

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 6th September, 2006

Place: Council Chamber, Civic Offices, High Street, Epping
Room: Council Chamber
Time: 7.30 pm
Democratic Services Officer Adrian Hendry, Research and Democratic Services
Tel: 01992 564246 email: ahendry@eppingforestdc.gov.uk

WEBCASTING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area

If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

Members:

Councillors P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman), Mrs P Brooks, Mrs A Cooper, J Demetriou, R D'Souza, Mrs R Gadsby, R Haines, Mrs J Lea, Mrs M Sartin, Mrs P Smith, D Spinks, Ms S Stavrou and J Wyatt

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. WEBCASTING INTRODUCTION (Pages 5 - 8)

1. This meeting is to be webcast. The Council has adopted a protocol for the webcasting of its meetings which is attached.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of repeated viewing.

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 9 - 10)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

3. MINUTES (Pages 11 - 18)

To confirm the minutes of the last meeting of the Sub-Committee held on 9 August 2006 as correct record (attached).

4. APOLOGIES FOR ABSENCE

5. 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.

6. DECLARATIONS OF INTEREST

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

7. 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.

8. DEVELOPMENT CONTROL (Pages 19 - 28)

(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.

9. 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.

10. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

Confidential Items Commencement: 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 and 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.

EPPING FOREST DISTRICT COUNCIL

**PROPOSED PROTOCOL FOR
WEBCASTING OF COUNCIL AND OTHER
MEETINGS**



Epping Forest District Council

Introduction

The Council has agreed that certain meetings should be the subject of live web transmission ('web casting'), or recorded for subsequent transmission. Fixed cameras are located within the Council Chamber for this purpose and there is a mobile unit for use in other locations

This protocol has been produced to assist the conduct of web cast meetings and to ensure that in doing so the Council is compliant with its obligations under the Data Protection Act 1998 and the Human Rights Act 1998. Accordingly the following will apply to all meetings to be web cast by the Council:-

Main provisions:

1. The Chairman of the meeting has the discretion to request the termination or suspension of the webcast if in the opinion of the Chairman continuing to webcast would prejudice the proceedings of the meeting.

This would include:

- (i) Public disturbance or other suspension of the meeting;
- (ii) Exclusion of public and press being moved and supported;
- (iii) Any other reason moved and seconded and supported by the Council/Committee or Subcommittee.

2. No exempt or confidential agenda items shall be webcast.

3. Subject to paragraph 4 below all archived webcasts will be available to view on the Council's website for a period of six months. Council meetings are recorded onto DVD, which will be stored in accordance with records management procedures.

4. Archived webcasts or parts of webcasts shall only be removed from the Council's website if the Monitoring Officer considers that it is necessary because all or part of the content of the webcast is or is likely to be in breach of any statutory provision or common law doctrine, for example Data Protection and Human Rights legislation or provisions relating to confidential or exempt information.

If the Monitoring Officer has decided to take such action she must notify all elected Members in writing as soon as possible of her decision and the reasons for it via the Bulletin

Council expects the Chair of the Council and the Monitoring Officer to ensure that Council meetings are conducted lawfully. Therefore, Council anticipates that the need to exercise the power set out above will occur only on an exceptional basis.

5. Any elected Member who is concerned about any webcast should raise their concerns with the Head of Research and Democratic Services

Agenda Front Sheets and Signage at Meetings

On the front of each agenda and on signs to be displayed inside and outside the meeting room there will be the following notice:-

WEBCASTING NOTICE

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If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

Meetings of the Area Plans Subcommittees, District Development Control Committee, Licensing Committee and other 'Quasi Judicial' Hearings

In any correspondence notifying applicants, supporters or objectors of the meeting date on which an application will be heard, the following advice will be included if the particular meeting has been chosen to be web cast:-

"Please note that Council meetings may be filmed for live or subsequent broadcast via the Authority's Internet site. If you do not wish the hearing of your application to be filmed, please contact the Senior Democratic Services Officer to discuss their concerns. The Council will not film speakers if they do not wish to appear in the webcast"

Conduct of Meetings

At the start of each meeting to be filmed, an announcement will be made to the effect that the meeting is being or may be web cast, and that the Chairman may also terminate or suspend the web casting of the meeting, in accordance with this protocol. This will be confirmed by the Chairman making the following statement:-

"I would like to remind everyone present that this meeting will be broadcast live to the internet and will be capable of repeated viewing.

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Advice to Public and Speakers at Council Planning Subcommittees

Are the planning 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.

IMPORTANT

You should also be aware that the meeting may be webcast live and available for subsequent viewing. You must limit your speech to planning based arguments and avoid anything that could be considered defamatory.

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 D **Date:** 9 August 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.50 pm
High Street, Epping

Members Present: P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman),
Mrs P Brooks, Mrs A Cooper, R D'Souza, Mrs R Gadsby, Mrs J Lea,
Mrs M Sartin, Mrs P Smith, Ms S Stavrou and J Wyatt

**Other
Councillors:**

Apologies:

Officers Present: S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

17. 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.

The Chairman also took the opportunity to announce that the applicant had withdrawn the application for item 6(5) (Land Between 92 and 96 Crooked Mile, Waltham Abbey).

18. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 12 July 2006 be taken as read and signed by the Chairman as a correct record subject to altering Councillor Mrs Smith's Declaration of Interest from items 6 (4&5) to item 6 (1) (EPF/1084/06 Land at Little Copped Hall, Copped Hall Estate, High Road, Epping) at that meeting.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks and Mrs R Gadsby declared personal interests in agenda item 6 (6) (EPF/283/06 Unit A, 2-4 Highbridge Street, Waltham Abbey) by virtue of being members of the Waltham Abbey Town Council. They declared that their interest was not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper and Mrs D Borton declared personal interests in agenda items 6(1) (EPF/0994/06 Sedge Green Nursery, Sedge Green, Nazeing), 6(2) (EPF/1046/06 Hyde Mead House, Hyde Mead, Nazeing) and 6(3) (EPF/1196/06 Unit 2 Burchwood Industrial Estate, Hoe Lane, Nazeing) by virtue of being Nazeing Parish Councillors. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Members Conduct, Councillor Ms S Stavrou declared a personal interest in agenda item 6 (6) (EPF/1283/06 Unit A, 2-4 Highbridge Street, Waltham Abbey) by virtue of being the Mayor of Waltham Abbey. She declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

20. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

21. ANY OTHER BUSINESS

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

22. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0994/06
SITE ADDRESS:	Sedge Green Nursery Sedge Green Nazeing Essex EN9
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Erection of packing shed for the packing of salad produce grown at Sedge Green and Chalkfield Nurseries and formation of adjoining concrete hardstanding.
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 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.
- 3 The building hereby approved shall be used only for the storage and packing of produce grown at Sedge Green and Chalkfield Nurseries, as shown outlined in blue on the application drawings and shall not be used for any other purpose including the packing of produce brought in from other nurseries.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 5 Prior to the commencement of the development details of the proposed surface materials for the hard-standing areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

6	There shall be no HGV movements to or from Sedge Green and Chalkfield Nurseries between 23.00 and 06.00 the following day.
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Report Item No: 2

APPLICATION No:	EPF/1046/06
SITE ADDRESS:	Hyde Mead House Hyde Mead Nazeing Waltham Abbey Essex EN9 2HT
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	New aerial mast to provide digital signals to all residents at sheltered housing scheme.
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 Antenna shall be removed if no longer required.

Report Item No: 3

APPLICATION No:	EPF/1196/06
SITE ADDRESS:	Unit 2 Birchwood Industrial Estate Hoe Lane Nazeing Essex EN9 2RJ
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Two storey extension to incorporate additional office accommodation.

DECISION:	GRANT
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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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 8 shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Unit 2 (including its extension) shall not be sub-divided, sublet or otherwise altered to create additional units.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

Report Item No: 4

APPLICATION No:	EPF/0788/06
SITE ADDRESS:	Land adj, 1 Hansells Mead Roydon Harlow Essex CM19 5HY
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Outline application for a three bedroom detached house.
DECISION:	GRANT

Members requested any application for approval of reserved matters be decided at committee.

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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

3	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
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Report Item No: 5

APPLICATION No:	EPF/1225/06
SITE ADDRESS:	Land between 92 & 96 Crooked Mile Waltham Abbey Essex EN9 1QN
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Proposed new dwelling house. (Revised application)
DECISION:	REFUSE

Application withdrawn by the applicant before committee.

Report Item No: 6

APPLICATION No:	EPF/1283/06
SITE ADDRESS:	Unit A, 2-4 Highbridge Street Waltham Abbey Essex EN9 1BA
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Application to remove condition 2 of EPF/1280/96, to use premises as Estate Agents.
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.

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AREA PLANS SUB-COMMITTEE 'D'

6 September 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1130/06	47 Upshire Road, Waltham Abbey	REFUSE	17
2.	EPF/1342/06	Kintor Blythe Road Roydon	GRANT	20

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Report Item No: 1

APPLICATION No:	EPF/1130/06
SITE ADDRESS:	47 UPSHIRE ROAD, WALTHAM ABBEY
PARISH:	Waltham Abbey
APPLICANT:	Mr & Mrs Haines
DESCRIPTION OF PROPOSAL:	Loft conversion with a rear dormer window. (Revised application)
RECOMMENDED DECISION:	REFUSE

REASON:

- 1 The proposed rear dormer window on the rear roof slope of the bungalow by reason of its size, height and roof design, would constitute an intrusive and incongruous form of development that would fail to harmonise with the original dwelling. The proposal, therefore, would be out of keeping with the character and appearance of the property and the street scene, contrary to the objectives of policy DBE10 of the adopted Local Plan.

Description of Proposal:

Consent is being sought for a loft conversion with a rear dormer. The rear dormer windows would be sited in the northern roof slope. The dimension if this dormer would be 7.2 metres in width and approximately 2 metres in height.

Description of Site:

The application site is an extended semi-detached bungalow on the north side of Upshire Road at its junction with Allison Close. It was built in 1936 on a wider plot and was extended in May 1998. Land rises beyond the rear elevation with clear views of the rear elevation from Allison Close and the rear of properties on Allison Close. The adjoining property, No. 49, has a single storey rear extension built under permitted development allowances. The property forms part of a predominantly residential area. It is not in a Conservation Area.

Relevant History:

EPF/325/98 - A single storey side and rear extension was granted approval on 19 May 1998.
EPF/1317/05 - Formation of loft conversion was refused permission on 5 September 2005.

Policies Applied:

DBE9 - Impact of extensions on amenity.
DBE10 - Design of extensions.

Issues and Considerations:

The main issues concerning this development relate to its impact on the amenities of the neighbouring property, No. 49, its design and appearance and impact on the street scene.

Amenity

The proposed dormer windows would serve an additional bedroom being created in the loft space. The windows will cause some overlooking and consequent loss of privacy to the neighbouring property however, the impact is marginal and can be sustained in an urban setting.

Design

The 1998 planning approval has been fully implemented to a high visual standard and blends in exceptionally well with the original building. It comprises a single storey side extension projecting 4.2m with a hipped roof orientated at 90 degrees to the alignment of the original roof. It extends 2.3m rear of the original rear wall to align with the rear of a flat-roofed single-storey rear projection.

The proposed dormer window would appear as a large rectangular box on the rear roof slope of the original roof that runs into the roof of the side extension. Its scale in relation to the roof of the existing house would be excessive and it would appear an over-dominant addition giving an excessively top-heavy appearance to the bungalow. This would result in an addition that fails to respect the design of the existing extended bungalow and which would severely detract from its appearance.

Because of the rise in levels to the rear affording views of the development from public and private areas the proposed dormer would also be harmful to the appearance of the street scene and character of the area.

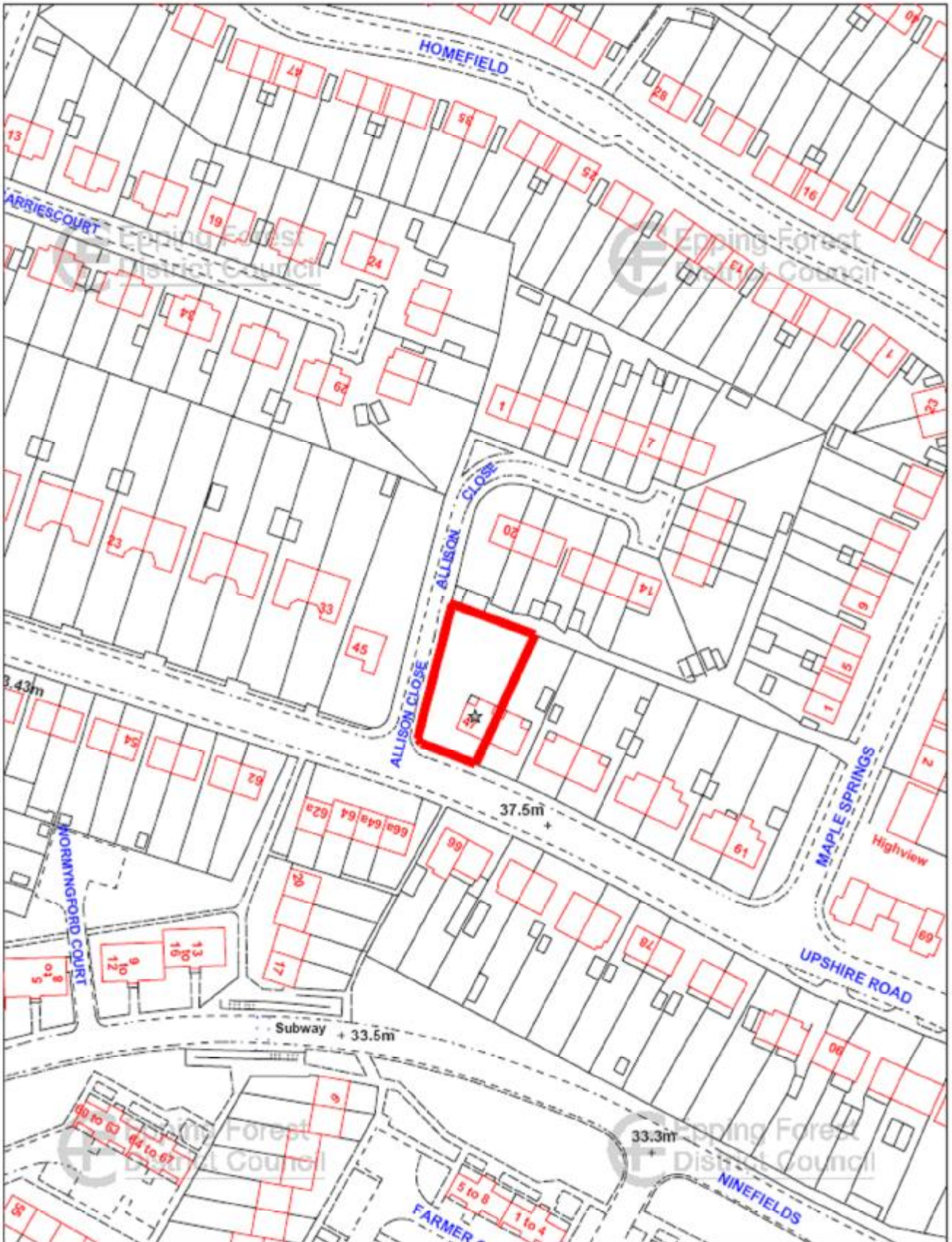
Conclusion:

The proposal would cause demonstrable harm to the visual amenities of its surrounding area. The proposal is contrary to the objectives of policy DBE10 of the adopted Local Plan. Accordingly on its planning merit it is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: - The applicant is a member of Waltham Abbey Town Council. The Town Council has, therefore, offered no observations to this proposal.

NEIGHBOURS: - No replies received.



Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

ITEM 1
 EPF/1130/06

Centre X: 540178.000
 Centre Y: 200981.000
 Width : 225.000
 Angle : .000

Scale : 1:1250 Date : 23 Aug 2006 Time : 11:10:03 AM

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Report Item No: 2

APPLICATION No:	EPF/1342/06
SITE ADDRESS:	Kintor Blythe Road Roydon
PARISH:	Roydon
APPLICANT:	Mr & Mrs G Cowler
DESCRIPTION OF PROPOSAL:	Reserved matters application for the demolition of existing dwelling and erection of 2 no. two storey detached houses. (Revised application)
RECOMMENDED DECISION:	GRANT

NO CONDITIONS

Description of Proposal:

Outline planning permission has already been granted for the erection of 2, two storey dwellings at this site. The current application is for approval of the reserved matters. The details now submitted show 2 detached three bedroom houses, set staggered within the site and maintaining 1m to side boundaries.

Description of Site:

The site measures 24 metres in width and 37m deep and is located on the eastern side of Blythe Road. Kintor is a detached bungalow that is located at the northern side of the site, with garden space to the rear and south. The road has a mix of housing types, including chalet bungalows and 2 storey houses. The properties on either side of the site are a chalet bungalow (Mayview) and a two storey dwelling (Tudor Lodge). To the rear are two storey dwellings.

Relevant History:

EPF/1934/05 Outline application for demolition of existing dwelling and erection of 2, two storey detached houses. Approved 22/3/06.

RES/EPF/880/06 Reserved matters application Withdrawn following advice from case officer.

Policies Applied:

Structure Plan:

CS2 Protecting the natural and built environment

CS4 Sustainable new development.

BE1 Urban intensification.

Local Plan and Local Plan Alterations:

DBE1, DBE2, DBE3, DBE8, DBE10 relating to design and the built environment.
U2A and U3A relating to flooding
LL10, LL11 relating to landscaping.

Issues and Considerations:

The principle of developing 2, two-storey detached houses on this site has already been agreed. This application relates only to the siting, design, access and external appearance of the houses.

The main concerns therefore are related to the impact of the proposals on the street scene, and on the amenities of neighbours. An earlier reserved matters application was withdrawn following concern from the case officer that it would have an adverse impact on the street scene due to the position of the house adjacent to Mayview. This house has now been sited further back within the site to make it less prominent and additionally the scheme was altered to reduce potential impact on the rear of Tudor Lodge.

Street Scene:

As has been stated, Blythe Road has a mix of house types, and it is considered that those now proposed will not be out of place in this location, they are comparable in height and scale with Tudor lodge to the south. Most of the properties in the road are set relatively close to the road frontage, with Mayview, being an exception. The house adjacent to Mayview is proposed to be set forward of that property by about 3.7m but is still behind the general building line of the road, the position has been chosen to reduce the prominence of the new dwelling in the street scene and the impact on Mayview. The house adjacent to Tudor Lodge has been set very slightly forward of that property. It is considered that the scheme fits well with the overall character of the road and is in accordance with the design policies of the local plan.

Impact on neighbours:

Concerns have been raised by both neighbours with regard to the impact of the development on amenity. Tudor Lodge has a ground floor side window to their dining area, which will suffer some loss of light. This is however combined kitchen/ diner that also receives light from the rear and therefore it is not considered that the impact would be so great as to justify refusal of the application. There will be 2m between the window and the flank wall of the new house so not all light will be removed.

Mayview, has a side facing window (bathroom at first floor) and door into the kitchen/dining area and the occupant has raised concern that if the principle of development in this position is agreed then a future application may obscure the window excessively. Generally, side facing windows are given less protection as they are normally secondary windows and could be obscured, in any case, by boundary fencing etc. Accordingly, it is not considered that the proposed development will have a significantly adverse impact on the amenities enjoyed by the occupants of Mayview.

Landscaping:

The proposed development shows the existing hedging and maple tree to the rear of the site to be retained and retention of a conifer to the front of the site. Furthermore, the outline planning permission includes a condition requiring the submission of an arboricultural method statement and a full landscaping scheme prior to works on site and this is considered sufficient to ensure that the trees are retained and that suitable landscaping will be achieved.

Flooding:

The houses are shown to be built with a finished floor level at the height recommended by the Environment Agency to minimise the risk of flooding. This addresses the issue of flood risk in this case.

Loss of Views and Property Value:

These issues have been raised by the occupants of Tudor Lodge but are not issues that carry weight in determining planning applications.

Conclusion:

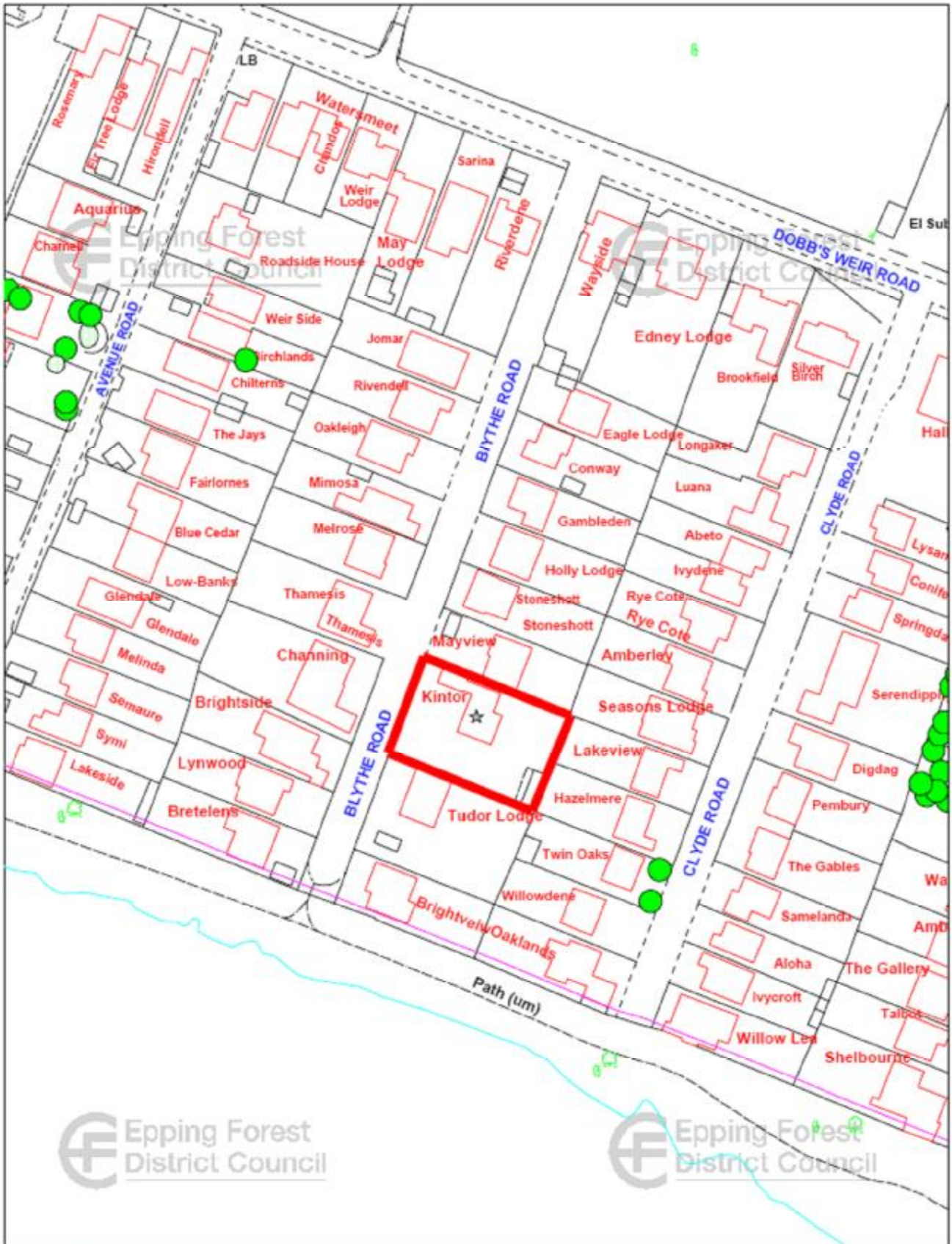
Although it is accepted that the proposed dwellings are large in comparison to the existing bungalow, it is considered that they are appropriate within the street scene and will not have a significantly adverse impact on the amenities of the neighbouring occupants. The development is in accordance with the adopted policies of the development plan and the application is accordingly recommended for approval.



SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – No objection.

MAYVIEW, BLYTHE ROAD – Object to revised position, the previous position (further forward on the site) was more acceptable away from my window. Also concerned that if this line is passed then a different style is wanted in the future a precedent would have been set and I would not be able to stop my window being obscure.

TUDOR LODGE, BLYTHE ROAD – Object to loss of light to our kitchen diner, we would not get natural sunlight which we enjoy at the moment. The building is bulky and overbearing and out of scale with us and neighbouring properties. Our house is 29 feet long and the proposed houses are 41 feet. Plot B protrudes in front and behind us, which will overpower us. Proposal will devalue our property, by blocking light and views.



 <p>Epping Forest District Council Planning Services Civic Offices High Street Epping CM16 4BZ</p>	<p>ITEM 2 EPF/1342/06</p>		<p>Centre X: 538644.000 Centre Y: 207974.000 Width : 225.000 Angle : .000</p>
	<p>Scale : 1:1250</p>	<p>Date : 23 Aug 2006</p>	<p>Time : 11:22:13 AM</p>
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