

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee East Wednesday, 16th January, 2008***

**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](mailto: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

**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 - 22)**

To confirm the minutes of the Sub-Committee meeting of 12 December 2007.

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

(Assistant to the Chief Executive) 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 23 - 38)**

(Director 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

(Director 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.

### **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](http://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:** 12 December 2007

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.55 pm

**Members Present:** M Colling (Chairman), Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, D Jacobs, R Morgan, B Rolfe, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** Mrs M McEwen, A Green, Ms J Hedges, D Kelly and G Pritchard

**Officers Present:** A Sebbinger (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and A Hendry (Democratic Services Officer)

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### 54. 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.

### 55. 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.

### 56. MINUTES

**RESOLVED:**

That the minutes of the meeting held on 14 November 2007 be taken as read and signed by the Chairman as a correct record.

### 57. VICE-CHAIRMANSHIP

Following the receipt of apologies from Councillor Mrs M McEwen, the Chairman invited nominations for the appointment of a Vice-Chairman for the duration of the meeting.

**RESOLVED:**

That Councillor Mrs H Harding be appointed Vice-Chairman for the duration of the meeting.

**58. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, Mrs A Grigg, D Stallan and C Whitbread declared a personal interest in the following item of the agenda, by virtue of being members of the Cabinet that had agreed to sell the T11 site where the bins had been previously stored. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2056/07 – Land adjacent to Hangar 2, North Weald Airfield.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2188/07 – 162-164 High Street, Ongar; and
- EPF/2189/07 – 162-164 High Street, Ongar.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following items of the agenda, by virtue of having recently acquired commercial premises in the vicinity. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2188/07 – 162-164 High Street, Ongar; and
- EPF/2189/07 – 162-164 High Street, Ongar.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following items of the agenda, by virtue of living opposite the application site. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2149/07 – 2 Thrifts Mead, Theydon Bois.

(e) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in the following item of the agenda, by virtue of being acquainted with the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2198/07 – 7 Green View, Theydon Bois.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of the Theydon Bois and District Rural Preservation Society. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2198/07 – 7 Green View, Theydon Bois.



**59. ANY OTHER BUSINESS**

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

**60. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 12 be determined as set out in the schedule attached to these minutes.

**61. DELEGATED DECISIONS**

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

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2182/07
<b>SITE ADDRESS:</b>	Cedars 18A Beulah Road Epping Essex CM16 6RH
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/31/90 - Cypress: Fell, Ash: 30% crown reduction.
<b>DECISION:</b>	Grant Permission (With Conditions)

## CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days' notice of such works.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 4 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 5 The crown reduction authorised by this consent shall be by no more than 30%.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2123/07
<b>SITE ADDRESS:</b>	17 Lynceley Grange Epping Essex CM16 6RA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey extensions to side and rear and elevational changes.
<b>DECISION:</b>	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 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 or roof slopes of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2179/07
<b>SITE ADDRESS:</b>	Land Adjacent To Broadbents, South of No. 4 Buttercross Lane Epping Essex
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of one, two storey house.
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposed dwelling, by reason of its size, design, massing and bulk would represent an intrusive addition in the street-scene and would be out of character with the surrounding area and thereby fail to enhance and would be detrimental to the Conservation Area. This is contrary to policies HC7, DBE1 and DBE2 of the Adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2205/07
<b>SITE ADDRESS:</b>	24 Coopersale Common Epping Essex CM16 7QS
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	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 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 that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2268/07
<b>SITE ADDRESS:</b>	North Barn New Farm Drive Abridge Essex RM4 1BU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of agricultural barn to a single dwelling with associated external alterations principally to create window and door openings
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 Due to the limited agricultural use of the barn following its construction within the last ten years, there is insufficient evidence to satisfy the Council that the works within the last ten years were not completed with a view to securing a residential use of the building, contrary to policy GB8A of the adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2056/07
<b>SITE ADDRESS:</b>	Land adjacent to Hanger 2 North Weald Airfield Merlin Way North Weald Essex
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of land for the storage of bins and erection of enclosure.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 This permission shall inure until 31 December 2008, following which date all wheelie bins together with the enclosure shall be removed from the site.



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2188/07
<b>SITE ADDRESS:</b>	162 - 164 High Street Ongar Essex CM5 9JJ
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of outbuilding into two storey residential dwelling.
<b>DECISION:</b>	Deferred

The Committee deferred this application in order to conduct a site visit.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2189/07
<b>SITE ADDRESS:</b>	162 - 164 High Street Ongar Essex CM5 9JJ
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Balcony to rear flat roof and erection of entrance gates, removal of cellar flaps to basement.
<b>DECISION:</b>	Deferred

The Committee deferred this application in order to conduct a site visit.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2149/07
<b>SITE ADDRESS:</b>	2 Thrifts Mead Theydon Bois Epping Essex CM16 7NF
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a representation of objection from the 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The development shall be carried out in accordance with the amended plans received on received 13/11/07 unless otherwise agreed in writing with the Local Planning Authority.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2183/07
<b>SITE ADDRESS:</b>	11 Morgan Crescent Theydon Bois Epping Essex CM16 7DU
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	New single storey rear extension and two storey side extension. (Revised application)
<b>DECISION:</b>	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 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 first floor flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2198/07
<b>SITE ADDRESS:</b>	7 Green View The Green Theydon Bois Epping Essex CM16 7JD
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extension and loft conversion with front dormer window.
<b>DECISION:</b>	Refuse Permission

The Committee's attention was drawn to letters of representation from No. 2 and 6 Green View.

**REASONS FOR REFUSAL**

- 1 The proposed two storey rear extension, by reason of its excessive depth and position would represent an intrusive and unneighbourly addition, and would have a serious and adverse effect on the amenities enjoyed by no. 6 Green View, causing loss of light and would be contrary to policy DBE9 of the Adopted Local Plan and Alterations.
- 2 The proposed extensions, by reason of their bulk and massing would be out of character with the street-scene and would be detrimental to visual amenity. This would be contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2342/07
<b>SITE ADDRESS:</b>	Barkers Farm Mount End Road Theydon Mount Epping Essex CM16 7PS
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from farm office/ice cream parlour to supervisory residential unit for goat farm.
<b>DECISION:</b>	Refuse Permission

The Committee's attention was drawn to a representation of objection from the Parish Council.

**REASONS FOR REFUSAL**

- 1 The Local Planning Authority is not satisfied from the evidence submitted by the applicant that a need has been demonstrated for the proposed overnight accommodation and furthermore, is premature because there is no firm evidence of viability of an agricultural enterprise. In these circumstances, it is considered to represent an inappropriate development within the Green Belt and therefore contrary to National Planning Policy Guidance and policies GB2A and GB17A of the Adopted Local Plan and Alterations.

## AREA PLANS SUB-COMMITTEE 'EAST'

Date 16 January 2008

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/2403/07	9 Ravensmere, Epping, Essex CM16 4PS	Grant Permission (With Conditions)	25
2	EPF/2227/07	5 Moreton Bridge, Moreton, Ongar, Essex CM5 0LL	Refuse Permission	30
3	EPF/2401/07	19 Heath Drive, Theydon Bois, Epping, Essex CM16 7HL	Grant Permission (With Conditions)	34

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2403/07
<b>SITE ADDRESS:</b>	9 Ravensmere Epping Essex CM16 4PS
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr & Mrs M Flynn
<b>DESCRIPTION OF PROPOSAL:</b>	Ground and first floor extensions new hipped roof with front and rear dormers and replacement front porch. (Revised application)
<b>RECOMMENDED DECISION:</b>	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 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.
- 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 that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

The application seeks planning permission for the erection of front, rear and side ground floor extensions and side and rear first floor extensions. The front extension would take the form of a porch. The application also seeks consent for the construction of a new larger hipped roof which would contain three dormer windows in its front and rear roof slopes. The new roof would provide accommodation at a second floor level.

### **Description of Site:**

The application site comprises a detached dwellinghouse currently providing ground and first floor accommodation. The property has previously undergone various alterations and extensions. To the north-east the property is bounded by the Metropolitan Green Belt and the site contains trees with preservation orders placed upon them. In 2007 an application for extensions to the dwelling was refused.

### **Relevant History:**

EPU/0100T/58 'Erection of dwelling and garage' Granted (1962).

EPF/0110/94 'Single storey extensions' Granted (1994).

EPF/0024/98 'Erection of a front porch and single storey side extension' Granted (1998).

EPF/1354/07 'Erection of first and second floor extensions and replacement front porch' Refused (2007).

### **Policies Applied:**

CP2 (Rural and Built Environment)

DBE9 (Neighbour Amenity)

DBE10 (Extension Design)

RP5A (Environmental Impacts)

GB2A (Green Belt Development)

GB7A (Conspicuous Development)

GB14A (Green Belt Residential Extensions)

LL7 (Trees of Public Amenity Value)

LL10 (Landscape Protection)

LL11 (Planting)

### **Issues and Considerations:**

The issues for consideration in the assessment of this development are the acceptability of the proposal in terms of character, design, amenity, Metropolitan Green Belt and landscaping matters.

#### **1. Amenity matters:**

Council policies require that development not result in the occupiers of the neighbouring properties suffering an excessive loss of amenity. It is noted that concerns have been expressed that the development would cause unacceptable levels of overlooking and loss of privacy, be overbearing and visually intrusive and result in significant overshadowing and losses of light.

In terms of overlooking and loss of privacy, officers consider that the positioning of all new openings is such that the development would not result in increased levels of overlooking or loss of privacy at the neighbouring properties or gardens to such an extent that a refusal of planning permission could be justified. Furthermore, with the conditions recommended, no further openings could be created without the express consent of the Local Planning Authority. In respect of the other concerns raised, regarding the development being overbearing, visually intrusive and resulting in overshadowing and losses of light and amenity concerns more widely, it is considered that the design, size and siting of the proposed development is such that, as controlled by the conditions recommended, it would not result in an excessive loss of amenity at the neighbouring properties. As such the development is considered to be acceptable and in accord with policies in respect of amenity matters.

## 2. Character and appearance:

Council Local Plan Policies require that residential extensions complement the existing building and street scene. Development is required to respect local character and quality in the built and natural environment. Concerns have been expressed regarding the height, bulk and scale of the development and the impact that the development would have in terms of loss of skyline, harm to street scene and making No 8 Ravensmere appear diminutive.

It is considered that the design, size, siting, height and bulk of the proposed extensions are such that the proposal would complement the existing building and be of a scale appropriate for a building of this nature. It is noted that the existing building is in places higher than the surrounding buildings and that the proposal would increase the height of the existing building further. The development would also bring the property closer to its boundaries at a first floor level. However, officers do not consider that these changes would result in any demonstrable harm to the character and quality of the individual building, street scene or area more widely. In terms of losses of skyline specifically it is considered that adequate distances between the building and the boundary of the site have been maintained and that no unacceptable losses of skyline would occur. The building as extended is deemed to fit into the street scene acceptably and would not appear out of scale with the surrounding properties.

## 3. Tree and landscaping issues:

It is noted that the site contains trees with preservation orders placed upon them. However, it is not considered that the proposed development would have any adverse impact on the preservation order trees. The development is deemed to be acceptable in tree and landscaping terms by the Council Landscape team

## 4. Metropolitan Green Belt matters:

Council policies require that extensions to existing dwellings in the Green Belt do not impair the open character and appearance of the Green Belt; unduly harm the character and appearance of the buildings in their setting; and result in disproportionate additions of more than 40% over and above the total floor space of the original dwelling up to a maximum of 50m<sup>2</sup>. Development beyond the Metropolitan Green Belt more generally is required to protect the openness, character and amenities of the Green Belt. The site has an unusual position in that the majority of it is out of the Green Belt. However, a small part of it does fall within the Green Belt. Having considered the relevant policies and guidance it is considered that in this instance the size, siting and design of the extensions are such that they would not harm the Green Belt or result in development which is contrary to the objectives of including land within the Green Belt. As such the application is deemed acceptable in Green Belt terms.

## 5. Other matters:

Concern has been expressed regarding the description used for the proposal. However, it is considered that the description of development used accurately and sufficiently fully reflects the nature of the development sought. In any event, the proposal will be fully described and displayed to the committee for determination.

Summary:

For the reasons outlined above the development, as controlled by the conditions recommended, is deemed to be in accord with Council planning policies and to have overcome the reasons for refusing the previous application. As there are no other material planning reasons to reach an alternative position the proposal is considered to be acceptable and is therefore recommended for approval subject to conditions.

**SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL – Mrs Flynn spoke briefly in support of her application and submitted a letter which was read by committee. Mr Bennett then addressed Committee and a letter from Mr Bennett was read by Committee. Committee considered the information which had been presented by Mrs Flynn and Mr Bennett and identified the issue of concern to be the impact of the proposed extensions on number 8 Ravensmere. The main issue of importance the height of number 9 Ravensmere adjacent to the boundary with number 8. Committee recognise that the perception of height and overlooking to number 8 may only be determined by technical appraisal of the proposals. Committee resolved to maintain its previous objection to ensure this issue is examined by the district council's planning officers and that a decision is made by members of the district's planning sub-committee with appropriate technical guidance. Therefore, Committee object to this application, it being believed that the current proposed development is for a building of height and bulk which may be out of scale with neighbouring properties and therefore detrimental to the street scene; and that the proposal will result in overshadowing and overlooking of number 8 Ravensmere leading to a loss of amenity to that property.

8 RAVENSMERE – Objection raised on the grounds that the proposal would:

- Cause a loss of light/morning sunlight at number 8 Ravensmere.
- Be highly intrusive and cause a loss of all privacy in the rear garden of number 8 Ravensmere.
- Make No 8 look diminutive and closer to No 9 with a loss of skyline.
- Create a very bulky building that is overbearing and out of scale with neighbouring properties.
- Result in a building that is not in keeping with the current street scene. In respect of this it is pointed out that the property already sits on the highest plot.
- Result in unacceptable and over ambitious development.

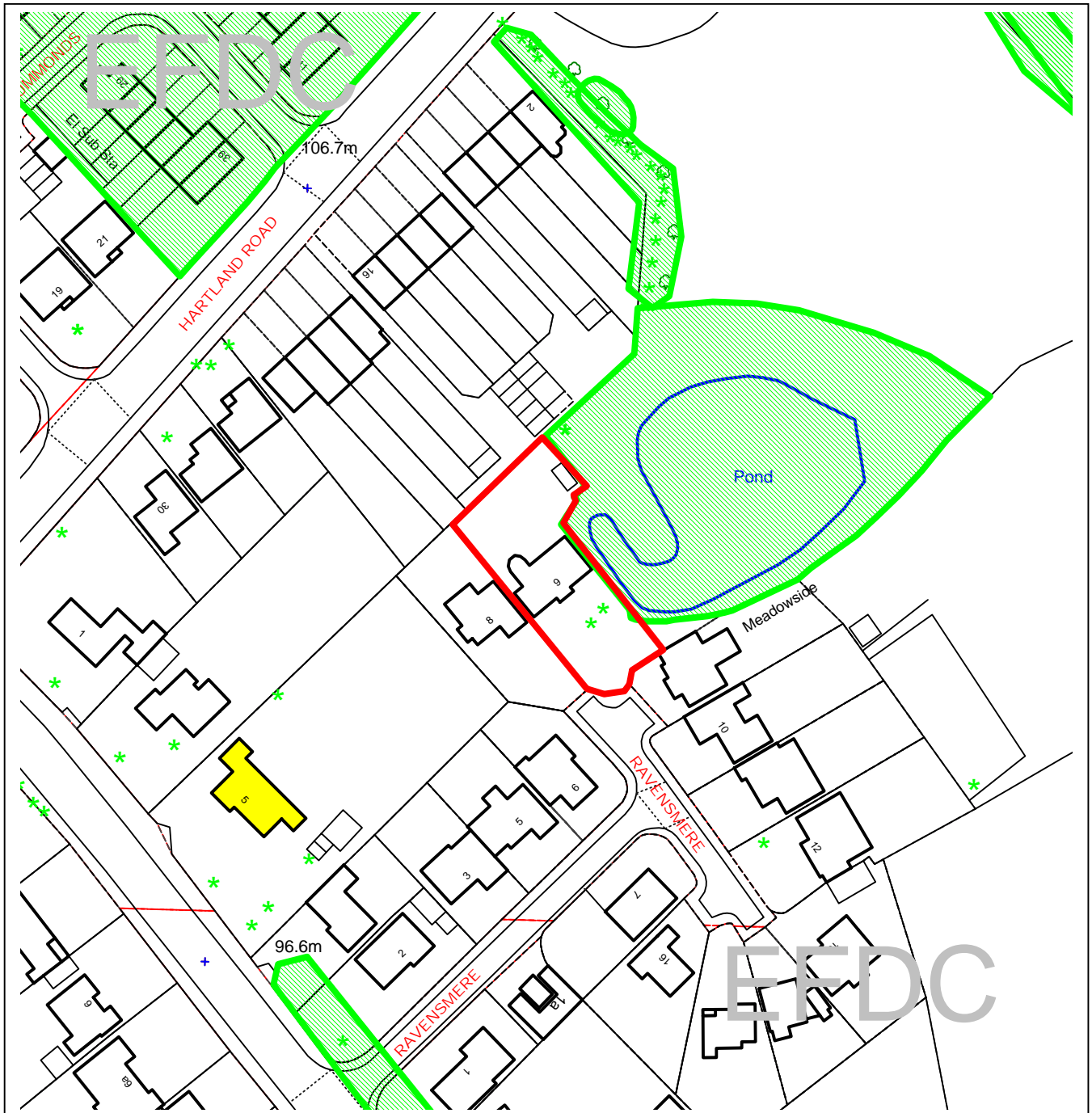
It is also suggested that the description of development used does not accurately reflect the nature of development sought.

20 HARTLAND ROAD – Objection on the grounds that the proposed development would cause an unacceptable loss of privacy in both their garden and home.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/2403/07
Site Name:	9 Ravensmere, Epping, CM16 4PS
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2227/07
<b>SITE ADDRESS:</b>	5 Moreton Bridge Moreton Ongar Essex CM5 0LL
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>APPLICANT:</b>	Dave & Sarah Miller
<b>DESCRIPTION OF PROPOSAL:</b>	New driveway and erection of gate.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The proposed development would by reason of its design, fail to provide adequate visibility and create conditions prejudicial to the free flow of traffic, highway and pedestrian safety, contrary to policies ST4 and ST6 of the Adopted Local Plan and Alterations.

*This application is before this Committee since it would otherwise have been refused under delegated powers, but there is support from the relevant local Parish/Town Council (Pursuant to Section P4, Schedule A (I) of the Council's Delegated Functions).*

**Description of Proposal:**

The application seeks planning permission for the formation of a new access onto the public highway involving the formation of a driveway and the erection of a gate.

**Description of Site:**

The application property is a semi-detached dwellinghouse situated on the east side of the classified road, Moreton Bridge. The site falls within the Metropolitan Green Belt.

**Relevant History:**

None

**Policies Applied:**

Local Plan:

CP2 (Rural and Built Environment);

GB2A (Green Belt Development);

RP5A (Environmental Impact);

ST1 (Location);

ST2 (Accessibility);

ST4 (Road Safety);  
ST6 (Parking);  
DBE9 (Neighbour Amenity)

### **Issues and Considerations:**

The issues for consideration in the assessment of this development are the acceptability of the proposal in terms of parking, access, highways, Metropolitan Green Belt, design, character, amenity and environmental impact matters.

#### **1. Parking, access and highways matters:**

Council policies require that proposed developments provide suitable access, an adequate number of parking spaces, are well related to the road hierarchy, unlikely to lead to excessive congestion, would not be detrimental to highway safety and are not likely to result in excessive adverse effects from traffic generation.

The County Council Highways Group have expressed serious concerns in respect of highway safety, access and parking matters. On the basis of the information submitted they consider that the applicant does not have sufficient land in their control to provide adequate visibility splays. Since the property is on the inside of a bend there would be limited visibility around the bend particularly to the left. The absence of sufficient visibility splays would result in an unacceptable degree of hazard to all road users and be detrimental to highway safety.

Furthermore the plans indicate a layout within the site that would not allow a vehicle to turn within the site and approach the highway in forward gear. Though the Highway Code advises drivers to reverse off the highway so that a car need not reverse onto the road, even that manoeuvre would be hazardous when visibility is so poor. For these reasons officers consider the proposal to be unacceptable in terms of highways, access and parking matters.

Parking is available in roadside lay-bys north and south of this house.

#### **2. Metropolitan Green Belt matters:**

The design of the proposed development is not considered to be such that it would harm the openness of the Metropolitan Green Belt or to be contrary to the objectives of including land within the Green Belt. As such the application is deemed to be acceptable in terms of Green Belt matters.

#### **3. Design and character matters:**

Council policies require that developments respect their setting, relate suitably to the surrounding spaces, are of a size and position that they adopt a significance appropriate to their function, are suitably landscaped, respect local character, quality and townscape and employ materials which are sympathetic to their context. It is considered that, as could be controlled by the conditions, the proposal would be acceptable and in accord with planning policies in these regards.

#### **4. Amenity and environmental impact matters:**

Council policies require that development not result in excessive adverse environmental impacts or a loss of amenity for neighbouring properties. Officers consider the design of the development to be such that, as could be controlled by conditions, the proposal would not be detrimental to the amenities of neighbouring and surrounding properties or result in excessive adverse environmental impacts.

Summary:

For the reasons outlined above the application is recommended for refusal.

**SUMMARY OF REPRESENTATIONS:**

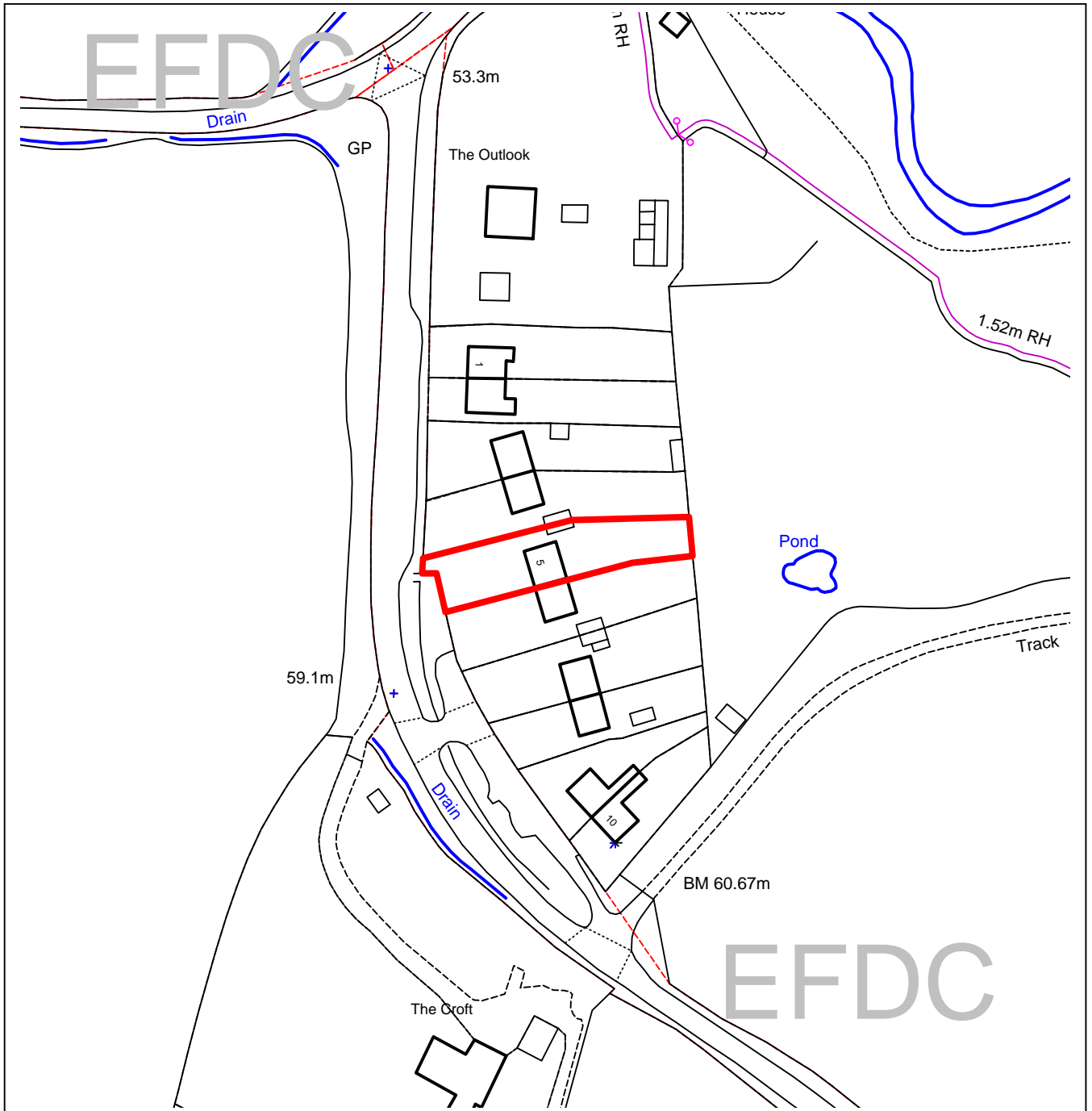
PARISH COUNCIL: Support. Will improve safety of access onto the highway. The existing access used by this property has poor sight lines and is dangerous. It will improve access to her car for a young mother with her children.





# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/2227/07
Site Name:	5 Moreton Bridge, Moreton, Ongar CM5 0LL
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2401/07
<b>SITE ADDRESS:</b>	19 Heath Drive Theydon Bois Epping Essex CM16 7HL
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr & Mrs L Martin
<b>DESCRIPTION OF PROPOSAL:</b>	Second floor extension.
<b>RECOMMENDED DECISION:</b>	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.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Extension on existing flat roof to create extra bedroom. Extension to be 3.2m wide and 3.6m long set back from the front parapet edge of the main roof by 2.4m and rear parapet edge of the main roof by 3.1m. Roof addition to have a flat roof finish.

**Description of Site:**

One of a pair of semi-detached dwellings on the south-east side of Heath Drive. Unique compared with the surrounding residential area, these two houses are of a distinctive flat roofed design with white external finish, dating from 1920's, in the "art deco" style. The application house has been extended previously at the rear.

**Relevant History:**

EPF/1162/85 – Single storey rear extension and garage – Granted.  
EPF/1499/87 – 2<sup>nd</sup> floor rear extension and single storey rear extension – Refused.  
EPF/164/88 – 2<sup>nd</sup> floor extension – Refused.

EPF/449/01 – New 70 degree mansard roof to form 2 bedrooms, shower and w.c for private dwelling house – Refused and Dismissed on Appeal.

**Policies Applied:**

HC13A – Local List of Buildings

DBE9 – Development not result excessive loss of amenity

DBE10 – Extension complement and, where appropriate, enhance appearance of existing building and street scene.

**Issues and Considerations:**

The main issues are firstly, the effect of the proposal on the character and appearance of the existing dwelling and the street scene; and secondly, the effect on the living conditions of the residents of neighbouring residential property.

1. Character and Appearance

The application house and the adjoining semi, no. 21, are of a design and visual appearance that distinguishes them from the other properties in the vicinity. They have recently been “locally” listed because of their “art-deco” design, being of special architectural value in the context of the surrounding residential houses.

The previous mansard roof proposal on top of the whole roof would have detracted from its distinctive design and harmed the visual appearance of this dwelling and unbalance this pair of houses. The Planning Inspector quite rightly dismissed the last appeal for this reason.

This proposal is for an extension on top of the flat roof, but it is much slimmer and set well in from the front and rear wall and roof parapet. It is no wider than the existing stair-tower and in fact will be lower, but of the same design. There will be a view from the road and nearby gardens, but not to the extent that it will be visually intrusive to the street scene. The objections to it being overdevelopment are unfounded. The house has been extended before but not previously on the roof. The alteration will change its appearance relative to the other semi at no.17, but the extension is small and proportional, such that the change in the symmetry of the two houses will not be to the detriment of the street scene.

The special character of this pair of houses will not be compromised and the art-deco style remains, such that they remain worthy of local listing.

2. Living Conditions of Neighbouring Residents

The previous appeal for a full mansard roof was judged by the Planning Inspector to not materially harm the living conditions of neighbours by means of overshadowing and overlooking. The proposed windows to the front and rear of the development the subject of the current planning application will be set further back on the roof and be in a smaller extension. With the presence of the parapet roof safeguarding against loss of privacy to houses opposite at nos. 28 – 34 Heath Drive, officers conclude on this matter that the concerns regarding loss of privacy are unfounded. The roof area is also accessible from the stair tower and therefore already in use, but again, if used as a seating area, it would not result in undue loss of privacy.

Summary:

This is a much improved proposal from that previously dismissed on appeal, where previously the appeal was dismissed solely on the grounds of harmful visual impact and not damage to the living conditions of local residents. This is now a slimmer extension and a design in keeping with the

appearance of the main house, which will not harm the appearance of the street scene or the reason for this being a locally listed building. It complies with policies HC13A, DBE9 and DBE10 and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Strongly object, this is one of a unique pair and the proposals will destroy the symmetry to this important building, which is on the local list, and will be detrimental to the street scene.

32 HEATH DRIVE – Object, art-deco 1930's flat roofed house, out of keeping in area of mainly mansard designed houses, site already overdeveloped without adding a roof extension as well, existing rear extension not seen from road and proposal should be viewed in conjunction with this, local listed building to retain original qualities, extension be a very ugly lopsided view from our house and open door for no.17 to do the same and look like 3 storey flats and exaggerate the already outstanding oddity, draw attention to conclusions of Planning Inspectors letter.

36 HEATH DRIVE – Make it look like a two-storey block of flats and adversely affect the wider environment.

30 HEATH DRIVE – Object to second floor bedroom affecting our privacy, visually unbalance if next door do not carry out the same type of extension, set a precedent for any other house to consist of 3 floors, and be out of character.

15 HEATH DRIVE – Will unbalance the pair of houses and be out of keeping with their well-known "sun trap" style, look like a 3-storey building.

17 HEATH DRIVE – Extension seems modest and hardly visible from the street, stair tower of no.19 has been altered and the roof line is not symmetrical and the straight lines of the extension might be an improvement, house not of architectural merit but bedroom would add to its attraction, which we are giving serious consideration to doing.

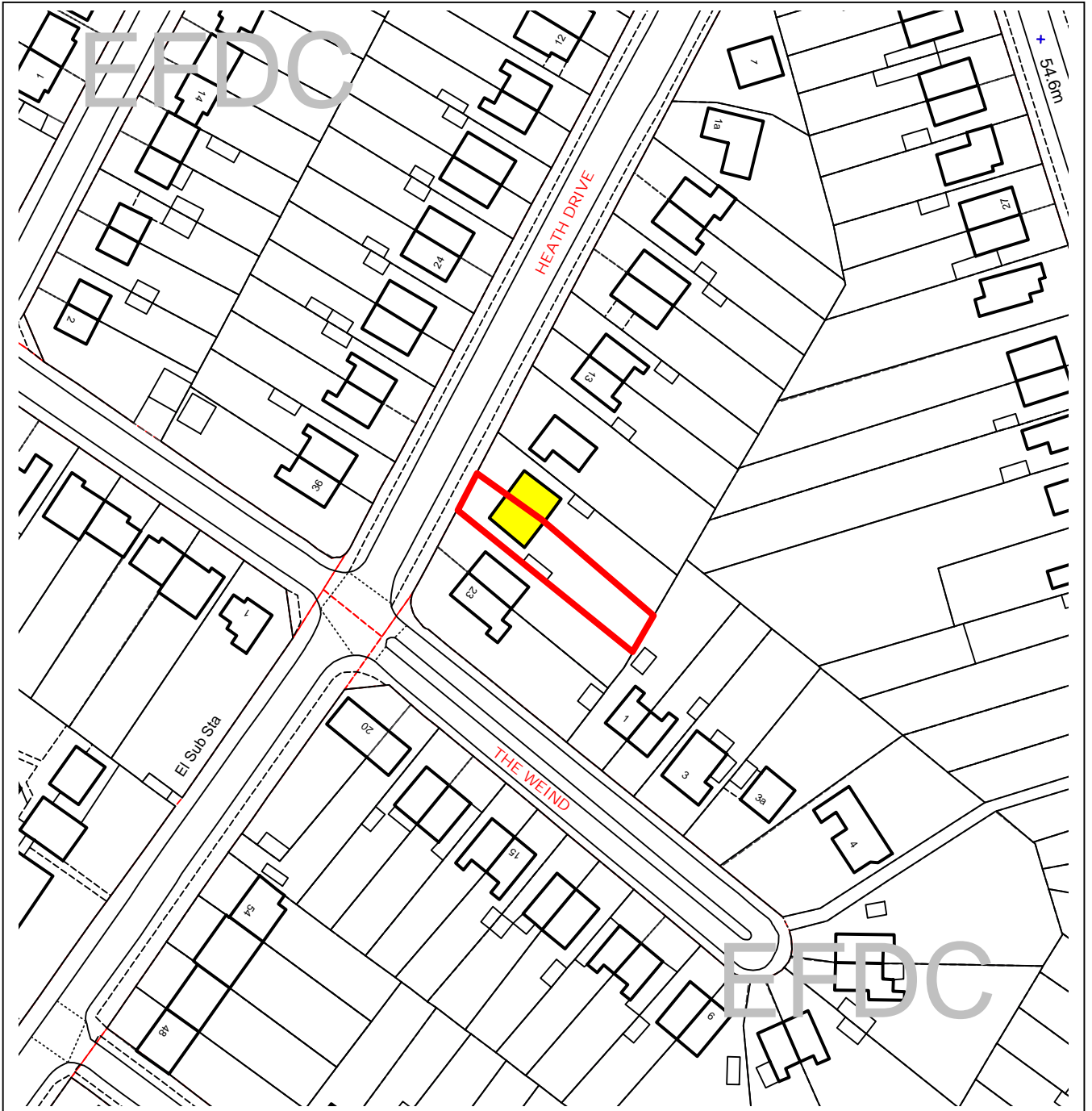
34 HEATH DRIVE – Object: Result in unbalanced/uneven appearance, unacceptable from houses opposite and in street scene.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – House on Local list and therefore important, but extension is unsympathetic and pair of houses will look lopsided and of unequal height, be overdevelopment and out of character in the street scene, detrimental to this building and neighbouring houses contrary to DBE9.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2401/07
Site Name:	19 Heath Drive, Theydon Bois, Epping CM16 7HL

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