



Epping Forest District Council

Area Plans Subcommittee B Wednesday, 6th April, 2005

Place: Civic Offices, High Street, 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), R Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P Rush, D Stallan, C Whitbread, Mrs J 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 1 - 2)

General advice to people attending the meeting is attached.

2. MINUTES (Pages 3 - 14)

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

3. APOLOGIES FOR ABSENCE

4. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

(Head of Research and Democratic Services) To report the appointment of any substitute members for the meeting.

5. DECLARATIONS OF INTEREST

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

6. 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.

7. DEVELOPMENT CONTROL (Pages 15 - 40)

(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.

8. 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.

9. 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.eppingforesdc.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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EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee:	Area Plans Sub-Committee 'B'	Date:	9 March 2005
Place:	Council Chamber, Civic Offices, Epping.	Time:	7.35 p.m. – 10.33 p.m.
Members Present:	Councillors M Colling (Chairman), Mrs A Grigg, Mrs S Perry, Mrs K Rush, D Stallan, Mrs J H Whitehouse, J M Whitehouse.		
Other Councillors:	-		
Apologies:	Councillors A Green (Vice-Chairman), R Glozier, S Metcalfe, C Whitbread.		
Officers Present:	B Land, C Neilan (Planning & Economic Development), G Woodhall (Research & Democratic Services).		

53. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

54. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 February 2005 be taken as read and signed by the Chairman as a correct record.

55. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor also 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 applications and voting thereon:

- (i) EPF/365/04 – Queens Head Public House, 87 High Road, North Weald; and
- (ii) EPF/93/05 – 224 High Road, North Weald.

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

- (i) EPF/1777/04 - 5 Coopersale Common, Coopersale, Epping;
- (ii) EPF/2071/04 – The Old Rectory, Coopersale Common, Coopersale, Epping;

- (iii) LB/EPF/2072/04 – The Old Rectory, Coopersale Common, Coopersale, Epping;
- (iv) EPF/2297/04 – St Margarets Hospital, The Plain, Epping;
- (v) EPF/2350/04 – St Margarets Hospital, The Plain, Epping;
- (vi) TRE/EPF/2322/04 – The Gables, The Plain, Epping;
- (vii) EPF/2362/04 – 25 Church Hill, Epping;
- (viii) EPF/2398/04 – 109 Lindsey Street, Epping;
- (ix) EPF/2407/04 – 19 Lincoln Fields, Epping; and
- (x) EPF/178/05 – 64A Bower Hill, Epping.

56. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

57. BREACH OF PLANNING CONTROL – IMPORTATION OF RUBBLE AND MATERIAL TO RAISE THE LAND WITHOUT PLANNING PERMISSION AT OLD SEWERAGE WORKS, LONDON ROAD, ABRIDGE

The Head of Planning and Economic Development presented a report to the Sub-Committee regarding the breach of planning control that had taken place at the Old Sewerage Works in London Road, Abridge. It was explained to the Sub-Committee that five years ago, the previous owner had built a small stable on the land and had wanted to import some hardcore to provide a small parking area. However, the person entrusted to perform the importation had delivered 300 lorry loads of hardcore without the owner's knowledge. The Council had served an Enforcement Notice to have the hardcore removed, but the owner sold the land on, which had led to problems in establishing the identity of the new owner or even that the purported owner actually existed.

The Hardcore was still onsite but had now been greened over. The only issue was that the land had been a flood plain, but the raising of the ground had meant that the natural flooding would now occur on the opposite bank of the river. The Environment Agency had investigated the site but had decided to take no further action themselves and leave the matter to the Council.

The Council could remove the deposited material and place a charge upon the land to recoup the cost when it was sold on. However, the land was only worth approximately £20,000 and therefore it would not be possible to recoup the cost of the works in this way since the cost of removing the deposited material had been estimated at £70,000. The site itself was not visible from the road and the Head of Planning and Economic Development informed the Sub-Committee that officers had felt that a more pragmatic approach would be to take no further action. The Sub-Committee agreed with the Head of Planning and Economic Development and felt that this would be the most sensible course of action for the Council to take.

RESOLVED:

That no further action be taken to seek compliance with the Enforcement Notice to remove imported material from the Old Sewerage Works at London Road in Abridge.

58. BREACH OF PLANNING CONTROL – IMPORTATION OF RUBBLE AND MATERIAL TO RAISE THE LAND WITHOUT PLANNING PERMISSION AT BLUNTS FARM GOLF COURSE, THEYDON BOIS

The Head of Planning and Economic Development presented a report concerning the breach of planning control that had taken place at the Blunts Farm Golf Course in Theydon Bois. The golf course at Blunts Farm had been constructed in a similar manner to that at Ongar Park, i.e. material had been imported to create the contours of the course, which in turn had necessitated the level of the land to be raised in various different places around the development. The plan approved by the Council had envisaged 300,000 cubic metres of material to be imported, which equated to approximately 60,000 lorry movements.

The Sub-Committee were reminded that the issue in this case was that the material should only be deposited in the agreed areas and the levels raised as per the plans. The Sub-Committee were shown a plan that illustrated the agreed changes in ground level, whereby the maximum rise agreed had been two metres. The Sub-Committee were then shown a further plan illustrating what had actually happened on the site up to now, including the extra rises in grounds levels not previously agreed and the extra shaping of the land that had taken place. The Sub-Committee were reassured that officers from Planning and Economic Development had undertaken regular inspections of the site.

Officers had received a letter from the developer stating that the extra materials would be removed and that the finished course would look as per the agreed plans. However, officers wanted the developer to understand that the Council expected the development to proceed as per the submitted and approved plans, and thus were requesting that the Sub-Committee authorise Enforcement Action to rectify any deviations from the authorized plans.

The Sub-Committee felt that it was important to be consistent with the earlier decision it had made to authorise Enforcement Action at the Ongar Park Golf Course, especially as the same developer had been involved with both courses. The authorisation of Enforcement Action would also warn the developer that only the agreed amount of material should be imported onto the site.

RESOLVED:

- (1) That the Head of Legal Services be authorised to issue an Enforcement Notice in respect of the unauthorised works at the Blunts Farm Golf Course;
- (2) That, in the event of non-compliance with the Notice, the Head of Legal Services be authorised to commence criminal and/or civil proceedings to remedy the breaches of the Enforcement Notice; and
- (3) That the Head of Legal Services be authorised to commence a criminal prosecution in respect of the unauthorised works.

59. DEVELOPMENT CONTROL - APPLICATIONS FOR DETERMINATION

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

RESOLVED:

That planning applications numbered 1-16 be determined as set out in Annex 1 to these minutes.

60. DEVELOPMENT CONTROL - APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES

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/1777/04 **PARISH** Epping
- SITE ADDRESS:**
- Land at 5 Coopersale Common, Coopersale, Epping
- DESCRIPTION OF PROPOSAL:**
- Outline planning application for a pair of semi-detached dwellings (means of access to be determined).
- REFUSED:**
1. In view of the location of this site at a prominent corner at the entrance to the village and on rising land, the Local Planning Authority considers that an outline application provides insufficient information to properly determine the impact of the proposal upon the street scene and may therefore result in development contrary to policy DBE1 and 2 of the adopted Local Plan.
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2. **APPLICATION NO:** EPF/2071/04 **PARISH** Epping
- SITE ADDRESS:**
- The Old Rectory, Coopersale Common, Coopersale, Epping
- DESCRIPTION OF PROPOSAL:**
- Demolition of existing outbuilding and construction of detached garage/store.
- DEFERRED**
-
3. **APPLICATION NO:** LB/EPF/2072/04 **PARISH** Epping
- SITE ADDRESS:**
- The Old Rectory, Coopersale Common, Coopersale, Epping
- DESCRIPTION OF PROPOSAL:**
- Grade II Listed Building application for the demolition of existing outbuilding.
- DEFERRED**
-
4. **APPLICATION NO:** EPF/2297/04 **PARISH** Epping
- SITE ADDRESS:**
- St Margaret's Hospital, The Plain, Epping
- DESCRIPTION OF PROPOSAL:**

Variations of Condition 1 (time limit for submission of details) of permission EPF/1586/97 and EPF/1949/02 for redevelopment/refurbishment of hospital facilities and residential development.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Submission of detailed drawings.
3. Submission of tree planting details.
4. Before the commencement of the development, a landscape scheme shall be agreed in writing by the Local Planning Authority. The scheme shall indicate those trees, shrubs and hedges which are to remain. The location, species and size of all new planting shall be shown. The scheme shall also include, where relevant, details of screen walls and fences, surfacing materials and changes in ground level. Within 12 months of the date when any of the buildings hereby permitted is first brought into use, the landscaping scheme as shown on the submitted layout plan shall be completed. Any trees, shrubs or hedges (including those shown as being retained) dying within 5 years shall be replaced during the next available planting season by the developers, or their successors in title, to the satisfaction of the Local Planning Authority. Any replacement trees or shrubs dying within 5 years shall themselves be replaced to the satisfaction of the Local Planning Authority.
5. No commencement of the residential development shall be undertaken prior to the provision of an access to this part of the site, which shall be laid out and constructed in accordance with detailed plans and drawings which shall have first been submitted to and approved by the Local Planning Authority in consultation with the County Council as Highways Authority.
6. Any demolition of existing buildings, walls and features shall only be undertaken in accordance with a phased programme to be submitted to and approved by the Local Planning Authority, with revisions to the programme agreed in writing prior to any works.
7. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
8. Prior to commencement of development details shall be submitted to and approved by the Local Planning Authority of the means of disposal of surface water from the site including means of storage within the site as appropriate, and the development shall be carried out in full accordance with those details.
9. Materials of construction to be agreed.
10. Erection of screen walls/fences.
11. Wheel washing equipment to be installed.
12. Concurrently with the first submission of details of residential development, details of the phasing of completion of the residential development as a whole shall be submitted to and approved by the Local Planning Authority.

13. The details of the development to be submitted shall incorporate principles of energy conservation and an assessment of the appropriateness of incorporating renewable sources of energy within the development.

And SUBJECT TO the prior completion of a suitable LEGAL AGREEMENT under Section 106 to secure the provision of 30% of the total number of units being affordable housing in the terms to be stipulated by the Council.

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5. **APPLICATION NO:** EPF/2350/04 **PARISH** Epping
- SITE ADDRESS:**
- St Margaret's Hospital, The Plain, Epping
- DESCRIPTION OF PROPOSAL:**
- Variation of Condition 1 (time limit for submission of details) of permission EPF/1586/97 and EPF/1949/02 for redevelopment/refurbishment of hospital facilities and residential development. (Duplicate application to EPF/2297/04)
- GRANTED SUBJECT TO:**
1. As EPF/2297/04.
-
6. **APPLICATION NO:** TRE/EPF/2322/04 **PARISH** Epping
- SITE ADDRESS:**
- The Gables, The Plain, Epping
- DESCRIPTION OF PROPOSAL:**
- TPO/18/87: Fir – fell and replace.
- GRANTED SUBJECT TO:**
1. Replacement tree or trees.
-
7. **APPLICATION NO:** EPF/2362/04 **PARISH** Epping
- SITE ADDRESS:**
- 25 Church Hill, Epping
- DESCRIPTION OF PROPOSAL:**
- Change of use from residential dwelling to dental practice (D1 Use) and provision of 5 parking spaces within garden areas.

The Committee were advised of further objections received from the Town Council, 9 further letters received from individuals, a petition of 23 signatures and a letter from the nearby church.

REFUSED

1. The proposed works to the front garden of the site would result in the loss of the protected Holly and Cherry trees which make a positive contribution to the amenity, character and appearance of the Epping Town Conservation Area, and is therefore contrary to policies HC6 and LL10 of the adopted Local Plan.
2. The proposed works to the front garden would result in unacceptable harm being caused to the character and appearance of the Conservation Area due to the visual impact of parked cars and harm to the setting of the adjacent listed building, contrary to policies HC6, HC7 and HC12 of the adopted Local Plan.
3. The proposals result in the loss of a residential unit contrary to policy H13 of the adopted Local Plan and there is insufficient justification for setting aside this policy.

8. **APPLICATION NO:** EPF/2398/04 **PARISH** Epping

SITE ADDRESS:

109 Lindsey Street, Epping

DESCRIPTION OF PROPOSAL:

Demolition of existing residential property and erection of 3 No. three bedroom cottages. (Revised application.)

The Committee were informed of the receipt of a petition signed by the occupiers of 20 nearby properties objecting to the proposals.

REFUSED:

1. The proposals represent overdevelopment of the site resulting in a cramped appearance and an over dominant aspect in the street scene and in insufficient private amenity space, contrary to policies DBE1, DBE8 and DBE9 of the adopted Local Plan and BE1 of the Replacement Structure Plan.

9. **APPLICATION NO:** EPF/2407/04 **PARISH** Epping

SITE ADDRESS:

Land adjacent to No. 19 Lincoln Fields, Epping

DESCRIPTION OF PROPOSAL:

Change of use from public open space to dwelling curtilage.

REFUSED

1. The proposal results in the loss of an area of open space from public use and visual amenity contrary to policies LL5 and DBE9 of the adopted Local Plan.

10. **APPLICATION NO:** EPF/178/05 **PARISH** Epping

SITE ADDRESS:

64a Bower Hill, Epping

DESCRIPTION OF PROPOSAL:

Amendment to planning permission EPF/1878/04 to include single storey rear extensions to approved dwellings.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Tree protection measures required.
3. Materials of construction to be agreed.
4. Prior to first occupation of the building hereby approved the proposed window openings in the first floor rear elevation of both buildings, facing the rear gardens of the adjacent properties in Allnutts Road shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
5. Prior to the commencement of the development, details of the proposed surface materials for the driveways shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
6. Gates shall not be erected.
7. The hours of construction and delivery of materials shall be limited to between 7.30 am and 6.00 pm Mondays to Fridays, 8.00 am to 1.00 pm Saturdays and none at all on Sundays and public holidays.

11. **APPLICATION No:** EPF/365/04 **PARISH** North Weald

SITE ADDRESS:

Queens Head P.H., 87 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Erection of 10 residential units with associated access and parking.

GRANTED SUBJECT TO the prior completion of a Section 106 legal agreement to secure provision of a 1.8m wide footway across the front of the site, off-site landscaping and a contribution of £25,000 towards public transport improvements in North Weald.

1. To be commenced within 5 years.
2. The development shall be carried out in accordance with the details indicated on drawing Nos. JT04/09 33/01 and /02 received on 11 January 2005 and drawing Nos. JT04/09 33/3, 04, 05 and 06 received on 22 December 2004 unless otherwise agreed in writing by the Local Planning Authority.
3. Notwithstanding the details indicated on drawing No. JT04/09 33/01, full details of the location and dimensions of the access to Plot 10 off Queens Road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
4. Materials of construction to be agreed.
5. Full details of boundary treatment of both the site as a whole and the individual plots shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
6. Submission of Landscape Proposals.
7. Details of hedges to be retained.
8. Prior to the commencement of the development, details of the proposed surface materials for the courtyard/turning area, parking area and driveways shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
9. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
10. Contaminated land study and remediation.
11. Prior to commencement of development, details shall be submitted to and approved by the Local Planning Authority indicating access and manoeuvring within the courtyard for refuse collection or details of an appropriate refuse collection point which shall be provided prior to first occupation of the dwellings hereby approved.

12. **APPLICATION NO:** EPF/93/05

PARISH

North Weald

SITE ADDRESS:

224 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Alterations and extensions to existing dwelling to form 2 No. three bedroom houses. (One additional dwelling.)

DEFERRED

13. **APPLICATION NO:** EPF/2374/04 **PARISH** Theydon Bois

SITE ADDRESS:

The Cottage, Theydon Road, Theydon Bois

DESCRIPTION OF PROPOSAL:

Erection of detached garage and roof extensions to side and front. (Revised application.)

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any statutory instrument revoking or re-enacting that Order) the garage hereby approved shall only be used for the garaging of cars, together with any storage purposes in connection with the residential use of the site and shall not be used for any other purpose, including use as additional living accommodation.

14. **APPLICATION NO:** EPF/2392/04 **PARISH** Theydon Bois

SITE ADDRESS:

Whitegates, Blackacre Road, Theydon Bois

DESCRIPTION OF PROPOSAL:

Single storey side/rear extension, and erection of front entrance porch.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. No further side windows without approval.

15. **APPLICATION NO:** EPF/2399/04 **PARISH** Theydon Bois

SITE ADDRESS:

11 Heath Drive, Theydon Bois

DESCRIPTION OF PROPOSAL:

Two storey side and rear extension, first floor front/side dormer, single storey rear extension and first floor rear dormer window.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings of the rear bedroom in the north east flank elevation facing No. 9 Heath Drive shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
3. Materials shall match existing.

16. **APPLICATION NO:** EPF/75/05 **PARISH** Theydon Bois

SITE ADDRESS:

3 Harewood Hill, Theydon Bois

DESCRIPTION OF PROPOSAL:

Loft conversion with rear dormer window.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.

AREA PLANS SUB-COMMITTEE 'B'

6 APRIL 2005

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT

CASES

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APPLICATION No: EPF/2071/04

Report Item No: 1

SITE ADDRESS: THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

PARISH: Epping

APPLICANT: Mr & Mrs Balasuriya

DESCRIPTION OF PROPOSAL:

Demolition of existing outbuilding and construction of detached garage / store.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

This application was deferred from the meeting of the 9 March 2005 to permit officers to negotiate amendments to the scheme in an effort to minimise the impact of the development on neighbours. The applicant has agreed to delete the store building from the end of the garage thus making the main building shorter and decreasing the amount of overlapping of the neighbour's rear garden. It is considered that this amendment overcomes the neighbour's objection and will satisfy the committee's concerns.

The original report is reproduced below for further consideration.

Description of Proposal:

Demolition of existing outbuilding and construction of detached garage and store.

Description of Site:

Large detached dwelling (formerly Rectory) to the north of All Saints Church on the south western side of Houbbons Hill/Coopersale Common. House is Grade II listed building. Land to north comprises residential estate of Vicarage Road land to the west is open agricultural land.

Relevant History:

Various applications recently for access and garden walls plus application for alterations and conversion of outbuildings EPF/2062/01 - Withdrawn.

Policies Applied:

Metropolitan Green Belt (part GB14)
Listed Building Policy HC12
Design DBE4
Landscape Policies (LL10 and LL11)

Issues and Considerations:

The location of this site in the Green Belt and the listed status of the Rectory provide the key issues for consideration here. Impact of the development upon neighbouring properties is also an important factor.

There is currently a traditional timber framed barn type structure on the site, black boarded walls with pantile roof standing close to the boundary. The current building measures 7m x 4.5m at a height of approximately 4.5 metres and is shown replaced by a triple garage of 10m x 6 metres with a ridge height of 5.2 metres. On the western end of the building is an additional store structure measuring 5m x 4m with a ridge height of 4.2 metres. The proposed building is shown further away from the boundary and some 20 metres from the rear façade of No. 24 Vicarage Road. It is not felt that the current building is of any particular historic merit and no objection has been raised by the Conservation Officer to its removal.

Within the text of Policy GB14 it states that outbuildings are normally acceptable and will be treated on their merits with particular importance attached to their design, size and prominence and to the number of outbuildings on the site.

This is a large house and although the site lies within the Green Belt it is still positioned within the body of the village with the proposed building seen against a backdrop of residential properties. As such the proposed garage and store would not be visible as a prominent feature within the open countryside.

Although the garage provides greater parking provision than the current car parking standards require, given the size and nature of the dwelling in this case the amount of garage accommodation is not felt to be unreasonable.

Concern has been raised regarding the size and height of the building, however, in view of the important architectural merits of the house there is a need to respect its scale and character. In view of this the building is considered to be well designed, of a style, scale and form to be in context with the house and constructed of external materials that accord with the character of rural outbuildings in the area generally.

Finally the enlarged building will have some impact on the outlook of dwellings fronting Vicarage Road. However, this will only really affect No. 24 where the proposed store

building will partially obscure the open view across the application site. Given the distance from the rear of that dwelling it is not felt that in this instance a partial loss of view is sufficiently material to support a reason for refusal. The application building is sufficiently distant not to effect the amount of light reaching the rear elevation of No 24.

In view of the foregoing this application is recommended for approval.

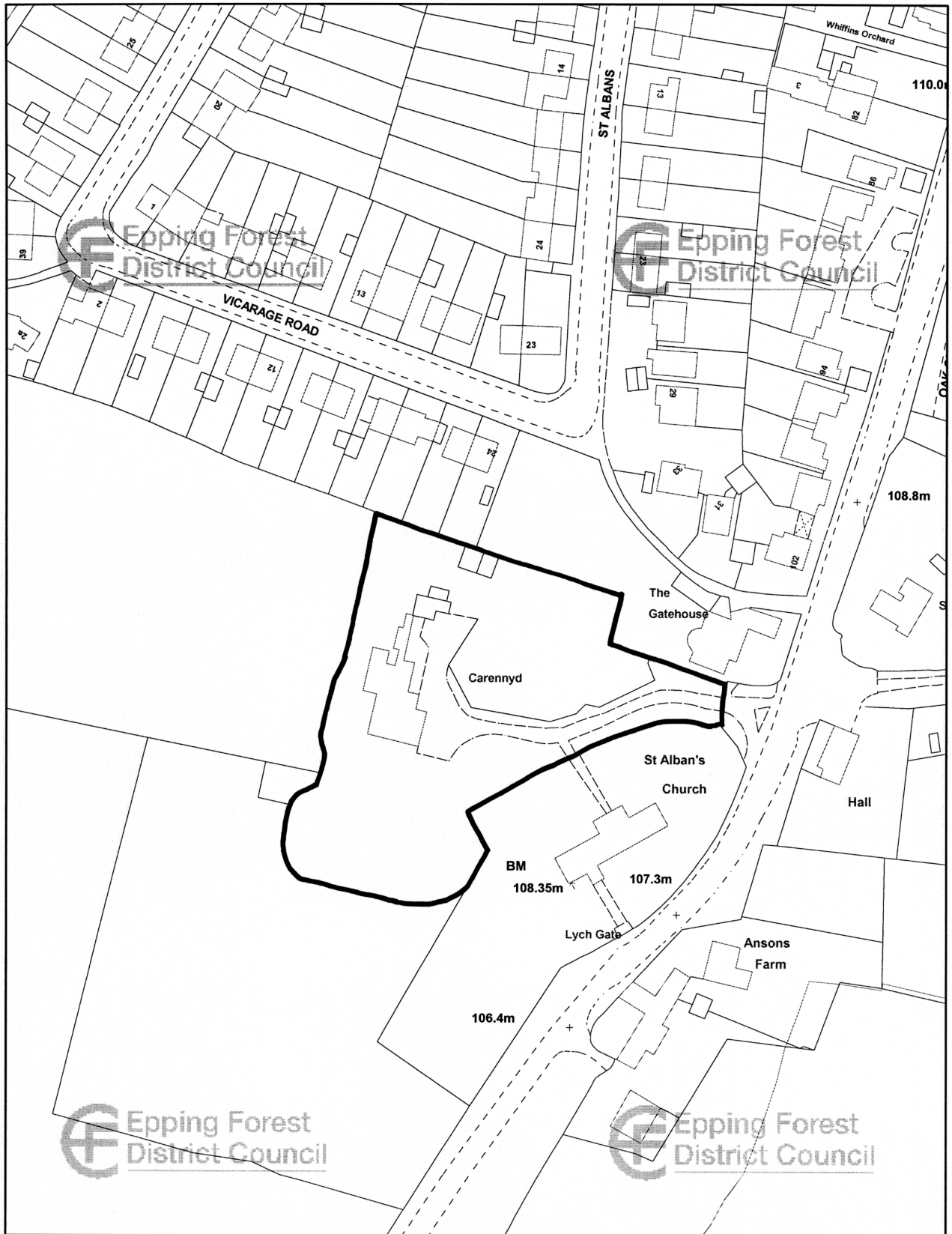
SUMMARY OF REPRESENTATIONS:



TOWN COUNCIL - Object on basis too little information available to reach a view on the value of the current building. Request district's conservation officer investigates and committee happy application be determined on basis of advice from conservation officer (see comments from District Conservation Officer).

22 VICARAGE ROAD - Size and location of building would seriously impair my view and therefore strongly object.

24 VICARAGE ROAD - Loss of light to rear of our property including kitchen/dining area and garden. Building will be overbearing and out of scale, currently enjoy open aspect to the rear which will be completely lost.

20 VICARAGE ROAD - Do not feel proposed construction is appropriately positioned with regard to adjacent properties. Overall design aesthetically pleasing, size and position in relation to adjacent properties will make building appear bulky and overbearing.



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APPLICATION No: LB/EPF/2072/04

Report Item No: 2

SITE ADDRESS: THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

PARISH: Epping

APPLICANT: Mr & Mrs R Balasuriya

DESCRIPTION OF PROPOSAL:

Grade II Listed building application for the demolition of existing outbuilding.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years

This application was deferred with the last item to negotiate amendments to the scheme, which have now been obtained, but which do not affect this application.

The report is therefore repeated below for further consideration.

Description of Proposal:

Listed building application for demolition of existing outbuilding.

Policies Applied:

Metropolitan Green Belt (part GB14)
Listed Building Policy HC12
Design DBE4
Landscape Policies (LL10 & LL11)

Issues and Considerations:

The key issues in this case are whether the demolition of the existing building and the construction of a replacement building would detract from the setting or architectural and historic interest of the adjacent listed house.

The existing barn being within the curtilage of a listed building requires consent for demolition.

The building has been assessed by the Council's Conservation Officer who is satisfied that the barn/outbuilding is not of sufficient architectural or historic interest to merit its retention. Furthermore he is satisfied that it is not of sufficient size to enable it to be used as a garage for modern vehicles.

It is not felt therefore, that a case can be made for resisting the removal of this building. Consent is therefore

recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Committee objected to this application on basis that too little information was available to reach a view on the value of current building.

Committee were happy that this application be determined on the basis of advice from the District's Conservation Officer.

APPLICATION No: EPF/29/05

Report Item No: 3

SITE ADDRESS:
23 MORGAN CRESCENT, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mr M O'Shea

DESCRIPTION OF PROPOSAL:

Single storey front, and two storey side and rear extensions.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the northwest side elevation facing No. 25 Morgan Crescent shall be fitted with obscured glass and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval

Description of Proposal:

Consent is being sought for a single storey front extension and a two storey side and rear extension.

Description of Site:

Two storey semi-detached dwelling located on the south west side of Morgan Crescent. The property has been extended previously in the form of a single storey rear extension and first floor side extension in the form of a large dormer window.

Relevant History:

EPF/834/77 - First floor side extension - Approved with conditions
EPF/664/78 - Single storey rear extension - Approved with conditions

Policies Applied:

DBE9 and DBE10 - Residential Development Policies

Issues and Considerations:

The main issues of this application are the potential impact of the development on the amenities of the neighbouring

properties, and the design of the proposal in relation to the existing house and the surrounding area.

Amenity

There would be little impact on the amenity of the neighbouring properties. Both the front and side extensions would be screened from the attached property (No. 21) by the existing house. The rear extension at ground floor would again be screened by the existing rear extension however the first floor rear extension whilst being visible would be set some 4.5m from the nearest first floor window at No. 21 and is not deep enough to cause any detrimental impact in terms of amenity. No objections have been raised by the occupiers at No. 21.

The impact on No. 25 would be minimal. The bulk of the extension is set some distance from the main living area of that property and would in fact project only slightly further than the extended rear of No. 25. The separation between the extension and main bulk of the neighbouring property is sufficient to make this proposal acceptable. The window serving the proposed bedroom four at first floor level facing No. 25 can be conditioned to be obscured (but not fixed shut due to Building Regulations) to avoid a loss of privacy. Complies with DBE9.

Design

Although the extension would alter the appearance of the dwelling when viewed from the front there are a number of dwellings within the vicinity that have been extended in a similar fashion not to the detriment of the street scene. The relocation of the front door from the side to the front is not felt to be so adverse as to justify a refusal and be sustained on appeal.

Furthermore, objections have been raised arguing that the symmetry of the semi-detached properties would be lost. Whilst each application is judged on its own merits this argument is difficult to hold up in light of the extensions approved nearby, especially opposite at No. 14 where a side extension has resulted in a loss of symmetry. Further extensions at Nos. 12 and 10 have resulted in a loss of symmetry of those two properties (albeit not as great as this proposal) with other similar extensions being permitted at Nos. 42 and 61 Morgan Crescent and No. 52 Dukes Avenue.

In terms of a terracing effect being created, the extension is retained 1m clear of the boundary at first floor level, and although the garage extends to the boundary this is only to obtain the necessary width for a garage. The visual gap between dwellings will be retained at first floor and so a terracing effect cannot be quoted and therefore complies with DBE10.

Conclusion:

Despite objections the proposal is considered to comply with the relevant local plan policies and is recommended for approval.

SUMMARY OF REPRESENTATIONS:

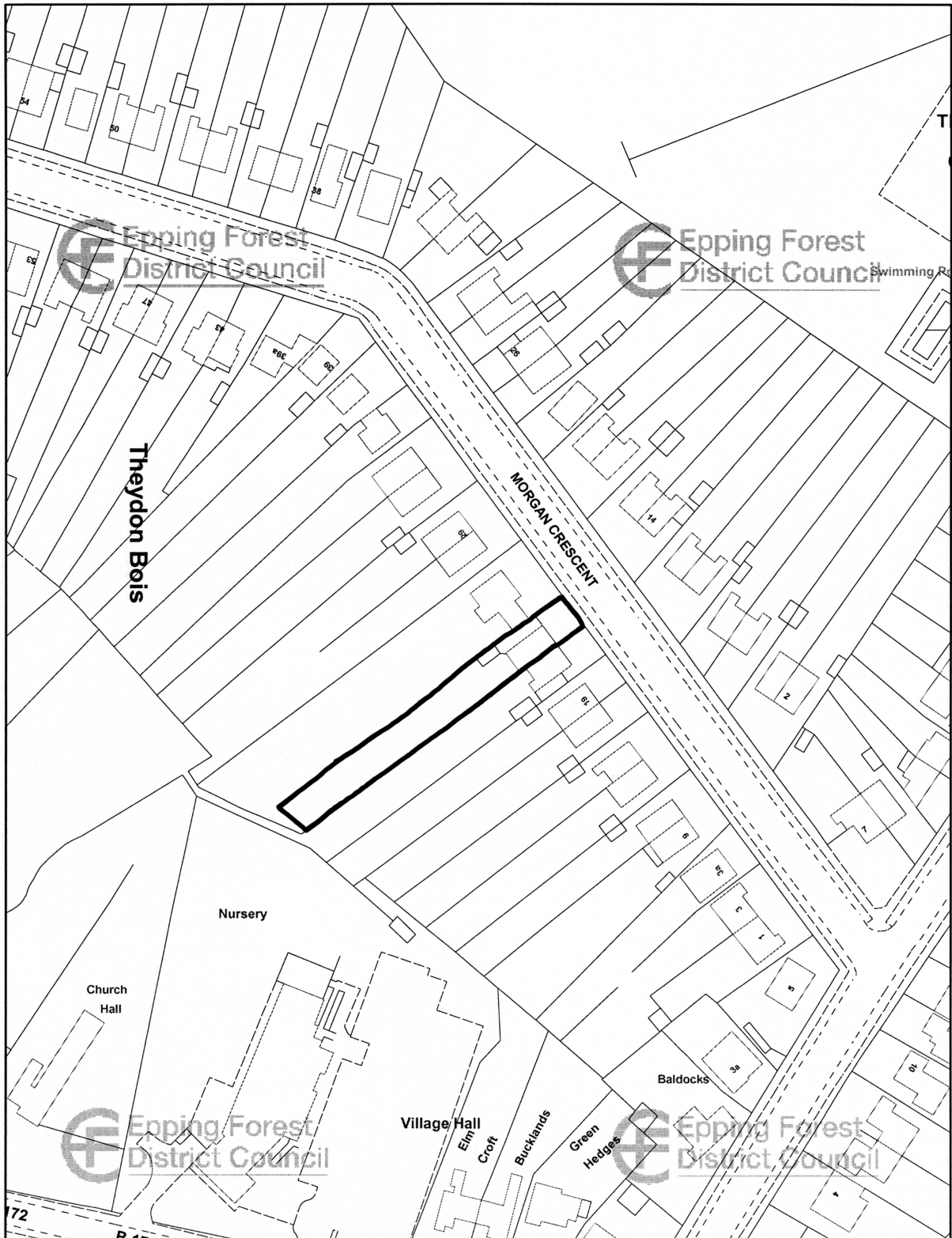
PARISH COUNCIL - Objection - The proposed alterations to this property fundamentally change its character, specifically the relocation of the entrance door from the side to the front, to the detriment of the street scene. Furthermore, we are concerned over the loss of symmetry to this pair of semi-detached houses. The proposal to build up to the boundary wall would also add to a terracing effect of these properties.



10 MORGAN CRESCENT - Terracing effect; ruin the symmetry of the pair of semis; moving entrance door to the front is not in character; this would set an unacceptable precedent detrimental to the street scene; far too many types of extension allowed so some uniformity needs to be introduced.

12 MORGAN CRESCENT - Not in keeping with the scale of these properties and would create a terracing effect detrimental to the area; prefer a walkway to be retained at the boundary.

14 MORGAN CRESCENT - Creation of terracing effect; no walkway; out of scale with No. 21; garage.

18 MORGAN CRESCENT - Change of entrance not in keeping; garage not in keeping; no gap; spoil balance.



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APPLICATION No: EPF/97/05

Report Item No: 4

SITE ADDRESS:
25 WOODLAND WAY, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Ms A Fitzgerald

DESCRIPTION OF PROPOSAL:

Two storey side and single storey rear extensions, and front porch.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
4. Balcony not to be formed.

Description of Proposal:

Single storey rear extension to living room and kitchen, side extension with entrance hall, utility room, kitchen at ground level with two bedrooms and study above.

Description of Site:

Semi-detached two storey house located on the north west side of Woodland Way backs onto open countryside. Currently has a single storey conservatory/lean-to on the rear of the house. Previously had a detached garage and outbuilding in the rear garden which has recently been demolished.

Relevant History:

Two storey side and rear extension application - Withdrawn 21.6.04.

Policies Applied:

Residential development policies DBE9 and DBE10.

Issues and Considerations:

The main issues in relation to this application concern the design of the extensions and the possible effect on the amenities of neighbours and the area as a whole.

The scheme is well designed and the proposal includes the provision of pitched roofs over the side extension which reflect the character of the original dwelling. The side extension accords with the design advice contained in the adopted Local Plan in that a metre gap is to be retained between the addition and the site boundary. In addition the proposal entails moving the "front door" from the side of the house to face the road. Although not a characteristic of this style of house there is no fundamental objection to such a proposal which does not look unattractive.

Comments have been made by the Parish Council and neighbours that the proposal would result in the loss of symmetry between the pair of semi-detached houses. Whilst this cannot be denied there are a number of similar houses on the estate which have been extended in a similar fashion and have been approved by this Council. These include properties in Dukes Avenue and in Morgan Crescent and establish a precedent for alterations to houses which affect the balance and appearance in the street scene.

The side extension will align with the side boundary with No. 27 Woodland Way. This has a lean-to garage alongside the dwelling, as a consequence the extension being proposed at No. 25 will not have a detrimental impact on the amenities of that house. The neighbour at No. 27 has commented on the possibility of overlooking from the proposed extension, however the use of obscured glazing in the flank wall windows will prevent such an occurrence and has been agreed by the applicant as being acceptable therefore the imposition of a condition can be considered.

The proposed rear extension will replace that which currently exists. It will be no deeper, and will not project as deep into the rear garden as the extension at No. 23. In these circumstances there will be no adverse impact on the amenities of the adjoining property.

The applicants have previously demolished a detached garage which stood in the rear garden. Alternative garaging provision is not made within the extensions, however adequate parking provision will remain on the front driveway of the property. Consequently the proposal accords with the authority's current parking standards.

The proposals accord with local plan policies therefore the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

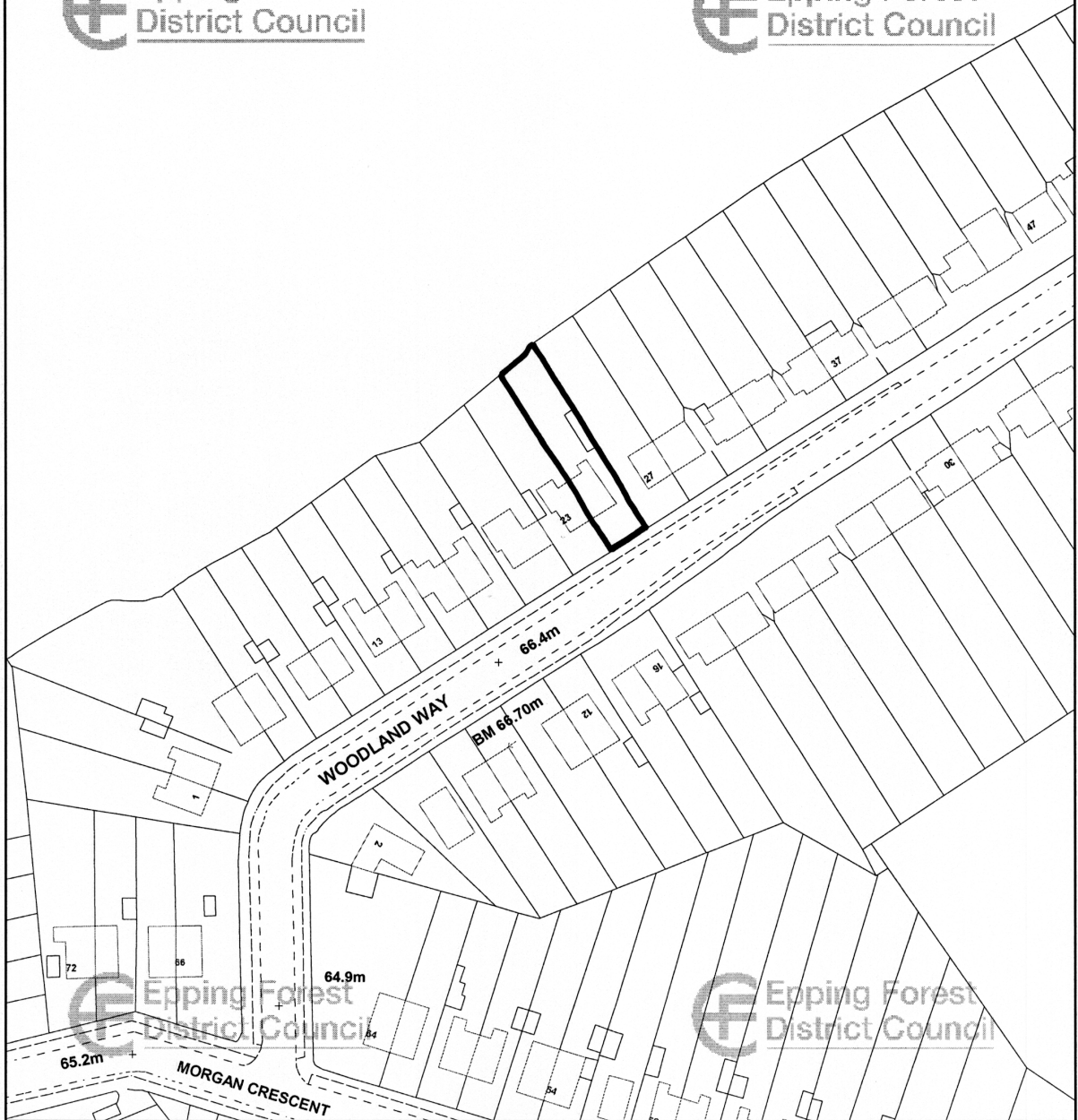
PARISH COUNCIL - Object, the extension will have an overbearing impact on the street scene and destroy the symmetry of the pair of semi-detached houses. We deplore the loss of off-street parking. Out of character with other extensions which have been allowed on similar houses in the locality.
23 WOODLAND WAY - Object, the extension is entirely out of keeping with the chalet style of these properties. It would look completely out of symmetry. The extension will be over the garage drive and will prevent the provision of off-street parking. This will result in more cars having to be parked on the road. Loss of light to No. 27. Turning a 2 bed house into 4 bedrooms is not feasible. Extensions to other properties in



Woodland Way have been carried out sympathetically.

18 WOODLAND WAY - The differences between this submission and the last application are insignificant. If allowed the changes would affect the external appearance of the property and destroy the similarities with other properties in the road.

The loss of the garage is also regretted.

27 WOODLAND WAY - Excessive overdevelopment of the property. It will be overlarge and unrelated to the neighbouring house. Loss of light to this property. Side window will overlook and result in a loss of privacy.



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APPLICATION No: EPF/170/05

Report Item No: 5

SITE ADDRESS:
55 WOODLAND WAY, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mrs J Carrington-Andrews

DESCRIPTION OF PROPOSAL:

Two storey side and part two storey, part single storey rear extensions.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval

Description of Proposal:

The proposed side extension would be some 2.7m wide. At the rear it would be sited level with the main wall of the house. At the front, its single storey part would project about 1.0m beyond the main building line of the dwelling, but at first floor it would be recessed some 600mm. It would be finished with a hipped roof.

The single storey rear extension would be some 3m deep, again finished with a hipped roof. The first floor part of the rear extension would be some 2m deep, finished with a small bonnet roof.

Description of Site:

The application site is occupied by a two storey semi-detached house.

Many of the houses in this part of Woodland Way have two storey side extensions separated only by a common side passage, usually about 1.25m wide.

Relevant History:

None.

Policies Applied:

DBE9 - Impact of New Development
DBE10 - Residential Extensions (on amenity, design and appearance)

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. Also relevant is the level of off-street car parking provision for the proposed development.

Apart from a small ground floor element at the front, the proposed side extension would not project beyond the front and rear walls of the adjoining dwelling, No. 57. Moreover, the proposed first floor flank window would serve a bathroom and as such it can reasonably be obscure glazed. Therefore, subject to appropriate conditions, it is considered that the side extension would not cause No. 57 to suffer a material loss of light, outlook or privacy.

The depth of the proposed single storey rear extension is within the parameter of 3m as set out in paragraph 15.72 of the adopted local plan. Given the uniform building lines either side of the site, it is considered that a single storey projection of this depth would not cause either adjoining property to suffer a material loss of light or outlook.

The proposed first floor rear extension is sited centrally on the rear elevation. Moreover, it has a limited depth of some 2m, and its overall height would be somewhat less than that of the existing house. Although at first floor it is considered that this element is a structure of a relatively modest size and bulk that would provide adequate separation to both adjoining houses. Therefore it is considered that it would not cause either of them to suffer a material loss of light or outlook.

As a result, it is considered that the development would not materially harm the amenities of neighbouring residential properties and complies with policy DBE9.

The design of the proposed side extension would reflect the appearance of the existing house. It would maintain a gap of around 1m to the two storey flank wall of No. 57, which is comparable with most other flank separations in this part of Woodland Way. Its design is further improved with the set back at first floor level. Therefore, it is considered that the development would not harm the character and appearance of the existing building and the street scene and thus 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 - Object to two storey element at rear which would be an intrusive addition to the detriment of the neighbours and set a precedent for two storeys projecting beyond the rear building line. No objection to principle of two storey side extension.

57 WOODLAND WAY - Side windows should be frosted and comprise of no more openings than one bathroom window; lose light to our kitchen which is already dark from rear extension. No objection to two storey side extension.



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APPLICATION No: EPF/174/05

Report Item No: 6

SITE ADDRESS:
57 MORGAN CRESCENT, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mr K O'Connor

DESCRIPTION OF PROPOSAL:

Demolition of existing detached dwelling and erection of 1 no. detached house and 1 no. pair of semi detached houses. (Revised application)

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Erection of screen walls/fences.
4. Prior to first occupation of the building hereby approved the proposed window openings in the west side elevation of the semi-detached dwelling and the east side elevation of the detached dwelling shall be fitted with obscured glass and have top hung night vents, and shall be permanently retained in that condition.
5. No further side windows without approval
6. Wheel washing equipment to be installed.
7. Submission of landscape details
8. Replacement tree or trees.
9. Prior to the commencement of the development, details of the proposed surface materials for the access and parking areas shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
10. Gates shall not be erected.
11. No surface water to drain onto the highway.
12. Submission of flood risk assessment

Description of Proposal:

Consent is being sought for the demolition of the existing

detached dwelling and the erection of 1 detached house and 1 pair of semi-detached houses. This is a revised application of the previously refused proposal to erect two pairs of semi-detached dwellings.

Description of Site:

The site comprises currently a two storey detached dwelling and is located on the south side of Morgan Crescent. The dwelling although large is set well within the site, with the overall width of the plot being some 23m wide. The road is typified by semi-detached properties of a similar design (front gables with mansard roofs to the side), however in close proximity to the dwelling there are two detached houses, namely at Nos. 63 and 52. No. 63 is of a larger footprint in comparison to the subject dwelling, whilst No. 52 is smaller. The road has wide pavements including grass verges of varying sizes and a number of street trees. The verge to the front of the application site is approximately 13m wide with a single vehicle crossover to the west side of the plot. There is a single street tree on the verge.

Relevant History:

EPF/2155/03 - Two storey side, rear and front extensions and loft conversion with dormer windows - Refused 16/01/04
EPF/254/04 - Single and two storey side and rear extensions and loft conversion with dormer windows (revised application) - Withdrawn 05/04/04
EPF/790/04 - Two storey side and first floor rear extensions - Approved - 16/07/04
EPF/791/04 - Outline application for the erection of two detached dwellings - Approved
EPF/1888/04 - Demolition of existing detached dwelling and erection of two pairs of semi-detached dwellings - Refused

Policies Applied:

Structure Plan Policies:-
Structure Plan BE1 - Urban Intensification
T8 - Car Parking

Local Plan Policies:-
DBE1 - Impact of new buildings
DBE2/DBE9 - Impact of new development
DBE6 - Residential car parking
DBE8 - Private amenity space
LL10 - Impact on existing landscaping
LL11 - Landscaping provision
T14 - Car parking
T17 - Highways implications

Issues and Considerations:

The main issues here relate to the impact of the proposed development on the character and appearance of the locality, its effect on the amenities of neighbouring residential properties, the adequacy of private amenity space, its impact on existing trees and other vegetation, the potential for effective additional planting, its impact on highway

conditions and road safety and the suitability of the car parking provision proposed.

The Character And Appearance Of The Locality

The character of the existing area is determined by the wide, spacious street, which is tree lined within grass verges; pairs of 1930's semi-detached houses set back about 7.5m from the pavement with driveways between each property such that there is often 6m between them; and generally a mansard roof-style with shallow roof pitch that does not visually dominate.

The proposal is to redevelop the site to provide one detached dwelling and one pair of semi-detached houses of a relatively similar design to the existing mix of houses along the street. The houses show exactly 1 metre between each house and the adjoining boundary. One car parking space is provided in front of each house with each property benefiting from an integral garage. The existing crossover will be retained providing access to the pair of semis. A new crossover would be provided to serve the detached dwelling. A new tree would replace the existing street tree as the current one creates a problem with sight lines.

The revisions made go a long way in overcoming the previous reasons for refusal regarding size, design and external appearance. The houses are felt to be a lot more in keeping and are in fact no higher than the existing house on the site. The frontage of the site at 23m is only slightly narrower than combined frontage taken of 3 semi-detached plots opposite. Furthermore the widths of the dwellings are similar to the existing semi-detached dwellings along the street (approx 6-7m). The scheme complies with BE1 of the Essex and Southend on Sea Replacement Structure Plan and policies DBE1 and 2 of the adopted Local Plan.

The dominance of the car has now been removed from the scheme. An integral garage has been provided although one car parking space has been provided to the front of each dwelling. There is a bus route and the tube station is approximately ½ mile away, and consequently this level of parking provision must be regarded as adequate. A number of objections relate to the fact that the redevelopment of the site would result in cars being parked on-street, which could be detrimental to highway safety, but in light of current Government guidance regarding parking it would be unreasonable to refuse. Complies with DBE6 and T17 of the adopted Local Plan.

Impact On The Amenities Of The Neighbouring Properties

Impact on No. 55

The nearest proposed dwelling would be set 1m off the shared boundary for a depth of 9.5m. At this point the dwelling steps away from the boundary a further 3m continuing for a further 5m, some 4m further than No. 55. 3 windows are proposed in the side elevation, all of which are to be obscured as is stated on the plans. The neighbour at No. 55 is concerned that the new dwellings would result in a loss of light to that property.

Due to the orientation there may well be some degree of loss of light due to the rear extension, particularly sunlight in the afternoon. However it is felt that due to the separation involved it would not be such as to warrant a refusal. Again, although the proposed nearest dwelling would

project 2.7m further it is not felt that a material loss of outlook would occur. Side facing windows would be obscured glazing. Complies with DBE2 and DBE9.

Impact on No. 59

Again the nearest dwelling would be set 1m off the side boundary for a depth of 9.6m, stepping away a further 3m, to continue for 5m resulting in a rearward projection 4m greater than the neighbour. However, this additional projection is offset by the fact that No. 59 is set some 2m from the boundary and is considered not to lead to a loss of light nor outlook warranting a refusal. Again there are 3 obscured glazed windows in the flank elevation deemed acceptable. Complies with DBE2 and DBE9.

Private Amenity Space

The proposed dwellings would have 5 habitable rooms. If the guidance contained within Policy DBE8 were strictly adhered to, this would result in a need for garden area of 100sqm each. The smallest of the gardens would exceed this figure, all of which would be situated to the rear. Complies with DBE8.

Impact On Existing Trees And Other Vegetation

The plans indicate that the existing street tree to the front of the property would be replaced with one that would provide better sight lines. Some landscaping would be added around the parking spaces creating small front gardens for each property. No objections have been received from the Council's Landscape Officers. Complies with LL11 of the adopted Local Plan.

Impact On Highway Conditions And Road Safety

Highways argue that the tree to the front would need to be removed if adequate sight lines are to be retained. The plans indicate that the tree would be replaced and Highways are satisfied with this subject to a condition that the species of tree and exact location is agreed by the Local Authority. Complies with T8 and T14 of the Structure and adopted Local plans.

Conclusion:

Despite the representations made, the proposal is considered to comply with the relevant Structure and Local Plan policies. Although there is undoubtedly a change to the street scene proposed, this is not considered to be detrimental to amenity nor visually intrusive in itself. It makes good use of land within a built-up area and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - We strongly object to this application. The proposals still represent overdevelopment of this site. Furthermore, we are also concerned that the design is not in keeping with the street scene. We would recommend an application for two detached properties in line with the outline consent granted for application no. EPF/791/04
THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY -

Plans do not show that garages are large enough to accommodate a modern car. Question that given the total bedroom count of 9 and the present level of ownership in dwellings of this size whether the proposed garaging is sufficient. Strong possibility of on-street parking at a road junction as 3 crossovers would preclude parking in front of the site itself.

27 MORGAN CRESCENT - No basic objection to redevelopment of site but question whether such a large development is appropriate in this road; the design is out of keeping as they may be higher; proposal is excessive; provision of parking is inadequate; loss of verges; any overspill parking may be dangerous as site is close to junction with Woodland Way.

41 MORGAN CRESCENT - Overdevelopment; cause parking problems which will spoil character of the road; three dwellings will not fit in with other homes.

45 MORGAN CRESCENT - Slightly better than before but still overdevelopment; height not in keeping and would reduce light to Nos. 55 and 59; applications in for other properties to be extended so whole street scene has to be taken in to consideration; Is now losing its uniformity and character.

47 MORGAN CRESCENT - Revisions still remain excessive and will not be in keeping with street scene; demand for parking will remain high; overspill parking poses a potential danger.

50 MORGAN CRESCENT - excessive overdevelopment; loss of grass verge and tree will spoil look of street; design proposed does not lend itself to the style and character of the existing housing; result in cars being parked elsewhere damaging the environment.

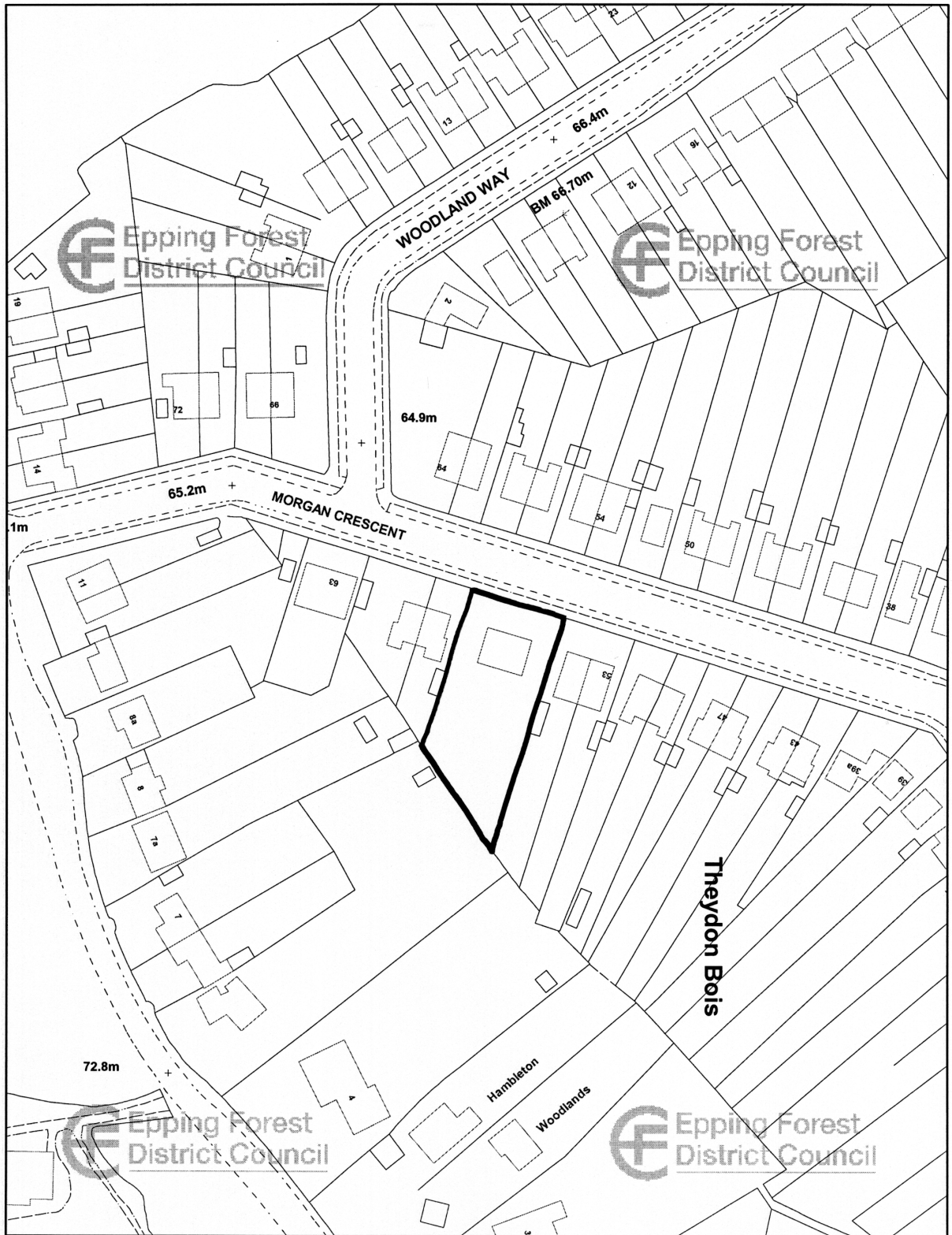
51 MORGAN CRESCENT - Excessive overdevelopment; parking inadequate; loss of verges will detract from site; overspill of parking could be dangerous; design is out of keeping due to height.


53 MORGAN CRESCENT - Overdevelopment leading to a cramped feel to that section of the road; loss of grass verge; lack of off-road parking; two semi-detached houses would be more appropriate.

55 MORGAN CRESCENT - Overdevelopment; roofs too high; will overshadow and will feel shut in.

58 MORGAN CRESCENT - Overdevelopment; more cars and pollution.

62 MORGAN CRESCENT - Inappropriate; out of character; more urban than rural; loss of grass verge; drainage issue; loss of light; overlooking houses on opposite side of road; light pollution; out of scale; road safety.



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