungalow into house, new garage roof, porch and conservatory was refused in May 2005 for the following reasons:

1. The proposed extension to the roof of the house would, because of its excessive height close to the facing flank wall of Woodlea (which contains three main windows) cause that dwelling to suffer a material loss of light and outlook contrary to policy DBE9 of the adopted Local Plan.
2. The proposed front porch, as a result of its excessively large and inappropriately designed roof, would not reflect the appearance of the front elevation of the house and would dominate views of it from the adjacent public highway. Therefore it would be harmful to the character and appearance of the existing building and the street scene, contrary to policy DBE10 of the adopted Local Plan.

Policies Applied:

DBE9 - Impact of New Development
DBE10 - Residential Extensions.

Issues and Considerations:

The main issues in this application are the effect of the development on the amenities of neighbouring residential properties, and on the character and appearance of the existing building and the street scene.

The main changes to this application, compared to the proposal refused earlier this year, are:

- The current proposal provides for a two storey addition on the northeastern side of the house.
- The overall ridge line of the proposed roof extension is reduced.
- The roof profile of the development is redesigned.
- The design and bulk of the roof to the proposed porch is modified.

As with the earlier application, the depth of the proposed porch would be limited to some 1.4m and it would be sited about 6m from the boundary with Woodlea to the southwest. The conservatory

would be deeper, at some 3m and sited about 3m from that boundary. Moreover the new garage roof would be about 10m away from the common boundary. It is considered that these parts of the development would maintain an adequate separation to and relationship with Woodlea that would not harm its amenities.

As Woodlea lies to the southwest of the application site, it is considered that it would not suffer any loss of direct sunlight from the proposed roof extension. However, the northeastern flank wall of Woodlea contains three main windows, two serving a living room and one to a bedroom. The living room is also partly lit from the front of the house but the side windows provide the main source of daylight and outlook to this room. The bedroom window is the only source of daylight and outlook to that room. The proposed roof extension would increase the height of the application dwelling from about 4.6m to some 6.1m, an increase of some 1.5m, compared to an increase of some 2.6m envisaged in the earlier application. Moreover, the current proposal also involves raising the eaves level facing Woodlea, also by about 1.5m. This additional bulk would be provided some 5.5m from the main windows in the facing flank of Woodlea. It is considered that Woodlea would suffer some loss of daylight to its facing rooms, particularly the living room, and the roof extension would also exclude views of the sky currently available resulting in some loss of outlook. Whilst this is acknowledged, it is considered that, on balance, the effect of the revised development on the daylight and outlook enjoyed by Woodlea is not sufficient to justify refusing planning permission.

N.B. The proposed rooflights facing Woodlea would serve a bathroom and small bedroom and as such it is considered that they could be obscure glazed to prevent any material overlooking of that house.

The proposed addition to the northeastern side of the house would be sited some 1m from the flank boundary and around 30m from the rear of properties facing The Green, as would the new garage roof. Moreover, the proposed rooflights on the northeast roofslope would both serve bathrooms and as such, it is considered that they could be obscure glazed to prevent any material overlooking of those dwellings. As a result, it is considered that the development would not harm the amenities of dwellings facing The Green.

Therefore, it is considered that this application overcomes the first reason for refusal for the earlier scheme and that it would not unduly harm the amenities of neighbouring residential properties, in accordance with policy DBE9.

The new garage roof would improve the appearance of the existing structure and the proposed conservatory has a traditional design and would not be visible from the public highway in The Avenue. The roof proposed to the porch would be much reduced from that envisaged earlier, with modest dimensions and a shallow pitched roof. It is considered that these are significant amendments, which overcome the earlier second reason for refusal.

It is considered that the proposed extension and roof alterations are in the main well designed, although the proposed addition on the northeastern side of the house would to some extent unbalance its appearance. Nonetheless, this element would be finished with a hipped roof, and in overall terms it is considered that the proposed development would, in general, maintain the appearance of a bungalow when viewed from the front, and as such it would not appear as an intrusive feature in the street scene.

Therefore, it is considered that the development would not harm the character and appearance of the existing building and the street scene and now complies with policy DBE10.

Conclusion

The provisions of the relevant Local Plan policies are met and approval is recommended.

The representations made have been examined but they are not sufficient to outweigh the above considerations.

SUMMARY OF REPRESENTATIONS

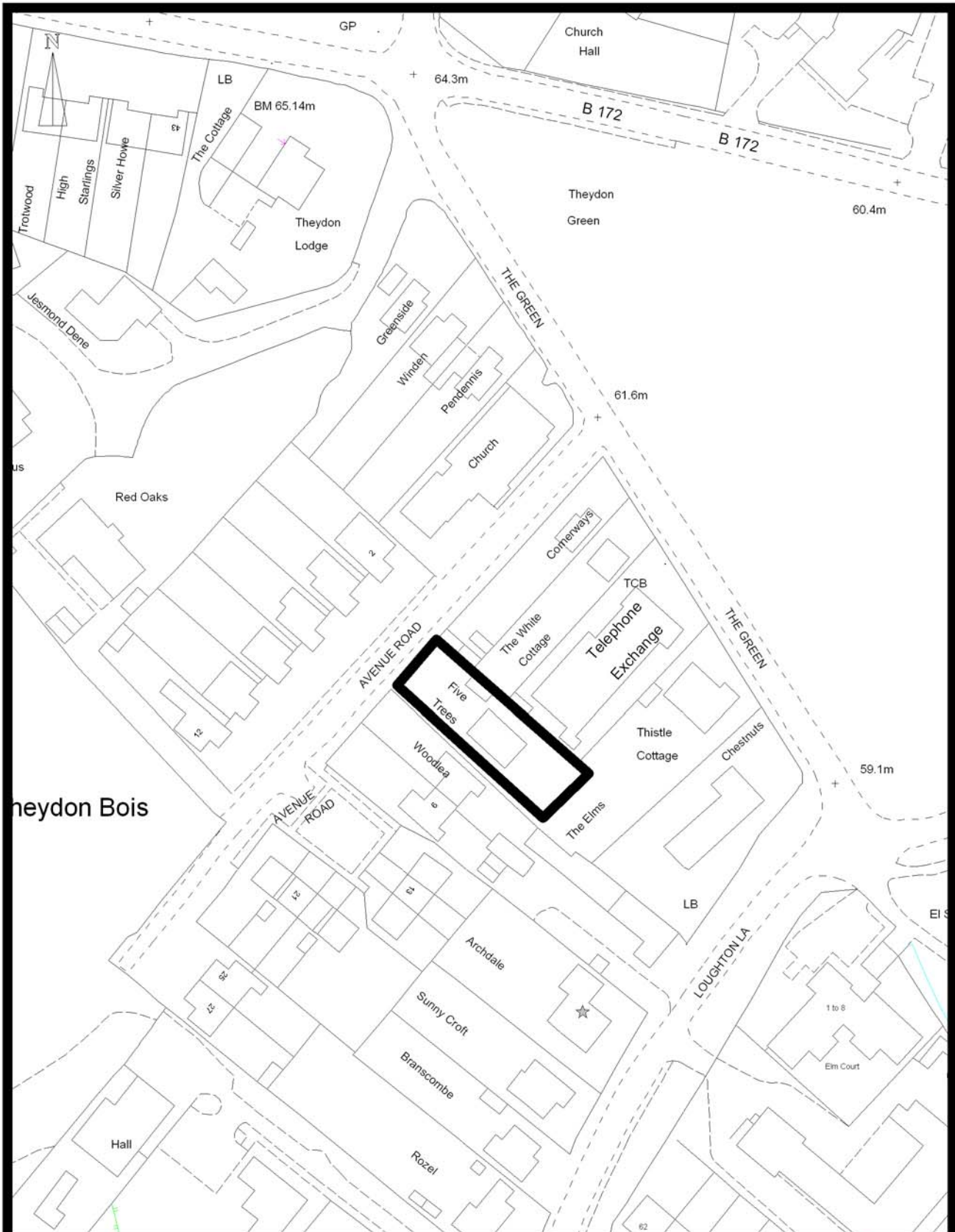
PARISH COUNCIL – Objection. We strongly object to this application as we do not feel that the changes from the earlier application EPF/558/05 are sufficient to address our previous concerns. We still feel that there will be a material loss of light and outlook contrary to DBE9 of the adopted Local Plan, as stated in the previous EFDC reasons for refusal. We think the extension would cause the new building to be visually intrusive to the neighbouring property, contrary to policy DBE10 of the adopted Local Plan – the neighbouring property No. 7 (Woodlea) has side windows into its main living room on the flank wall facing No. 5. As a Parish Council we seek to maintain a balance in the housing stock in the Village and we would very much regret the loss of yet another bungalow. We feel the size of this plot provides ample opportunity to extend the living space of the existing property without the need to create a house of such substantial bulk.

7 AVENUE ROAD - Concerned regarding the height of the development. A vertical wall is now proposed. We will lose light from our lounge and two bedrooms. Possible loss of privacy. Concerned regarding the distance between dwellings as shown on the drawings. Concern that dormer windows may be added in the future.

CORNERWAYS, THE GREEN - A house would be out of character. Loss of light to next door bungalow. Domineering development. Loss of outlook to the rear of our house.

THISTLE COTTAGE, THE GREEN – The face of this lovely village is being changed tremendously and there is no need for any unnecessary and unsightly irrelevant changes. Property will be overlooking into our garden infringing our privacy. This extension will change our view across from our property, cutting out the scenery. The extension will destroy the “look” of the existing properties.

THE ELMS, LOUGHTON LANE – Objection. Will increase and overload the private sewer system of 5, 7 & 9 Avenue Road, The Elms and Theydon Gallery, Loughton Lane, which all share the system before it enters the public sewer in Loughton Lane.



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