Committee Agenda

Webcast Meeting

Epping Forest District Council

Area Planning Subcommittee East
Wednesday, 22nd August, 2007

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

Democratic Services Officer Mark Jenkins - Research and Democratic Services
Email: mjenkins@eppingforestdc.gov.uk Tel: 01992 564607

Members:

Councillors M Colling (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, D Kelly, R Morgan, G Pritchard, B Rolfe, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

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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.

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 and copies made available to those that request it.

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.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

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 and copies of the recording could be made available for those that request it.

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 SUB-COMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 7 - 12)

To confirm the minutes of the Sub-Committee meeting of 25 July 2007.

4. APOLOGIES FOR ABSENCE

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 (24) 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 13 - 58)

(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

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.

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee. A map showing the venue will be attached to the agenda.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

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

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes and if you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

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

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers presentations. The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

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

Further Information?

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

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EPPING FOREST DISTRICT COUNCIL
COMMITTEE MINUTES

Committee:	Area Planning Subcommittee East	**Date:**	25 July 2007
Place:	Council Chamber, Civic Offices, High Street, Epping	**Time:**	7.30pm - 8.45 pm
Members Present:	M Colling (Chairman), Mrs M McEwen (Vice-Chairman), R Frankel, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, D Kelly, G Pritchard, B Rolfe, Mrs P K Rush, C Whitbread, Mrs J H Whitehouse and J M Whitehouse		
Other Councillors:			
Apologies:	Mrs D Collins, A Green, R Morgan and D Stallan		
Officers Present:	A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant), G Woodhall (Democratic Services Officer) and S Dobson (Information and Communications Assistant)		

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16. WEBCASTING INTRODUCTION

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

17. WELCOME AND INTRODUCTION

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

18. MINUTES

RESOLVED:

That the minutes of the meeting held on 27 June 2007 be taken as read and signed by the Chairman as a correct record.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors C Whitbread and B Rolfe declared a personal interest in the following item of the agenda. The Councillors had determined that their interest was prejudicial and that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/0610/07 – Coopersale Hall School, Flux's Lane, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms J Hedges declared a personal interest in the following items of the agenda by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1008/07 – Rosebarn Cottages, 3 Fiddlers Hamlet, Epping.

- EPF/0610/07 – Coopersale Hall School, Flux's Lane, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal interest in the following item of the agenda, by virtue of owning a property which backed onto the site in question. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1141/07 – 13 Great Stony Park, High Street, Ongar

20. ANY OTHER BUSINESS

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

21. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

22. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1008/07
SITE ADDRESS:	Rosebarn Cottage 3 Fiddlers Hamlet Epping Essex CM16 7PG
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed carport.
DECISION:	Granted Permission (With Conditions)

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.

Report Item No: 2

APPLICATION No:	EPF/0610/07
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Essex
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extension of existing classrooms wing.
DECISION:	Deferred

The Committee deferred this application in order to obtain additional information in respect of:

1. The details of the Travel Plan
2. How Highways Officers have reached their conclusion of No Objections
3. Clarification of the ownership of the single track road to the school
4. The numbers of additional pupils that would arise as a result of the extensions

Report Item No: 3

APPLICATION No:	EPF/0889/07
SITE ADDRESS:	Stable and land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Conversion of existing stables/yard into three apartments with refuse and re-cycling area/secure cycle lock up and three designated parking bays and small amenity space. (Revised application)
DECISION:	Refused

REASON FOR REFUSAL

1 The proposal would intensify the use of an access on to a classified road where the driver-to-driver sight lines are substandard. the lack of visibility would result in an unacceptable degree of hazard to all road users, to the detriment of highway safety contrary to Policy ST4 of the Adopted Local Plan and Alterations and Policy T8 of the Essex and Southend-on-Sea Replacement Structure Plan.

Report Item No: 4

APPLICATION No:	EPF/1141/07
SITE ADDRESS:	13 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of rooflights.
DECISION:	Granted Permission (no conditions)

Report Item No: 5

APPLICATION No:	EPF/1317/07
SITE ADDRESS:	25 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Replacement single storey and proposed first floor rear extension.
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to a letter of objection from Theydon Bois Parish Council.

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 Details of the types of external materials including glazing shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

3 The floor of the first floor rear extension shall be constructed out of glass or an equivalent transparent or translucent material as shown on drawing no. JT/07/02A, and shall be permanently retained as such thereafter.

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AREA PLANS SUB-COMMITTEE 'EAST'

Date 22 August 2007

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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4	EPF/1307/07	The Thatched House Hotel, High Street, Epping CM16 4AP	Refuse Permission	26
5	EPF/1805/06	Last Compound, Woodside Trading Estate, Woodside, Thornwood, Epping CM16 6LF	Grant	30
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7	EPF/1252/07	Haylands, Bournebridge Lane, Stapleford Abbotts, Epping RM4 1LT	Grant Permission (With Conditions)	38
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9	EPF/1346/07	32 Blackacre Road Theydon Bois	Grant Permission (With Conditions)	48

		CM16 7LU		
10	EPF/1415/07	Wedgewood, Sidney Road, Theydon Bois CM16 7DT	Grant Permission (With Conditions)	54

Report Item No: 1

APPLICATION No:	EPF/1421/07
SITE ADDRESS:	Cross Diamond Cottage Hurdle Lane Beauchamp Roding Ongar Essex CM5 0PL
PARISH:	The Rodings - Abbess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mr & Mrs Cantle
DESCRIPTION OF PROPOSAL:	Single storey side extension and demolition of outbuilding. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The Local Plan and Government Guidance as set out in Planning Guidance Note 2 (Green Belt) state that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area and that new extensions will only be permitted if not disproportionate. No special circumstances have been submitted and the dwelling has already been extended, it is considered that the cumulative effect of these, plus the proposed development would be disproportionate to the size of the original dwelling and would detract from the openness of the Green Belt contrary to Policy GB2A, and GB14A of the Epping Forest District Adopted Local Plan and Alterations and Policy C2 of the Essex and Southend-on-Sea Replacement Structure Plan.

This application is before this Committee at the request of Cllr. Morgan.

Description of Proposal:

This application is for a single storey side extension to the southern elevation of the existing dwelling and for the demolition of the existing outbuilding.

Description of Site:

The site is located within the Metropolitan Green Belt just north of Beauchamp Roding. The site is irregular in shape with the curtilage comprising of approximately 1500 square metres. Located to the front of the site is a double storey detached dwelling which has had a number of extensions erected. There are also a number of detached outbuildings towards the front and rear of the dwelling. A large garden area is located to the rear of the dwelling and vehicle parking is either within the detached garage or on the hard surfacing towards the front of the dwelling.

Relevant History:

The most recent planning applications are as follows:

EPF/0375/74 – Alterations, extensions and double garage (approved with conditions)

EPF/1183/03 – First floor side and ground floor rear extension (approved with conditions)

EPF/1247/05 – Erection of timber stables, hard standing and manege (approved with conditions)

EPF/0957/07 – Single storey side extension and demolition of outbuilding (refused)

Policies Applied:

Structure Plan;
C2 Development Within the Metropolitan Green Belt Areas

Local Plan Polices;
DBE1, DBE2, DBE4, DBE9 and DBE10 relating to design, impact on neighbours and locality.
GB2A Development in Green Belt
GB14A Residential Extensions

Issues and Considerations:

The site is within the Green Belt and the main concerns are whether the slight reduction in additional floor space would resolve Council's concerns from the previous application that was refused (on the basis that the development would have an impact to the open character of the Green Belt).

The extension that was recently refused by Council had dimensions of 3.7 metres by 5.5 metres resulting in an increased floor area of 20.35 square metres to the original dwelling. The removal of the bay window and the utility room resulted in a combined total floor area of approximately 12.7 metres. Therefore only approximately 7.5 square metres was to be added to the original dwelling.

The applicant has amended the scheme to reduce the size of the extension slightly so that it now has dimensions of 3.5 metres by 5.2 metres, which results in an additional 18.2 square metres. The removal of the bay window and the outbuilding would result in an additional increase of 5.5 square metres.

Therefore the proposed scheme has reduced the floor area of the extension from 7.5 square metres to 5.5 square metres. There are to be no other alterations from the scheme that was previously refused including materials and roof form.

Green Belt:

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the Green Belt.

The Local Plan states that residential extensions may be permitted where they do not result in disproportional additions of more than 40% of the total floor space of the original building up to a maximum of 50 square metres.

The original dwelling has had a number of extensions constructed ranging from single storey to first floor extensions. These extensions alone have significantly increased the size of the dwelling

over and above its original level. This is well beyond the maximum 50 square metres permitted by the Policy.

The previously refused application proposed an additional 7.5 square metres to the existing dwelling, and it was considered that any more additional floor space would increase the size of the original dwelling further creating more bulk and an excessive building footprint, contrary to the Policy and detrimental to the objectives of the Green Belt.

Although the proposed scheme has reduced the size of the extension by 2 square metres from the previous scheme that was refused, it is still considered that any additional floor space to the dwelling would create more bulk and an excessive building footprint given that the house has been subject to previous extensions.

The proposal remains harmful to the openness of the Green Belt and is contrary to Policies GB2A and GB14A of the Epping Forest District Local Plan Alterations.

Design:

It is considered that aesthetically, in design terms the extension is considered appropriate and this raises no design concerns.

Impact on Neighbours:

Given the orientation of the site and the siting of dwellings, overshadowing to the adjoining properties' private open space would not occur, with the shadow generally cast over the subject site itself.

The proposed development would not result in a loss of privacy to adjoining properties due to existing screening on the boundaries and that adjoining dwellings are located a significant distance away.

Conclusion:

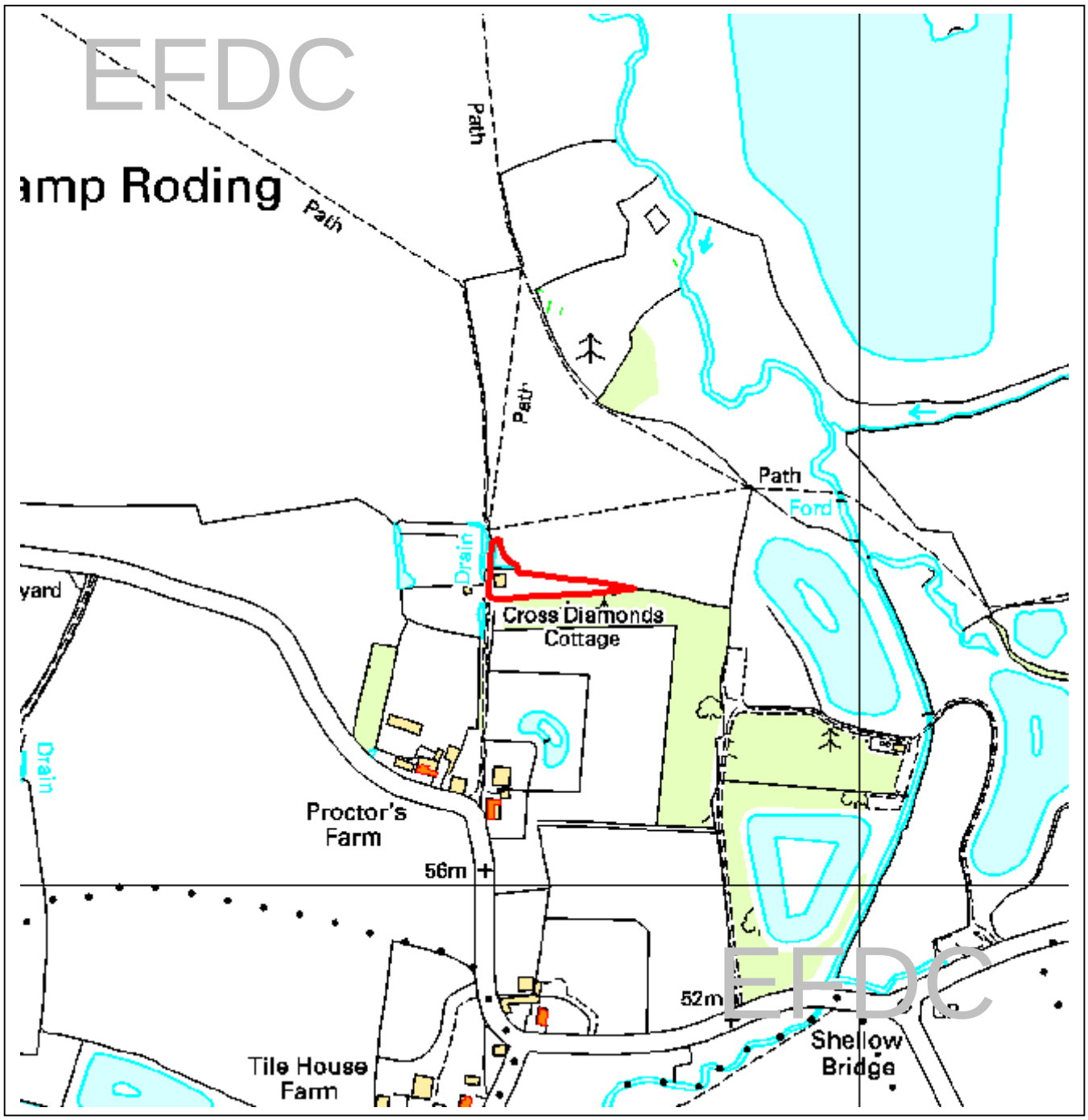
In conclusion it is considered that the development is not acceptable, as it does not meet the requirements of policies GB2A and GB14A of the Epping Forest District Local Plan and Alterations. Therefore the application is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

No comments have been received with this application at the time of agenda preparation. Any that are subsequently received will be reported orally to the Committee.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**1**
Application Number:	EPF/1421/07
Site Name:	Cross Diamond Cottage, Hurdle Lane, Beauchamp Roding, CM5 0PL
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/1255/07
SITE ADDRESS:	46 Centre Avenue Epping Essex CM16 4JX
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr A Pritchard
DESCRIPTION OF PROPOSAL:	Loft conversion with a rear dormer window and raising existing roof. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

This application is for the raising of the extension roof to main ridge height and the provision of a rear dormer window.

Description of Site:

The site comprises a semi-detached house built in the 1950's, facing triangular green area and backing onto a communal garage compound. Building lines are uniform and surrounding properties are predominantly semi-detached.

Relevant History:

The most relevant history relates to the previous application.
EPF/398/07 – loft conversion with a rear dormer window and raising existing roof.
Refused permission on 29/03/07.

Policies Applied:

DBE9, DBE10.

Issues and Considerations:

The main issues with this application are the design of the alterations and any impact on neighbours.

The earlier scheme involved an overlarge dormer 7.1m wide and 2.4m high. This revision reduces the length to 3m and the height to 1.6m with the dormer breaking the roof-line at cill level. This design is now considered acceptable. The raised roof will increase the mass of the building, however, this poses no design issues and is acceptable.

The dormer looks across (at a lower level) to the rear of the Sunnyside Road houses but the distance apart is some 33m so there will not be any adverse effect on those properties. No other amenity issues occur as a result of this proposal.

Conclusion

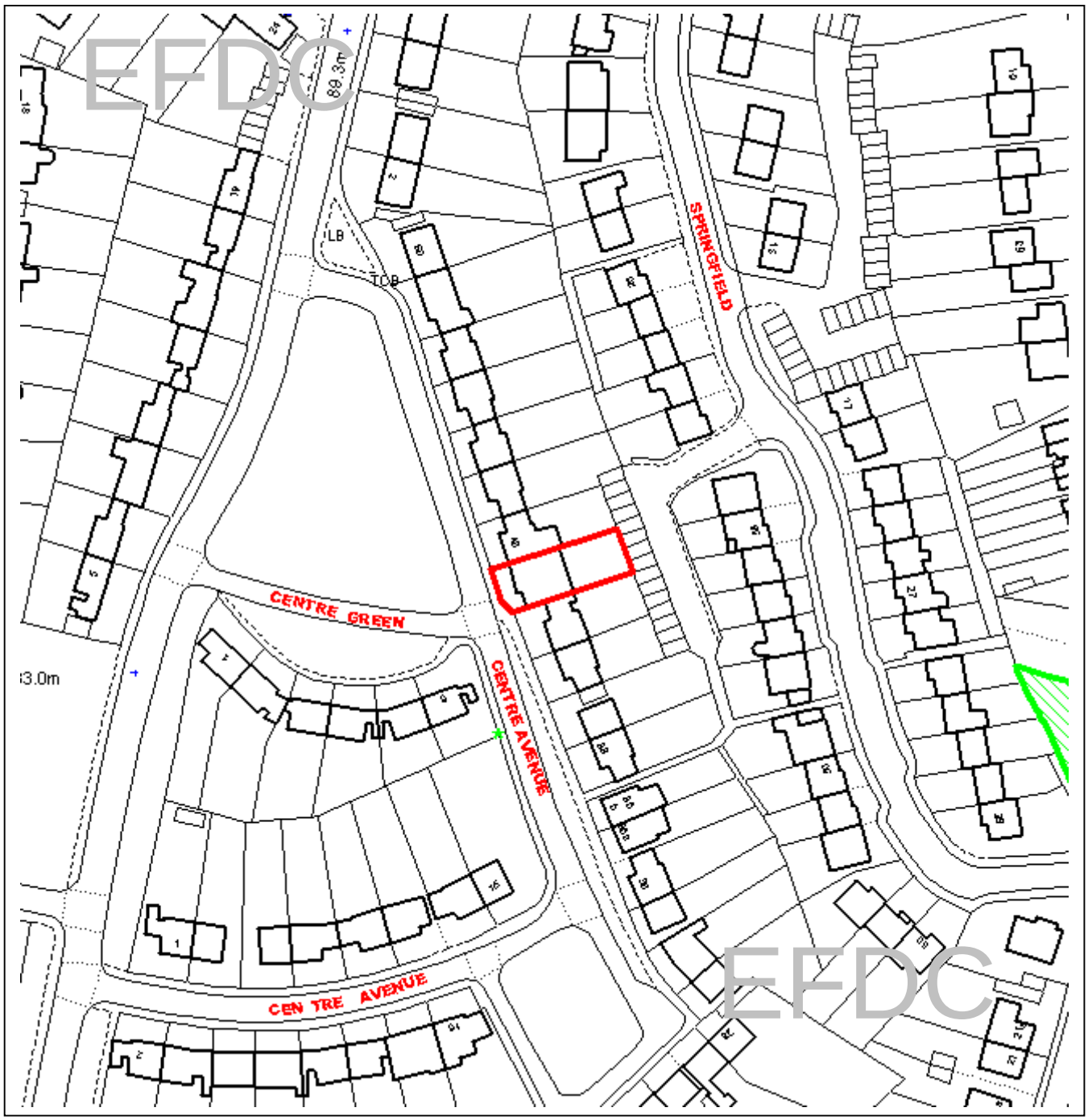
The application is considered to be acceptable and overcomes the previous reason for refusal. It is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee object to this application because of the intrusion created by overlooking of properties in Springfield.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**2**
Application Number:	EPF/1255/07
Site Name:	46 Centre Avenue, Epping, CM16 4JX
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1256/07
SITE ADDRESS:	Land at Fiddlers Hamlet Epping Essex CM16 7PB
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Reece Palmer
DESCRIPTION OF PROPOSAL:	Retention of wooden fence and change of use of land for keeping of horses.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

1 The fence hereby approved shall be painted in a dark green colour that shall have previously been agreed in writing by the Local Planning Authority.

2 Notwithstanding the details shown on the submitted plans, within 3 months of the date of this consent, details that show revised entrance gates and the removal of the existing gates shall be submitted to and approved in writing by the Local Planning Authority. The existing gates shall be removed and the agreed replacement gates installed in accordance with these details within three months of the date of that approval unless the Local Planning Authority gives its written consent to any variation.

3 The use for horse-keeping hereby approved shall be used for private purposes only and not for any commercial or business activity, including livery.

Description of Proposal:

This application is for the retention of a timber paling fence and the change of use of the land for keeping of horses. The fence is located on the western boundary of the site, is 1.8 metres high and has a length along the boundary including the entrance gate of 45 metres. The entrance gate to the property has a height of 2.2 metres and is constructed from cast iron. The gate is transparent.

Description of Site:

The site is located approximately 65 metres south of the main junction of Mount Road and Stonards Hill just outside Fiddlers Hamlet. The site is located on the eastern side of the highway, which runs to a dead end. The land itself comprises of approximately 2320 square metres. Mature vegetation is scattered throughout the site and along the boundaries. A large pond is located on the southern boundary and a small creek runs parallel with the northern boundary. The land is currently vacant.

Relevant History:

There is no relevant recorded planning history for the subject site.

Policies Applied:

Structure Plan
C2 Development Within the Metropolitan Green Belt Areas

Local Plan Polices
DBE1 DBE2, DBE4, relating to design and impact to the surrounding area.
LL1 Protection of the Rural Landscape
RST4 Horse Keeping
GB2A Development in Green Belt

Issues and Considerations:

The main issues with this application relate to whether the proposed fence and the keeping of horses would have an impact on the openness of the Green Belt, and the impacts on the visual amenity of the area and on the amenities of neighbours.

1. Fence and Gates

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include that which is for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the Green Belt. The retention of the fence is to provide security and safety to the horses that are proposed to occupy the site, and therefore the principle of the development is considered acceptable in Green Belt terms.

Two dwellings are located south of the site until the road comes to a dead end and the road is therefore not heavily used by vehicle traffic. Given the lack of traffic movement passing the site, the fence is not in a location that is widely visible from the public realm. It is therefore considered that the retention of the fence would not cause material detriment to visual amenity. In order to reduce any visual impact of the fence, it is recommended that a condition be applied to ensure that it must be painted in a dark green colour in order to help it blend into the environment.

The application also seeks to retain metal entrance gates. These, at present, are not considered to be acceptable and cause material detriment to the visual amenities of the surrounding area by reason of their industrial appearance. The applicant is willing to replace these gates with those that are more in keeping with the rural character. Consequently a condition can be imposed to the effect that the existing gates are to be removed and replaced with a gate that appears more rural and blends in with the environment, the details of which would be agreed.

With the fence painted and more appropriate gates installed it is considered that it would not have an impact to the openness of this part of the Green Belt and it will not have an impact to the character of the area.

2. Proposed Change of Use

Whilst horse-keeping is not an activity that falls within the term “agriculture”, Green Belt Policies permit changes of use for activities which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Additionally, Policy RST4 permits changes of use for equestrian purposes providing (*inter alia*) the development would not affect the character of the landscape and not lead to excessive highway danger.

The applicant has stated that only 3 horses will be kept on site and they will be for his own personal use. No shelter in terms of stables or field shelters are proposed, however if the application for the change of use is to be approved then the applicant has stated that stables may be provided (which would require approval) in the future to provide shelter for the horses. The applicant has also stated that the property will not be used for commercial use and only his horses will be located on the site. No other internal fencing is proposed.

The keeping of the horses on the site is mainly for the use of grazing with the horses only occasionally being ridden. The land size (2320 square metres) is considered to be an appropriate land size to accommodate three horses on this site. The other concerns raised in the representation regarding horse welfare are understood, however many of these are matters beyond the scope of the planning system. Any further new buildings would require planning permission. Overall, it is considered that the keeping of horses on the site would not have an impact upon the character and the impact of the landscape. The amount of horse riding proposed would not cause an impact to highway safety.

Conclusion:

In conclusion it is considered that the retention of the fence is acceptable and that subject to conditions it would not cause material detriment to surrounding property owners or have an impact to the open character of the Green Belt. Furthermore the keeping of horses would not have an impact to the landscape and character of the surrounding area. Therefore the application is recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

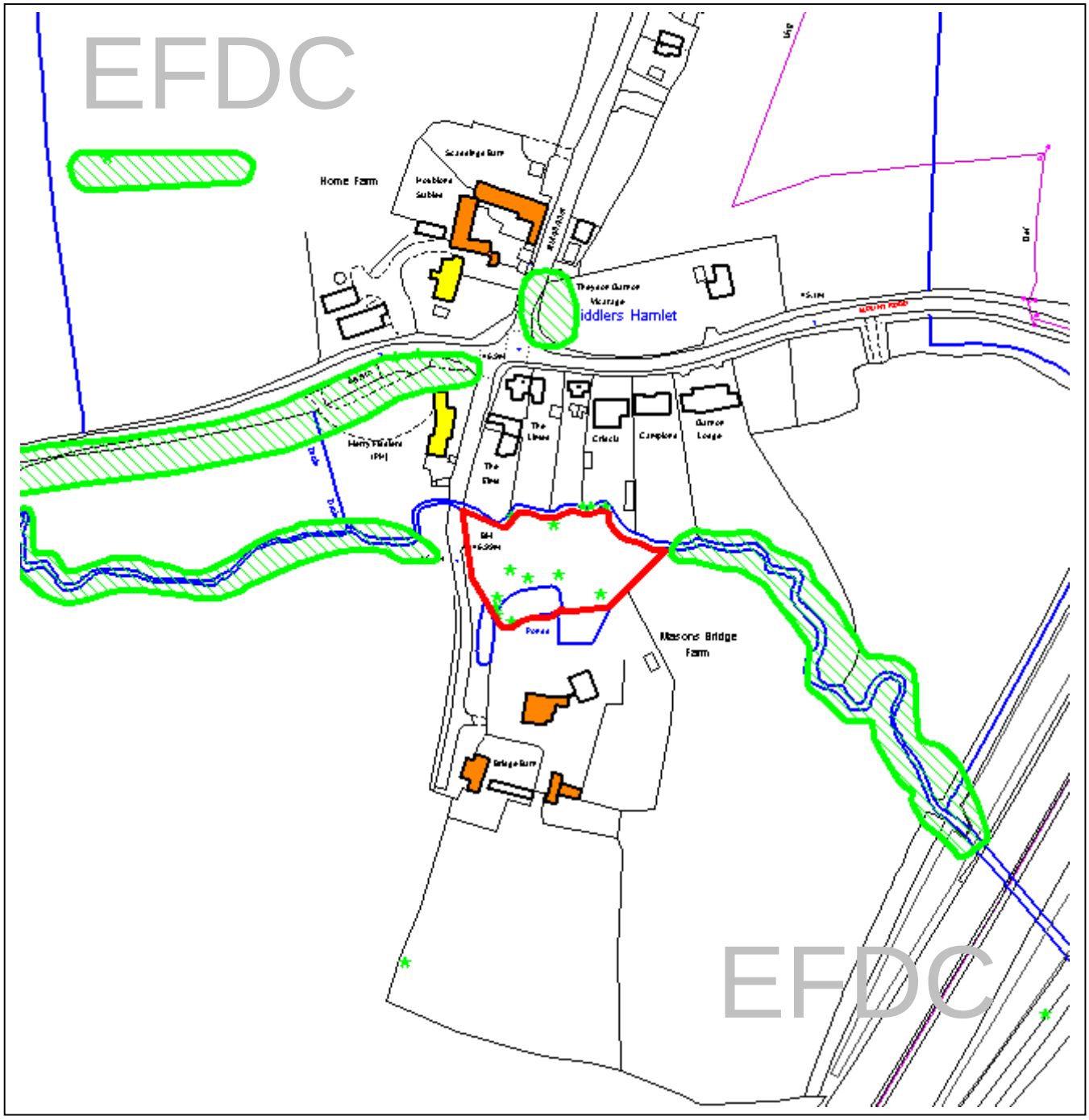
PARISH COUNCIL – The committee strongly objects to this application for inappropriate development in the Green Belt. The proposal to put a solid fence into this setting detracts from the attraction of the Green Belt and urbanises a pleasant country lane.

8 FIDDLERS HAMLET – Raise the following questions; 1) Will the owner plough and seed the land prior to the introduction of horses; 2) What drainage will the land have and what impact on dwellings; 3) How many horses proposed – should be one per acre?; 4) How regular will visits be to horses and will they be left unattended, if so what happens in an emergency? 5) Will there be any buildings for the groom and other staff and will they be acceptable? 6) Where will the muckheap be located and how will muck be removed? 7) Are there any field shelters? 8) How will horses be protected from the stream and lake and how will this affect surrounding properties? 9) What arrangements will be made to protect the welfare of the horses from the annual firework display at the public house? 10) What safety measures are in place to ensure the safety of the horses and to ensure that the horses do not stray onto adjoining property?

THE ELMS, FIDDLERS HAMLET – No objection but concerned about the number of horses proposed. Any number of horses could affect us due to the quantity of manure and the attraction of flies etc. and the smell.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**3**
Application Number:	EPF/1256/07
Site Name:	Land at Fiddlers Hamlet, Epping, CM16 7PB
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/1307/07
SITE ADDRESS:	The Thatched House Hotel High Street Epping Essex CM16 4AP
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr D Demitriou
DESCRIPTION OF PROPOSAL:	Erection of side extension to reception area for 2 no. bedrooms with wheelchair access.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

1 The proposal would result in the loss of off-street parking, and would lead to an insufficient number of spaces for the hotel, causing increased congestion. This is contrary to Policy ST6 of the Adopted Local Plan and Alterations.

Description of Proposal:

This application is a revised scheme for a single storey side extension to an approved reception building (EPF/1892/05) for 2 proposed bedrooms with wheelchair access (to comply with Building Regulations requirements).

The extension is to project by 7.6m to the southeast of the site and will occupy 3 previous parking spaces for the hotel. The development will leave a gap of 2.45m between the new building and the existing Hemnall Mews flat development adjacent. Pedestrian access to the High Street from the rear of the site will remain.

Description of Site:

The hotel is a Grade 2 Listed Building, the front elevation of which is situated within the key frontage of Epping town centre. To the rear, the site extends to include a communal access way abutting Hemnall Mews, a residential development approved in 2002 and revised in 2005 (EPF/478/05). The hotel has 12 bedrooms (staff and guests) and the whole site is within the Epping Town Conservation Area.

Relevant History:

EPF/1035/02- Partial demolition of hotel and erection of 14 dwelling units - approved.

EPF/1943/04- Creation of loft bedrooms within existing roof space - approved

LB/EPF/1944/04- Grade II Listed Building application for creation of loft bedroom within existing and approved (LB/EPF/1019/04) roof space including new dormer windows - refused.

EPF/478/05- Partial demolition of the rear of Thatched House Hotel and the erection of 14 No. new apartments with basement parking, (revised application).- approved.

EPF/1892/05- Erection of new reception area - approved.

EPF/1213/06- Single storey side extension to approved reception for two proposed bedrooms with wheelchair access. (Revised application) - Refused.

Policies Applied:

Structure Plan Policy
BE1 Urban Intensification
HC2 Conservation Areas
T12 Vehicle Parking
T3 Promoting Accessibility

Adopted Local Plan
CP7A Urban Form and quality
HC6 Development within a Conservation Area
DBE1 Design of new buildings
DBE2 Impact on surrounding properties
DBE9 Impact upon amenity
ST4A Road Safety
ST6A Vehicle Parking

Issues and Considerations:

The key issues relevant to this application are the appropriateness of the development within the Conservation Area and the setting of the adjacent Listed Building, amenity issues and highways policies.

Members may recall that the previous application was refused by the Planning Sub-Committee B/C on 21/03/2007. This application reduces the width of the extension by 25cm.

1. Conservation Area Policy and the Listed Building

This extension will increase the floor area of the reception area approved in 2005 by approximately 50m². The building will be traditionally designed with low eaves and will complement the adjacent Listed Thatched House pub.

The Town Council previously objected to this proposal on the grounds of overdevelopment and the impact upon the adjacent Listed Building. However the Thatched House is already surrounded by other buildings and given the town centre location, there can be expected to be a high density of buildings.

The extension is located to the rear of the premises and will not be visible from the Epping town centre street scene. It is therefore acceptable in terms of the character and appearance of the Conservation Area and no objections have been received from the Council's Heritage Conservation officers.

2. Amenity Considerations

In terms of amenity, the extension will be situated 2.45m (previously 2.25m) from the adjoining flats at Hemnall Mews. The resultant development would therefore be very close. However, given that the new extension would only be intermittently occupied and the ground floor flats already experience pedestrians and visitors passing by, refusal on this basis would not be justified.

There are no amenity issues with regard to the offices to the south west of the site and there is only 1 main window in this elevation which has small velux roof lights.

3. Highways policy

The Council refused permission previously due to the loss of off street parking, resulting in an insufficient number of spaces for the hotel, causing increased congestion.

The new extension will result in a loss of 3 parking spaces, leaving the hotel with approximately 5 spaces close to the rear Hemnall Street site entrance. In light of guidance within the 'Vehicle Parking Standards', (*Essex Planning Officers Association, 2001*), the requirement for parking provision is 1 space per bedroom (guest or staff). The hotel accommodation will be increased to 14 rooms as a result of this extension and on this basis parking is inadequate.

The revised proposal, which reduces the size of the building by 25 cm does not overcome any of the previous issues and is therefore considered to also give rise to an insufficient number of parking spaces for the hotel and also cause congestion.

Conclusion

Whilst the design of the building is acceptable in itself, the 25cm change in width of the building does not in any way address the reason for refusal. Consequently, the scheme is still considered to result in an increase in congestion in the vicinity. Refusal is recommended.

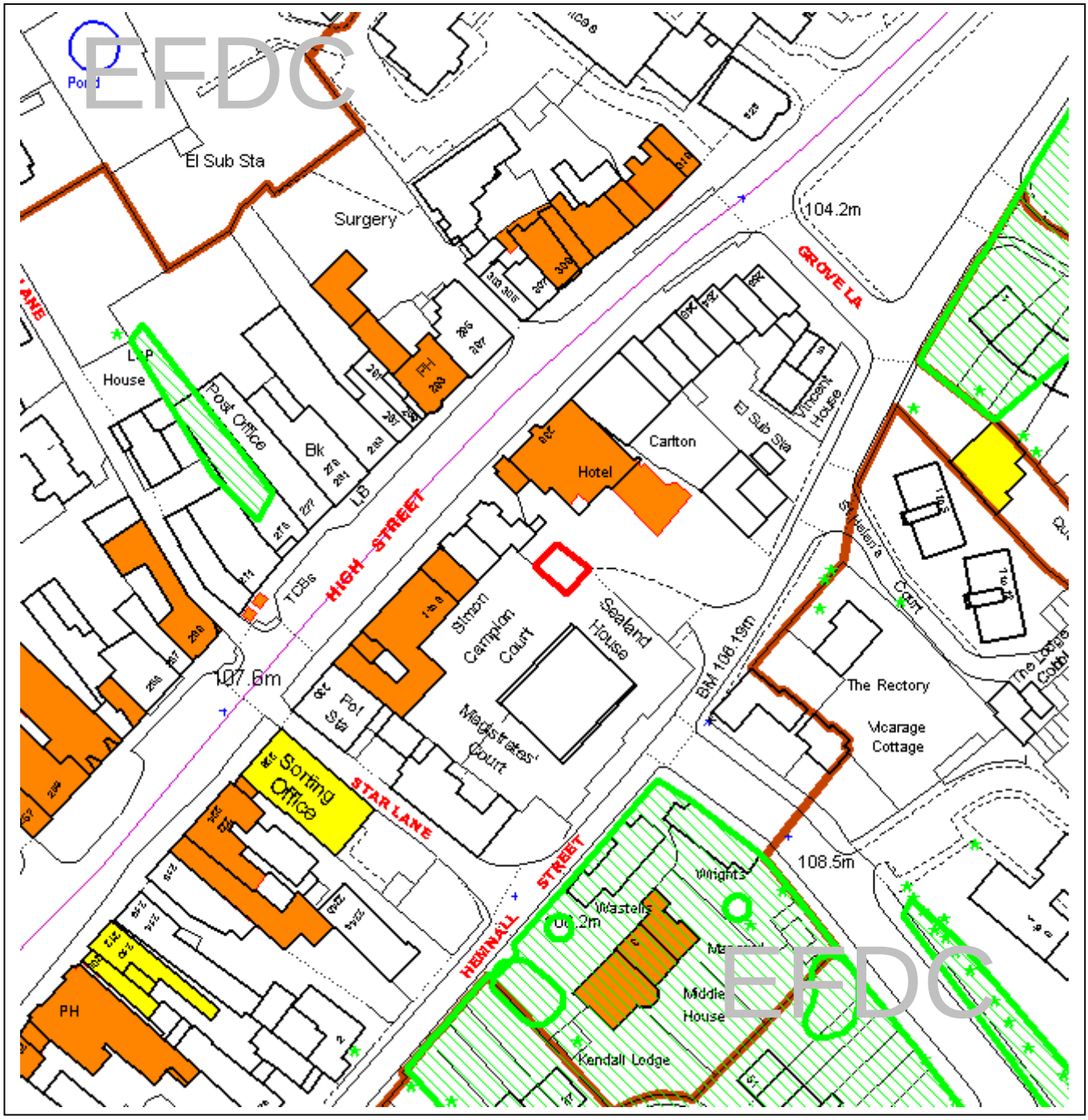
SUMMARY OF REPRESENTATIONS

TOWN COUNCIL- Object. The committee feels the site is overdeveloped and the Listed Building is in danger of being completely swamped.

CLARKE INTERNATIONAL-(Responded to the previous scheme). Overdevelopment of this area resulting in serious access and parking issues.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**4**
Application Number:	EPF/1307/07
Site Name:	The Thatched House Hotel, High Street, Epping, CM16 4AP
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1805/06
SITE ADDRESS:	Last Compound Woodside Trading Estate Woodside Thornwood Epping Essex CM16 6LF
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr Smithson
DESCRIPTION OF PROPOSAL:	Security fencing over 2 metres high for security of parking cars, vans and lorries and storage container with temporary roof.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

The application is for retention of a security fence of 2.38 metres in height to provide security for the parking of cars, vans and lorries and the sitting of a storage container with a temporary roof.

The shipping container is of standard size, and A temporary roof has been constructed between the container and the timber-paling fence located on the western boundary.

Description of Site:

The proposed development is to be located on the north western corner of Woodside Industrial Estate. The estate is located on the eastern side of Woodside Road where it comprises of approximately two hectares. The subject site and the surrounding area are located within the Metropolitan Green Belt where the primary use is for agriculture and horticulture. Located in the surrounding area are a number of farmhouses and approximately 100 metres to the north is a scrape yard.

Relevant History:

There have been a number of planning applications submitted relating to the whole site dating back to 1951. The most relevant, recent application is:

EPF/954/05 – Retrospective application for security fencing to vehicle compound (Compound 14). Granted permission on 17/8/05

Policies Applied:

Structure Plan;

C2 Development Within the Metropolitan Green Belt Areas

Local Plan Polices;

DBE1, DBE2, DBE4 – Design and appearance.
GB2A – Development in the Green Belt

Issues and Considerations:

The main issues with this application relate to the appropriateness of the fence and container in relation to the surrounding Green Belt, its visual appearance and any effects on amenity.

Members should be aware that this application is purely for the structures and does not seek consent for a change of use. Photographic evidence and Council records demonstrate that the use for parking vehicles is lawful.

The metal fence is 2.38 metres in height (this has been measured on site), and it is considered that it would not have an impact on the Green Belt or to the character of the area as it is painted in a dark green colour which helps it blend into the environment. It is also of a nature that allows a view beyond. Furthermore, planning permission was granted for similar fencing at “Compound 14” adjacent to this site, to the east.

The shipping container and temporary roof are mostly screened from the highway due to vegetation and fencing. Since the application has been lodged the container and the temporary roof have been painted in a dark green colour to help it blend into the environment.

In terms of the Green Belt, the shipping container represents a form of inappropriate development. Despite this, it is located within an established industrial area, within which there are other such structures. Furthermore, the position of this container (in the corner of the site, that is screened from the wider Green Belt by trees and bushes) means that it does not have a material effect on the openness or objectives of the Green Belt. These are considered to represent very special circumstances that are unlikely to arise on another site. It is therefore considered that the fence and shipping container with a temporary roof is in accordance with Policies DBE1, DBE2, DBE4 and GB2A of the Epping Forest District Plan.

Whilst the concerns of the Parish Council and the neighbour are understood, the site’s established use is for vehicle parking, which is what the description of the application (security fencing over 2 metres high for security of parking cars, vans and lorries and storage container with temporary roof) states these structures are to be used in conjunction with. As no material change of use is being applied for, it would be unreasonable to refuse consent on any grounds of vehicle parking or vehicle movement. In the event of the nature of the site’s use changing, this may require a planning application, upon which time the merits of a change of use can be considered. At this stage however, the matters for determination are for the metal fencing and shipping container only.

Conclusion:

The application is considered to be acceptable and is therefore recommended for approval.

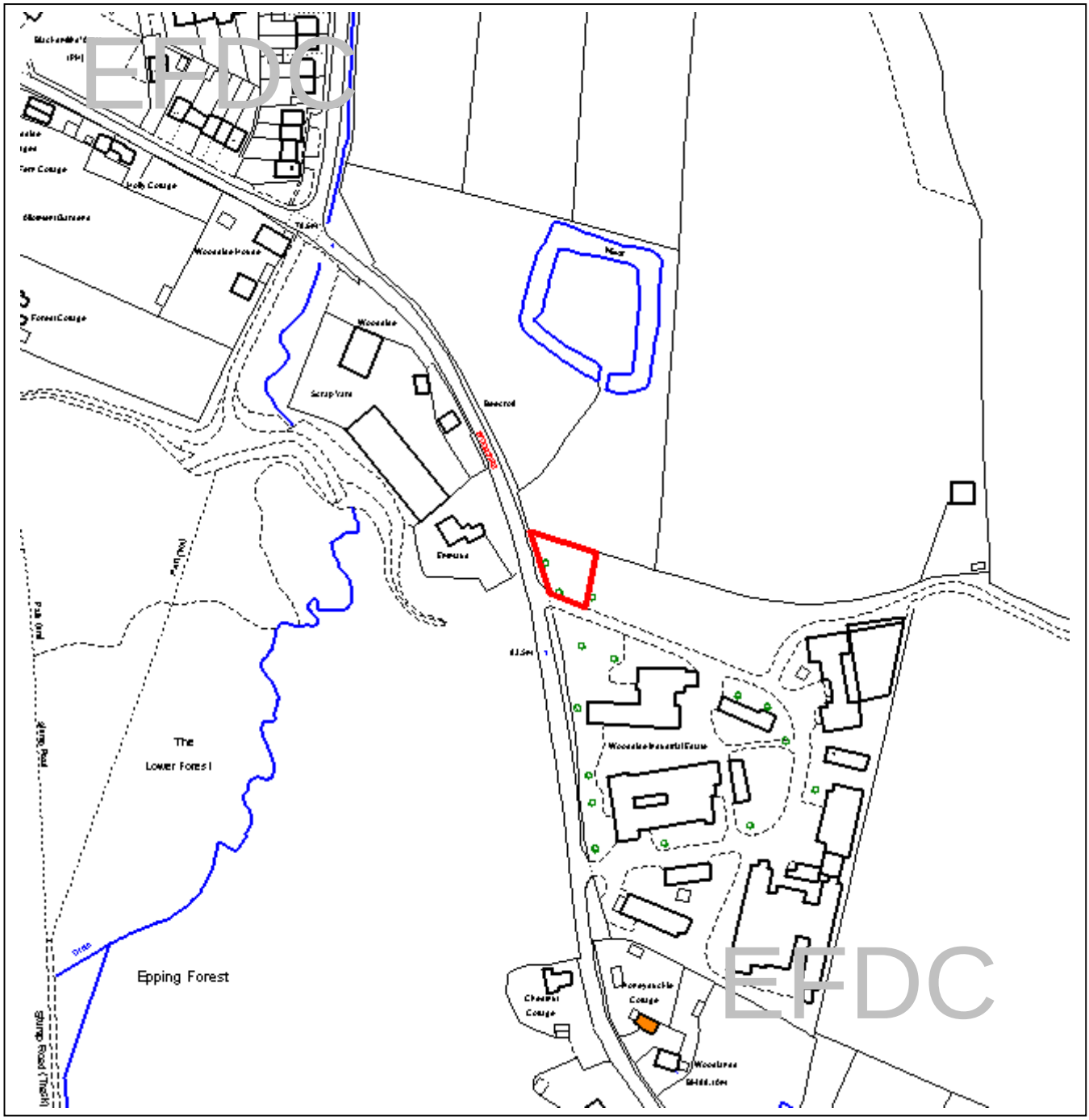
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Members believe that the existing fence is higher than stated on the planning application. The new structure will change the form and usage of the site. Parking area may be lost resulting in the loss of the open aspect of the plot.

BEECROFT HOUSE, WOODSIDE – 1) Is this proposal retrospective? 2) Will the enclosure be locked overnight with opening prohibited before 6.30am – concern about noise? 3) Have the proposers got a Goods Vehicle Operators Licence for vehicles there? 4) Will this lead to more usage of Woodside?

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**5**
Application Number:	EPF/1805/06
Site Name:	Last Compound, Woodside Trading Estate, Woodside, Thornwood, CM16 6LF
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1245/07
SITE ADDRESS:	46 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr & Mrs Pollard
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

3 All roof-lights are to be of the conservation area type and not project above the plane of the roof slope.

4 All windows frames and glazing bars are to be of painted wood.

Description of Proposal:

Single storey rear extension, joining the main house to an existing outbuilding forming a courtyard area. It would measure a maximum of 9.5m by 4.8m wide, by 4.5m high with a pitched roof.

Description of Site:

Semi detached two storey house, which is part of a conversion of the old school buildings to residential use. The whole area is within the Conservation Area and within the Green Belt.

Relevant History:

EPF/1561/97 Conversion of school buildings to dwellings - approved
EPF/1973/00 Extension to detached outbuilding - refused
EPF/1840/01 Swimming pool & children's playhouse - approved
EPF/1033/01 Alterations to driveway - approved

Policies Applied:

GB2A Green Belt
GB14A Green Belt extensions
HC 6 Developments in conservation areas
HC 7 Conservation area design and materials
DBE 9 & 10 Amenity

Issues and Considerations:

The main issues are the impact of this proposal on:

1. The Green Belt,
2. Conservation area & street scene
3. Amenities of neighbouring properties

1. Green Belt

- This proposal is on a dwelling within a built up enclave on this former school site, and the application property is one of a number of similar style houses.

- The extension would be viewed against a backdrop of existing built development.

- The current floor area (excluding the outbuilding) is 190m², and this scheme would add a further 40m², an increase of 21%. The outbuilding is some 28m² and the joining of the house and this outbuilding would result in an increase of some 35% in floor area.

- Therefore the scheme is within the criteria as laid out in the local plan alterations.

- Due to the modest size of the increase and its siting there will be no harm caused to the openness and appearance of the Green Belt as a result of this scheme.

2. Conservation Area and Street Scene

- The scheme has been designed to integrate well with the existing property and reflect the local vernacular.

- The materials will match, and this can be conditioned to be appropriate to this conservation area.

- It is on the side and rear elevation and will not be readily apparent from the front elevation, which remains unchanged. It will also be screened by an existing 1.9m high brick wall, which will greatly reduce its impact when viewed from the street.

- The height of the extension carefully reflects the change in heights between the house and the outbuilding, and the scheme maintains the existing building lines.

- The Council's Conservation Officer has raised no objections to the scheme and has commented that it does not compromise the integrity of this site or the original design brief.

- There is a similar extension, albeit of a conservatory design, on the neighbouring property (No 47).

- This scheme is well designed with the conservation area in mind and will not detract in any way from the character and appearance of this area, nor set an unwelcome precedent.

3. Amenity

- There will be no harm caused to any neighbour as a result of overlooking or overshadowing as a result of this scheme.

- The scheme is sufficiently distant from any neighbour to avoid any overbearing impact.

Conclusion

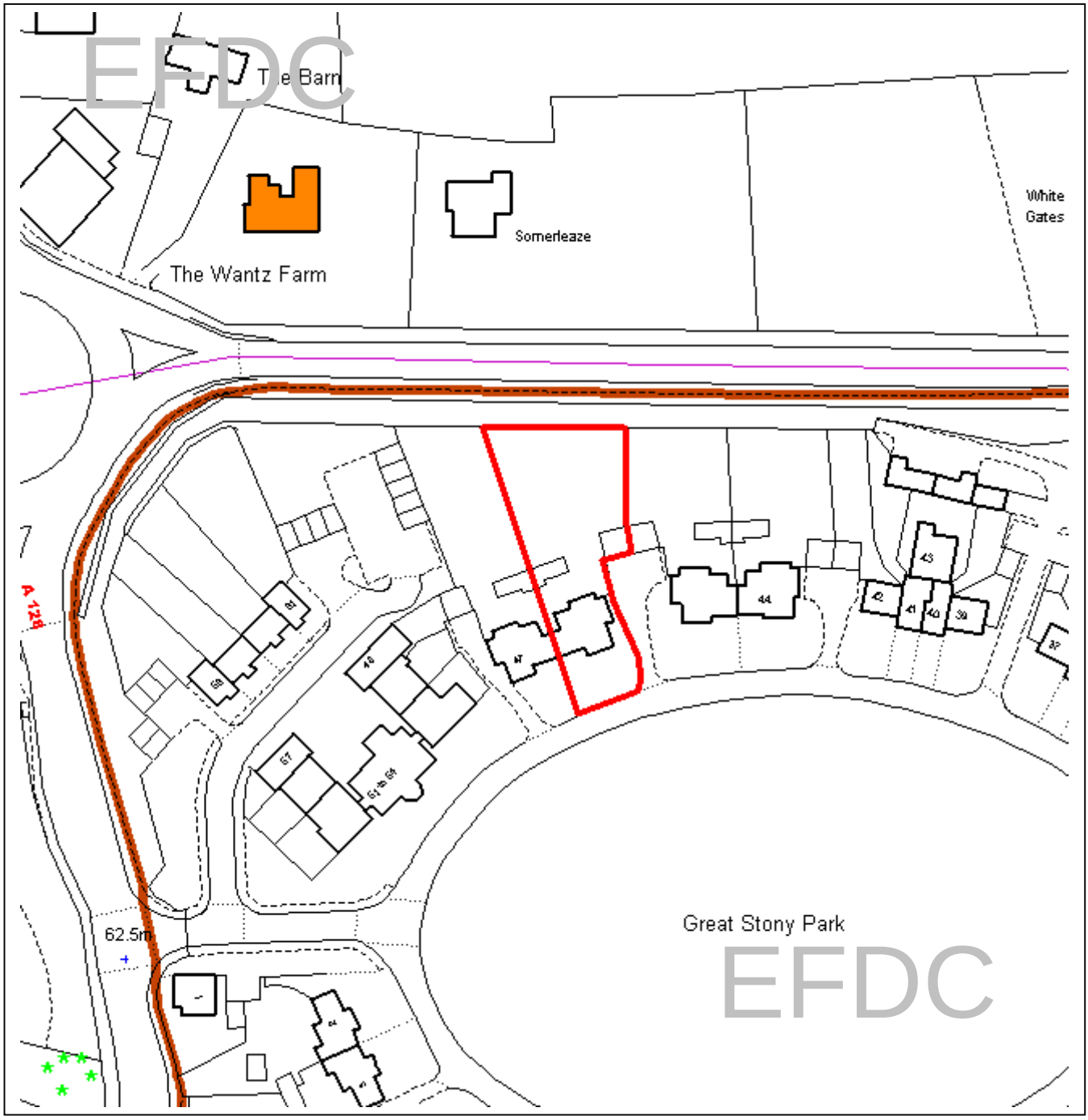
This scheme is a well designed and sensitive addition to the property which causes no harm to the Green Belt or the Conservation Area. There is also no harm to the amenities of neighbouring properties. It is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – OBJECT, is considered to be at odds with the original design brief and will have a negative impact on the character of the area. The Council recalls that the integrity of the heritage site was very important when the development was planned. Any consent could set a precedent.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**6**
Application Number:	EPF/1245/07
Site Name:	46 Great Stony Park, High Street, Ongar, CM5 0TH
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1252/07
SITE ADDRESS:	Haylands Bournebridge Lane Stapleford Abbotts Epping Essex RM4 1LT
PARISH:	Stapleford Abbotts
WARD:	Passingford
APPLICANT:	Mr R Raymond
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of new chalet style dwelling with detached double garage to front. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

4 Prior to first occupation of the building hereby approved the proposed window openings in first floor flanks shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

7 Prior to the commencement of the development details of the proposed surface materials for the driveway 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.

8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

9 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 in accordance with a management plan to be submitted concurrently with the assessment.

10 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Description of Proposal:

Demolition of existing bungalow and erection of new chalet style dwelling with detached double garage to front (revised scheme).

Description of Site:

A roughly rectangular area to the west of Bournebridge Lane in a ribbon of urban development. The ground is flat in this location, and the Green Belt boundary is to the west and east of the site. There is a public footpath on the northern boundary of the site, which is in an overgrown state.

Relevant History:

EPO/94/71 Garage with rooms above - approved
EPF/1935/06 Demolition of existing bungalow and erection of a house - refused
EPF/793/07 Demolition of existing bungalow and erection of a house - withdrawn

Policies Applied:

Structure Plan
BE1 Urban Intensification
H3 Location of residential development
H4 Development form of new residential developments

Local Plan
DBE 1 New buildings
DBE 2 new buildings amenity
DBE 6 Car Parking
DBE 8 Amenity space
DBE 9 Neighbour Amenity
ST 4 & 6 Traffic Criteria
GB7A Conspicuous development
LL10 Landscaping and Trees
RST 3 Rights of Way

Issues and Considerations:

The main issues in this application are whether:

1. The site can accommodate a new building & its effect on the street scene
2. Residential amenity
3. Highway safety
4. Effect on the adjacent Green Belt land

The previous 2006 application was refused on the grounds that the dwelling would be out of character with the street scene by reason of its overall size and bulk, loss of amenity to “Normead” and the adverse effect on the adjacent Green Belt Land due to the bulk of the proposed property.

This scheme has been revised twice to take into account concerns over its size and siting on the plot.

1. *Building in Context & Street Scene*

- The plot is 14m wide and about 50m deep, with a public footpath on the northern boundary. The existing property is an extended bungalow with rooms in the roof, and is square in plan, measuring 6m in height, and is set back some 13m from the road. It is in line with 'Sundown' to the north, and about 18m in front of 'Normead' to the south.

- The existing property stands in line with the front elevation of 'Sundown' to the north. However, partly due to the gentle change in the orientation of Bournebridge Lane in this area, 'Normead's front elevation is set back by about 18m from Haylands, and lines up with the property to its south ('Jacquin').

- The character of this ribbon of development is detached houses and bungalows, many of which have been converted into chalet bungalows.

- This property would be some 1.9m higher than 'Normead' and a very similar height to 'Sundown'.

- The new dwelling would be 'T'-Shaped and have a sharply pitched roof some 7.4m high. It would be set back some 15m from the road, in line with the front elevation with 'Sundown'.

- A gap of 1m would remain to the Public Footpath.

- This scheme has been reduced in height and size, and repositioned on the site of the existing property, as opposed to being in line with 'Normead'.

- This scheme results in a more modest and less bulky dwelling which is in keeping with other properties within the street scene in terms of size, bulk and height.

- A double garage, some 5.2m high with a pyramidal roof would be erected in the front garden, set back some 8m from the road.

- It is accepted that the positioning of the garage at the front of the property is not wholly ideal, but this is the only logical position for it to be stationed. It is set back from the highway by a considerable distance. The height is not excessive and the garage will be screened by landscaping on the front elevation. This part of the scheme does not cause any major harm to the amenity of the street scene.

- Other applications for detached garages in this type of position in this street would be judged on their own merits.

- Therefore the scheme causes no harm to the character and appearance of the street scene.

2. *Residential Amenity*

- The two properties that would be affected are 'Normead' and 'Sundown'.

- There will be no adverse loss of light or sunlight to either of the neighbouring properties.

- There will be no overlooking of 'Sundown'.

- There would be some overlooking of the side elevation of 'Normead' from 1st floor bedroom windows in the rear elevation of the scheme, but these are some 17m from the side elevation at an angle, and there is screening provided by boundary fences and existing hedgerow. A refusal on these grounds would not be justified.

- There would be no adverse loss of outlook for either of the neighbours.

3. Highways

- The scheme would use an existing access and provide adequate parking.

4. Effect on the Green Belt

- The site is bounded by the Green Belt, and this scheme has been amended to reduce the size and bulk of the scheme. It now has no adverse impact on the openness and character of the Green Belt.

5. Other matters.

- The scheme recognises the footpath and will clearly be delineated between the footpath and the site.

- There are a number of trees of the site, and these are not protected. It is considered that a landscaping condition would be appropriate.

Conclusion

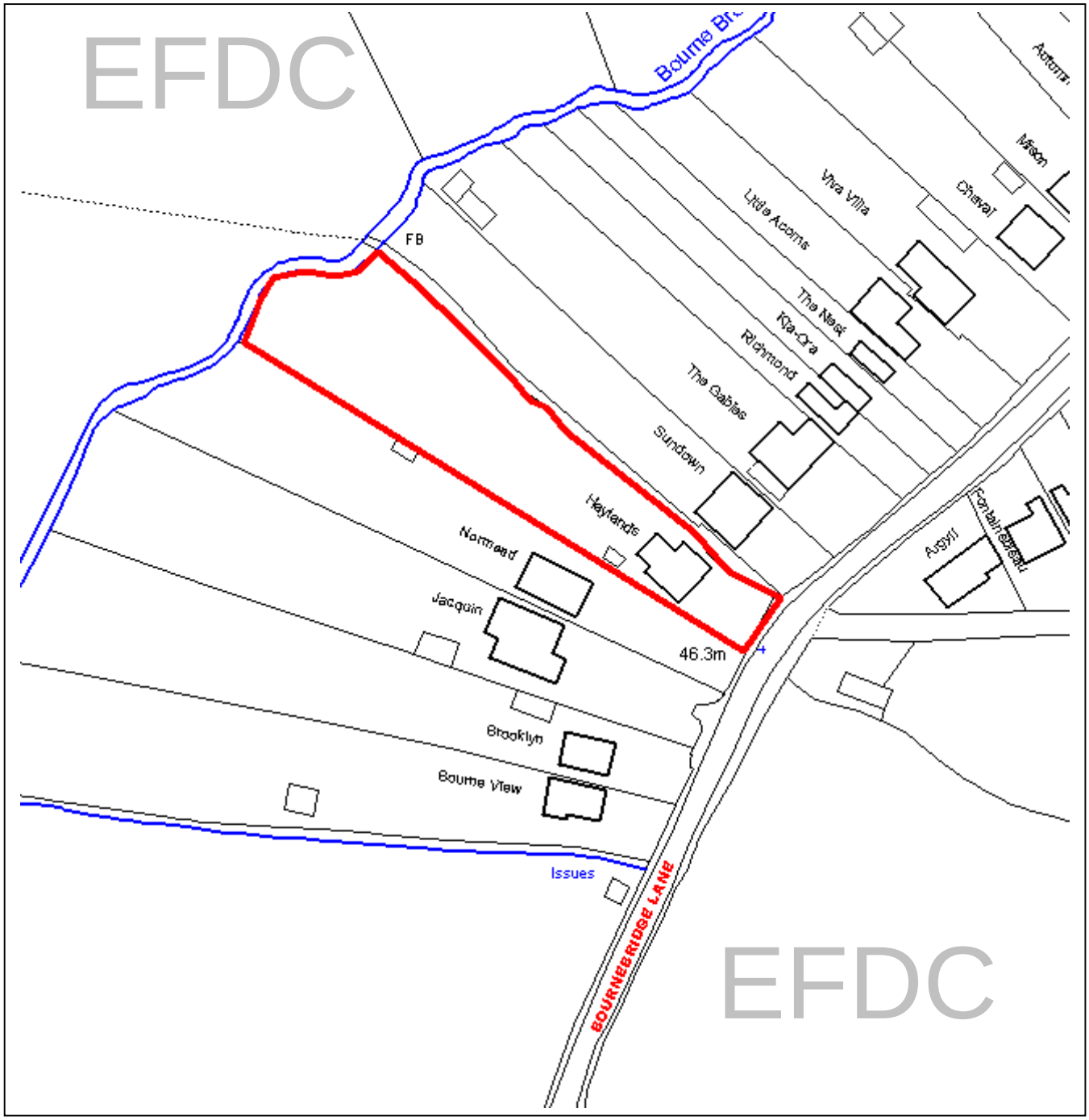
For the reasons laid out above, this application has overcome the previous reason for refusal and now causes no harm to the street scene, the neighbour's amenities or the adjacent Green Belt. It is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – OBJECT, as it is felt that whilst the house is in keeping the large garage in the front garden is not in keeping with the local area and if built would set a precedent.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**7**
Application Number:	EPF/1252/07
Site Name:	Haylands, Bournebridge Lane, Stapleford Abbotts, RM4 1LT
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1239/07
SITE ADDRESS:	48 Forest Drive Theydon Bois Epping Essex CM16 7EZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs Singleton
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey front extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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

4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

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 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 in accordance with a management plan to be submitted concurrently with the assessment..

Description of Proposal:

This application is for a two-storey side extension and a single storey front extension.

Description of Site:

The property is a semi-detached two-storey dwelling with an attached single garage set within a rectangular plot located on the south-eastern side of Forest Drive. The character of the area is made up of a variety of styles comprising of detached bungalows and two-storey detached and semi-detached dwellings some of which have had similar extensions to what is proposed.

Relevant History:

None

Policies Applied:

Residential Development Policies from Epping Forest District Council's Adopted Local Plan and Alterations:
DBE9 Amenity considerations.
DBE10 Extension design criteria.
T17 Parking

Issues and Considerations:

The main issues and considerations in relation to this application are the design and appearance, and any impacts on the amenity of neighbouring properties.

1. *Design*

- Part of this proposal is for a single storey front extension to create a front canopied entrance. This will alter the façade of the building. There are various examples of similar proposals within the vicinity of the site. There will be no negative effects on the street scene.

- The Parish council objects on the basis that the side extension will be close to the boundary on the ground floor, leaving no side access to the rear garden. Policies stipulate a 1.0m set back on the first floor but not on the ground floor also, there are examples of ground floor extensions close to the boundary within this street scene, which sets precedence and makes this proposal acceptable.

- There is sufficient off-street parking within the site for one car therefore the loss of the existing garage is acceptable.

- The overall design of the proposal remains sympathetic to the existing dwelling. There will be no negative impact in terms of the character of the area and the effect on the street scene.

2. *Impact on neighbours*

- This property is a semi-detached dwelling with an existing rear conservatory close to the boundary with adjoining neighbour at 46. The proposed two-storey side and single storey front extension will be close to the boundary with No 50, this will be the neighbour most affected by the proposal.

- The two-storey side extension will span the width of the site on the ground floor to the boundary with No 50 and will maintain the existing rear building line. To enable this proposal the existing detached side single garage will be demolished and a two-storey extension measuring 3.0m in width to the boundary on the ground floor and 2.0m in width on the first floor set in 1.0m from the boundary will be erected in place of the garage.

- The adjacent property has a two-storey side extension set in 1.0m from the boundary and small single storey rear flat roof extension. There are no windows proposed on the flank wall therefore; there will be no issues of overlooking or loss of privacy to this neighbour.

- Due to the orientation of these dwellings, there will be no overshadowing to adjacent neighbours from this proposal.

Conclusion

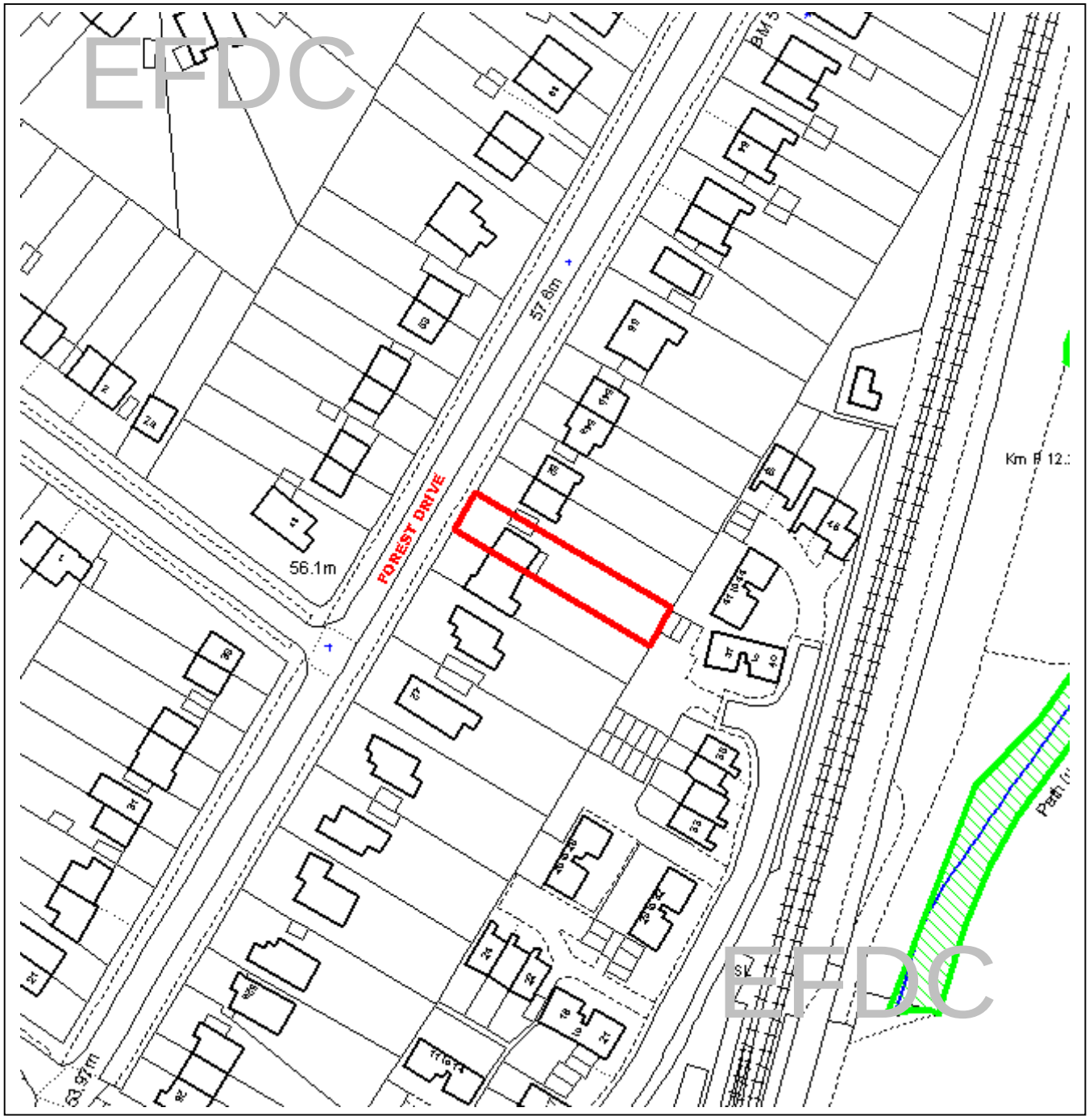
The proposal will not cause any detrimental harm to the amenities of adjacent neighbours and will not be out of character with the existing dwelling and surrounding area. It complies with relevant Local Plan Policies DBE9, DBE10 and T17 and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: The application extends up to the boundary and does not allow access to the rear without going through the house.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**8**
Application Number:	EPF/1239/07
Site Name:	48 Forest Drive, Theydon Bois, CM16 7EZ
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1346/07
SITE ADDRESS:	32 Blackacre Road Theydon Bois Epping Essex CM16 7LU
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs M Bohm
DESCRIPTION OF PROPOSAL:	Demolition of extended bungalow and erection of two, four bedroom houses with rooms in roof and associated parking. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Construction and building work on site shall be restricted to the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 on Saturdays. There shall be no work on Sundays and Public/Bank Holidays.

3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

4 Prior to first occupation of the building hereby approved the proposed window openings in first and second floor side elevations 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 in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

6 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

7 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning

Authority.

8 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the Local Planning Authority.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

9 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Description of Proposal:

This revised application is for the demolition of an extended bungalow and erection of two, four bedroom houses with rooms in roof and associated parking.

Description of Site:

The property is a single storey detached bungalow set within a wide plot located on the north-western side of Blackacre Road, which is a cul-de-sac. The street scene is made up of a variety of

styles of dwellings including bungalows and two storey detached dwellings set in a relatively uniform building line. Common to all properties on this side of the road, the rear garden falls sharply in level just beyond a patio area at the rear of the house. The road itself is at a raised incline. The houses opposite are more elevated from the road and therefore from the application site.

Relevant History:

Various planning extensions to existing bungalow dwelling.
Application of a similar description EPF/0578/07 Demolition of extended bungalow and erection of two, four bedroom houses with rooms in roof and associated parking. Withdrawn

Policies Applied:

Structure Plan
BE1 Urban intensification

Local Plan
DBE 1 Impact on new buildings on surroundings
DBE 2 New buildings amenity
DBE6 Parking for new residential developments
DBE8 Private amenity space
DBE 9 Neighbour Amenity
T14 Car parking facilities
LL10 Landscaping

Issues and Considerations:

The main issue is whether the proposal will have a detrimental impact upon the locality and/or the amenities of residents living in the vicinity of the site.

The site is within an established residential area and is not identified for any alternative uses within the Local Plan. Redevelopment of the site with two properties in place of one accords with the concept of maximising the capacity of urban land, and meets the principles of Policy BE1 of the Structure Plan and Government Planning Policy Statement 3 (PPS3).

The key changes between this and the previously withdrawn proposal relate to the reduction in size of the proposed dwellings to provide increased separation between existing dwellings. Additionally the heights of the site and surrounding area have been re-surveyed for accuracy.

1. Design

The gap between the two new dwelling houses and the side site boundary with no. 32A and no 30A maintains a visual separation of 2.0m between the flank walls of both houses. There is also a 2.0m gap between both new dwellings. This ensures that the development will not have a cramped appearance in the street-scene

The adjacent dwelling at no. 30A is a two storey dwelling and no. 32A is a chalet bungalow, however it sits in a higher incline. The proposed height of the roof is slightly higher than that of no. 32A by approximately 1.7m. When the proposed new dwellings are compared with no. 30A, a new build that has only been recently completed with a double gable end roof, the proposed two new dwelling houses have a pitched roof that greatly limits their impact on the street scene.

The design is traditional appearance, and no issues are raised with the aesthetics of the new dwellings. As the street scene is varied with different house types and styles, the overall design is

in keeping with the area. Furthermore, there is no objection to bringing the development slightly forward as it will align with both adjacent neighbours.

2. Impact on neighbours

In respect of the amenities of the neighbours, the rear of the new house adjacent to no 30a aligns with the rear of no. 30a. The rear of the house adjacent with no.32a projects slightly forward by approximately 1.1m. There will be no overshadowing to adjacent properties.

As windows are proposed on the first floor flank wall, which will serve bathrooms; a condition will require obscure glass to overcome any concerns of overlooking to adjacent properties.

With the proposed two-pitched roof, the bulk of the proposal is acceptable and the visual impact on both neighbours and on the street scene is limited as a result.

The representations made have been carefully considered, however there will be no loss of light to no 30A to any habitable rooms at adjacent dwellings. Additionally, there will be no overlooking or loss of outlook. The height, bulk and depth as determined above are acceptable. Notwithstanding the substantial distance between the proposed new dwellings and dwellings at the rear in Hornbeam Close, the trees at the rear of the site will be retained and these trees offer sufficient screening such that the dwelling will not be visible or dominant to these properties. As identified above, the properties will be set back 2.0m and there will be no terracing effect.

3. Other issues

Two car parking spaces have been provided for each new dwelling that meet car parking standard requirements and there remains more than sufficient amenity space provision to the rear.

From the plans submitted and the current position of the trees at the rear garden, there is no indication that these will be under threat from the subdivision of the rear garden.

Potential parking increase, noise, disturbance, omission of garaging in the design, none of these relate directly to the proposed development and the removal of the trees are not subject to the proposed development proposal.

Conclusion

The development will be in keeping with the street scene and will not result in undue loss of amenity to residents living in the locality. Consequently the proposal complies with Local Plan policies and it is therefore recommend for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Objection. We question the authenticity of the portrayal of the siting of the neighbouring properties on the plans submitted as they differ from the previous application. This is crucial in making an informed judgement on this application.

However, we strongly object as is stated in our previous submission. We are deeply concerned about the overbearing impact these proposals will have on the neighbouring property due to the extension of the building line at the back and the front. The height, bulk and depth will have a detrimental impact on the street scene, particularly from Hornbeam Close where the dominant height and terracing effects will have an overbearing impact. Properties of this size should have garaging. There will be loss of light to 30A. We fully support the concerns expressed by neighbours.

13 BLACKACRE ROAD – Overdevelopment and out of keeping with surrounding dwelling. Potential loss of light.

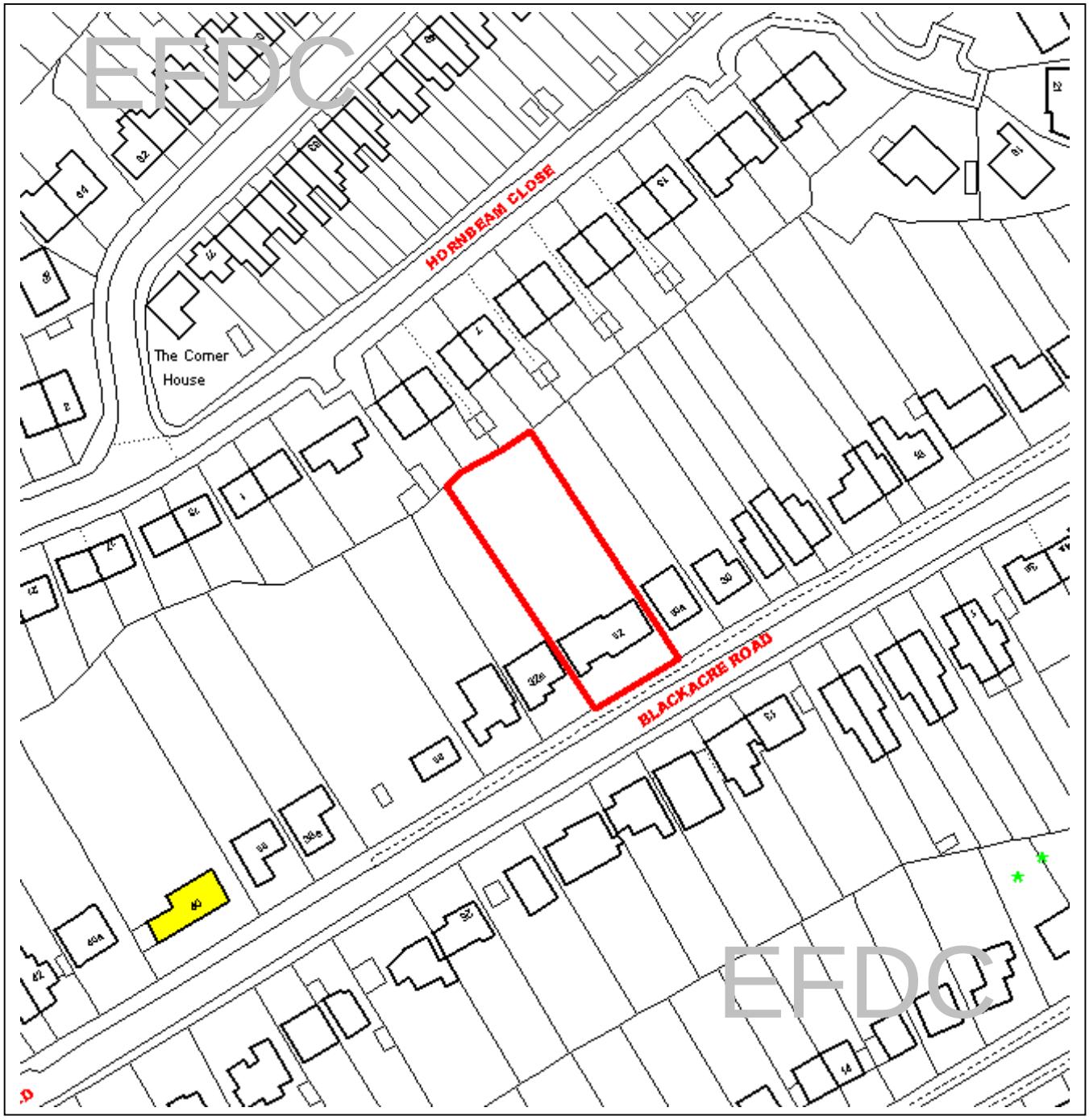
17 BLACKACRE ROAD – Loss of privacy. Concerned about addition of front rooflight in future. Concerned about telegraph pole should crossover be formed.

32A BLACKACRE ROAD – Insufficient information regarding material and colour. Concerned about existing telegraph pole and preservation of mature tree on verge. Concerned about removal of existing grass verge. Concerned about potential impact on sewage capacity. There are several new developments within the area that already cause significant noise to residents. Parking concerns as potential with 4 bedroom houses to create 3 parking spaces, this will cause additional traffic concerns. Loss of light to rear/front bedrooms and rear/front living rooms. Overlooking at rear and front garden. Windows on the side should be conditioned as frosted glass.

6 HORNBEAM CLOSE – Would like the Oak tree at the bottom of the garden within the site retained.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**9**
Application Number:	EPF/1346/07
Site Name:	32 Blackacre Road. Theydon Bois, CM16 7LU
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1415/07
SITE ADDRESS:	Wedgewood Sidney Road Theydon Bois Epping Essex CM16 7DT
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	S Harbut
DESCRIPTION OF PROPOSAL:	First floor side extension over garage, rear two storey extension and a loft conversion with rear dormer windows.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

2 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor side windows shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

This application is for a first floor side extension over existing garage, a rear two storey extension and a loft conversion with rear dormer windows.

Description of Site:

The property is a detached two-storey 1960s dwelling with an attached double garage set within a rectangular plot located on the southern end of Sidney Road, which is a cul-de-sac. Open fields used by Theydon Bois Tennis Club border the site on the southern boundary. The character of the area is made up of detached chalet bungalows some of which have had extensive additions in the

past. The southern boundary of the site is situated within the Metropolitan Green Belt boundary, however the site itself is not.

Relevant History:

None

Policies Applied:

Residential Development Policies from Epping Forest District Council's Replacement Local Plan:
DBE9 – Amenity considerations.
DBE10 – Extension design criteria.

Issues and Considerations:

The main issues and considerations in relation to this application are the design, appearance and amenity of neighbouring properties.

1. Design

- The original roof of the dwelling will be raised by 1.4m in height while maintaining the gable end. This is to enable a loft conversion and the construction of two rear dormer windows. It is acknowledged that this will increase the overall bulk of the building, but given the dwelling is located at the extreme end of the cul-de-sac, and does not lie between two properties this will limit the impact and appearance on the street scene. On balance therefore, this is considered to be acceptable.

- The overall aesthetic design of the proposal remains sympathetic and symmetrical to the existing dwelling. A gap of 1.2 metres is retained at first floor level between the side extension and the boundary with "The Willows", which is acceptable and will not give rise to a terracing effect. At the rear, the two dormers that are proposed are well proportioned and give no design concerns

- Part of this proposal is for a two-storey front extension with pitched roofs, a ground floor bay window, front balcony and a pitched roof over the proposed new garage. This will considerably alter the façade of the building and these additional elements will create an attractive feature to the fenestration and will enhance the dwelling on the street scene.

- The overall width, depth and bulk of the proposals are appropriate to the original dwelling house. Consequently there will be no negative impact in terms of the character of the area and the effect on the street scene.

2. Effect on neighbours

- This property is located at the end of a cul-de-sac with only one immediate neighbour 'The Willows' that could be affected by this proposal. There are no other neighbours, only open fields on the south and rear boundary used by Theydon Bois Tennis club.

- The main effects on the amenity of the adjacent neighbour is the two-storey side extension that spans the width of the site to the boundary with 'The Willows' and further extends 1.4m beyond the existing rear building line. To enable this proposal the existing attached side double garage will be demolished and a two-storey extension measuring 5.2m in width to the boundary on the ground floor and 4.0m in width on the first floor set in 1.2m from the boundary will be erected in place of the garage.

- The adjacent neighbour has a two-storey side extension set in 1.0m from the boundary with an additional large single storey rear extension. There is some concern of loss of light to adjacent neighbour as there are windows on the first floor flank wall of the two-storey side extension. However; additional windows on the rear elevation will provide sufficient light for the habitable room.

- The only window proposed on the flank wall of the proposal site will be obscured, therefore there will be no overlooking or overshadowing to adjacent neighbour from this proposal.

- There are two proposed Juliette balconies to the rear elevation. As the occupiers will not be able to step out onto the balconies, should the Juliette windows be replaced by standard windows there will be little difference from the first floor in terms of overlooking and privacy concerns to neighbour. Therefore the addition of Juliette windows in place of standard windows is acceptable on the first floor.

Conclusion

The proposal will not cause any detrimental harm to the amenities of adjacent neighbour and will not be out of character with the existing dwelling and surrounding area. It complies with relevant Local Plan Policies DBE9 and DBE10 and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

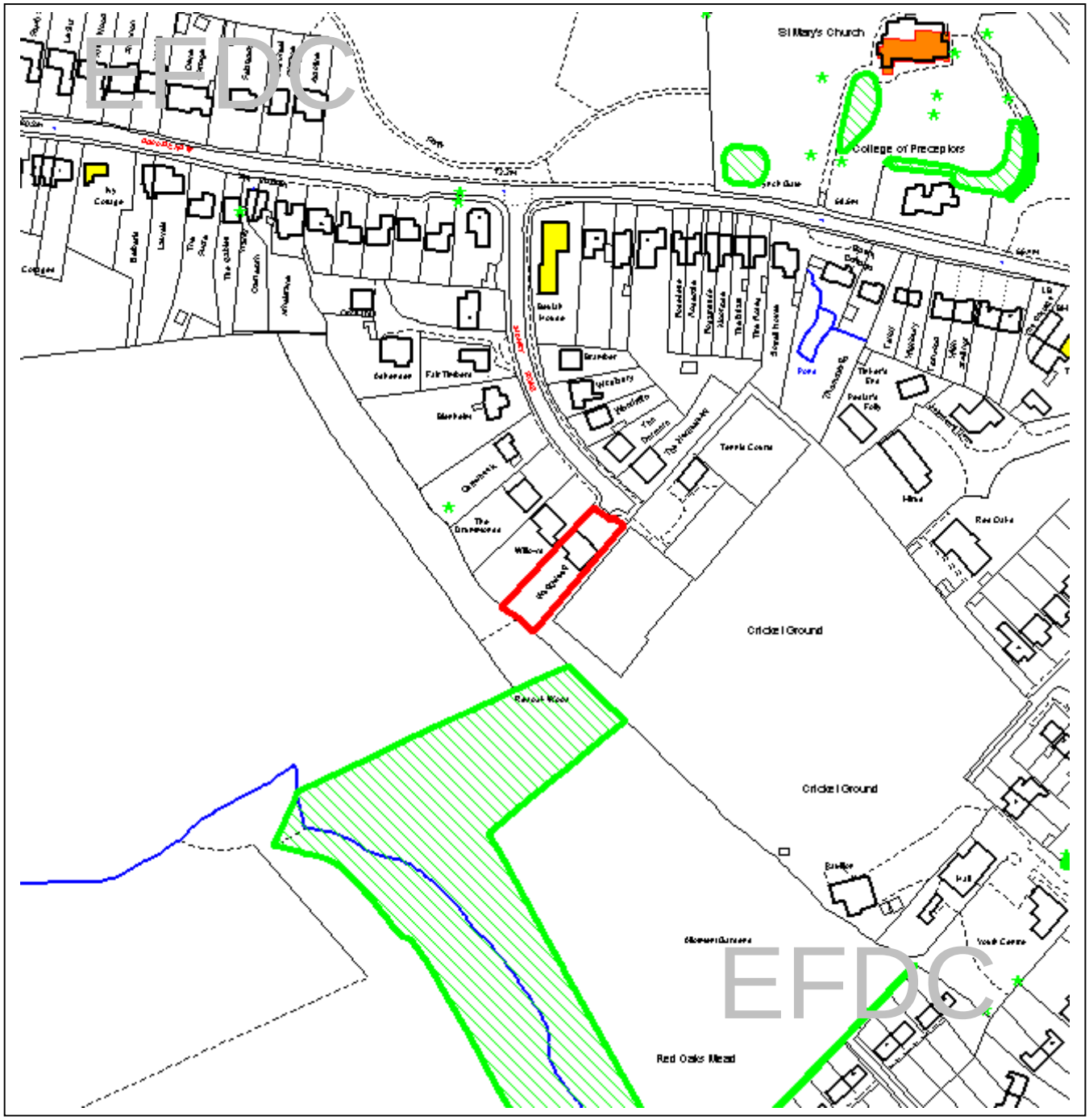
PARISH COUNCIL - We object to this application due to the excessive height, bulk and depth of the proposal and the issue of neighbours being overlooked at the back of the property.

THE WILLOWS, SIDNEY ROAD – Objects in part to application. No objection to first floor side. Concerned at reduction in privacy from two-storey rear. Objects to loft conversion with dormers and raising the height of the roof, as this will make this the tallest dwelling in the road. This will not be in keeping with the area and will also cause loss of privacy.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – The Society is of the opinion that although there are some attractive features to the proposed façade, to infill the gap between neighbouring houses and to extend this house upwards on the proposed scale, would change the normal roofline, creating a higher bulky building that will be overdevelopment and out of character on the general street scene.

Epping Forest District Council

Area Planning Sub-Committee East



Agenda Item Number:	**10**
Application Number:	EPF/1415/07
Site Name:	Wedgewood, Sidney Road, Theydon Bois, CM16 7DT
Scale of Plot:	1/2500

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