

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## **Area Planning Subcommittee West Wednesday, 19th March, 2008**

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

**Room:** Council Chamber

**Time:** 7.30 pm

**Democratic Services Officer** Adrian Hendry - Research and Democratic Services  
Email: ahendry@eppingforestdc.gov.uk Tel: 01992 564246

### **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.**

Members:

Councillors P McMillan (Chairman), J Wyatt (Vice-Chairman), R Bassett, Mrs P Brooks, Mrs A Cooper, R D'Souza, J Demetriou, Mrs R Gadsby, Mrs J Lea, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

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

**1. WEBCASTING INTRODUCTION**

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 SUBCOMMITTEES (Pages 5 - 6)**

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

**3. APOLOGIES FOR ABSENCE**

**4. MINUTES (Pages 7 - 24)**

To confirm the minutes of the last meeting of the Sub-Committee held on 20 February 2008 as correct record (attached).

**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 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

**7. DEVELOPMENT CONTROL (Pages 25 - 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 Paragraph Number	Information
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.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

### **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. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

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'

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 20 February 2008

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.45 pm

**Members Present:** P McMillan (Chairman), J Wyatt (Vice-Chairman), Mrs P Brooks, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster

**Other Councillors:**

**Apologies:** R Bassett and Ms S Stavrou

**Officers Present:** B Land (Assistant Head of Planning and Economic Development), A Hendry (Democratic Services Officer) and Z Folley (Democratic Services Assistant)

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### 71. 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.

### 72. WELCOME AND INTRODUCTION

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

### 73. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared personal interest in agenda items 7 (1) (EPF/2451/07 The Dairy, Home Farm, Copped Hall Estate, Epping) 7 (2) (EPF/2482/07 1 & 2 Copped Hall Cottages, Copped Hall Estate, Epping) and 7(3) (EPF/2644/07 The Woodhouse, Copped hall Estate, Epping) by virtue of being a member Epping Upland Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (4) (EPF/1914/06 Greenleaver, Mobile Home Park, Hoe Lane, Nazeing) and 7 (5) (EPF/2324/07 27 Hoe Lane, Nazeing) by virtue of being a member of the Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in agenda items 7 (10) (EPF/2665/07 The sciut association, Gilwell Park, Bury Road, Sewardstone) by virtue of being a member of the Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

**74. MINUTES**

**RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 23 January 2008 be taken as read and signed by the Chairman as a correct record subject to noting that Councillors Mrs Smith's declaration of interest was for being a member of the Parish Council and not for being on the Parish Planning Committee.

**75. ANY OTHER BUSINESS**

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

**76. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 10 be determined as set out in the annex to these minutes.

**77. DELEGATED DECISIONS**

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

**CHAIRMAN**



## Report Item No: 1

<b>APPLICATION No:</b>	EPF/2451/07
<b>SITE ADDRESS:</b>	The Dairy Home Farm Copped Hall Estate Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of dairy into 4 bedroom dwelling with extension to rear and removal of half of an existing agricultural building (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 Details of the types and colours of the external finishes including the glass extension 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. The new windows should match the existing in terms of style and materials and the doors should be timber.
- 3 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.
- 4 Prior to the commencement of the development details of the proposed surface materials for the driveway and hard surface area 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.

- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 6 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..
- 7 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.  
  
Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.  
  
Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.  
  
Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.
- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 The development shall be carried out in accordance with the amended plans received on 5/2/08 unless otherwise agreed in writing with the Local Planning Authority.
- 10 The development hereby approved shall not be commenced until details of the methodology for demolishing the part of the barn shown to be demolished on drawing nos.PL/02, PL/06 and PL/07 has been submitted to and approved in writing by the Local Planning Authority. The methodology shall include details of the retention of the entire southern wall of the barn. The barn shall be so removed before first occupation of the dwelling hereby approved.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2482/07
<b>SITE ADDRESS:</b>	1 & 2 Copped Hall Cottages Copped Hall Estate High Road Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of existing single storey extensions, construction of new two storey extensions and conservatory, provision of drive, access gate and car parking space.
<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 Prior to commencement of the development signed contracts for the completion of the development in its entirety shall be submitted to the Local Planning Authority.
- 3 The proposed extensions to both dwellings shall be constructed concurrently and completed to the same extent with regard to external dimensions on each dwelling.
- 4 Details of the types and colours of the external finishes for all extensions, means of enclosure and hard surfaced areas 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.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2644/07
<b>SITE ADDRESS:</b>	The Woodhouse Copped Hall Estate Epping CM16 5HT
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two single storey timber framed garden rooms replacing existing structures
<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 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1914/06
<b>SITE ADDRESS:</b>	Greenleaver Mobile Home Park Hoe Lane Nazeing Essex
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of land to form extension to existing mobile home park to allow 4 (four) additional gypsy pitches.
<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 The use of the land and the occupation of the caravans shall inure for the sole benefit of the following persons;  
(i) Mr John Buckland and his wife Maria Buckland (daughter of Joe Mitchell Senior)  
(ii) Joe Mitchell Jnr (Son of Joe Mitchell Senior) and Tracey Mitchell, his wife.  
(iii) Thomas Lee and his wife Charmaine Lee (daughter of Joe Mitchell Senior)  
(iv) James Russell and his wife Lila Russell (daughter of Tony Marshall)  
and their immediate dependents (below the age of majority) and for no other person or persons.
- 3 When the land ceases to be occupied by those persons listed in condition 2 above and their immediate dependents (below the age of majority), the use hereby permitted shall be discontinued and the caravans, vehicles, trailers and structures (including sheds and fences) shall be permanently removed from the site.
- 4 There shall be no more than 1 static caravan and 1 touring caravan stationed on each pitch at any one time (a total of 4 static caravans and 4 tourers on the site as a whole) No more than 2 vehicles shall be parked on each pitch at any one time.
- 5 The site shall be used solely for residential purposes. No commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials, or other items (other than household/domestic effects relating to the specific pitch on which they are stored).
- 6 There shall be no stationing, parking, or storage of vehicles over 1.5 tonnes, or the maintenance or repair of vehicles on the entire site.

- 7 The site layout showing the size and location of each pitch shall be implemented strictly in accordance with the submitted plan 624 drawing no 11, unless otherwise agreed in writing by the Local Planning Authority.
- 8 Prior to commencement of development details of all sheds including size and materials shall be submitted to and approved in writing by the Local Planning Authority. There shall be no more than 1 shed per pitch and any sheds erected shall only be done in accordance with the previously approved details.
- 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.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2324/07
<b>SITE ADDRESS:</b>	27 Hoe Lane Nazeing Essex EN9 2RQ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Alteration and conversion of a single dwelling unit into two dwelling units and erection of two garages.
<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 The two garages shown on the approved plan number 01 (Rev A) shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 3 Prior to occupation of the development 1.5 x 1.5 driver to pedestrian sight splays shall be provided to each side of the enlarged access. These shall be formed to give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures for the enclosure of the rear garden 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.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and E shall be undertaken on the properties hereby approved without the prior written permission of the Local Planning Authority.
- 6 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2028/07
<b>SITE ADDRESS:</b>	Unit 2, Spanners Threeways Nursery Sedge Green Roydon Harlow Essex CM19 5JS
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Change of Use to MOT Testing Station
<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 The use hereby approved shall not commence until the area of land abutting the southern site boundary identified on the approved plan (drawing number 2640/3) as "To be kept permanently free of vehicles" has been cleared of all vehicles and the derelict building in the centre of that area has been demolished and all resulting debris removed from the site. Thereafter the area of land shall be kept permanently free of vehicles and shall not be used for open storage or for the storage or deposit of waste.
- 3 The area marked on the approved plan (drawing number 2640/3) for the parking of vehicles shall only be used for the parking of cars and not for the storage of any materials or for the storage or deposit of waste.
- 4 The use hereby approved shall not be commenced until the site as identified on the approved drawings (drawing number 2640/1) has been surfaced in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
- 5 The use hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.



- 6 The use hereby permitted shall not be commenced until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be carried out within the first planting season following the commencement of the use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, 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.
- 7 The Units referred to in this condition are those identified on the approved drawing (drawing number 2640/3). The use of Unit 1 hereby approved shall only be carried out in connection with the use of Unit 2.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2310/07
<b>SITE ADDRESS:</b>	Land to rear of Lynfield Harlow Road Roydon Essex CM19 5HH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 4 bedroom bungalow.
<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 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class [B] (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2421/07
<b>SITE ADDRESS:</b>	Roydon Garage High Street Roydon Harlow Essex CM19 5HJ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garage buildings and erection of 8 dwellings for residential use with parking courtyard. (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.  
Act 1990 (as amended).
- 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 first occupation of the building hereby approved the proposed window openings in the flank elevations and at first floor in the rear elevations of plots 4,5, 6 and 7 shall be fitted with obscured glass and shall be top opening only, 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 without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission 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 access and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

- 8 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

- 9 Prior to commencement of the development details of provision for parking for people with disabilities shall be submitted to and agreed in writing by the Local Planning Authority and the development shall subsequently be completed in accordance with the agreed details, prior to the first occupation of any of the dwellings hereby approved.

- 10 Prior to commencement of the development details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first occupation of any of the dwellings hereby approved and thereafter retained at all times.

- 11 Prior to the first use of the access hereby approved a 1.5 metre x 1.5 metre pedestrian visibility sight splay, measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above the height of 600mm as measured from the finished surface of the access within the area of the visibility spays thereafter.

- 12 The access shall be laid at a gradient not exceeding 4% for the first 6 metres from the highway and not exceeding 8% thereafter.

- 13 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.
- Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.
- Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.
- Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.
- 14 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 15 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 16 Prior to commencement of development a full noise survey shall be carried out, to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C (as detailed in PPG240, or bedrooms likely to be exposed to noise levels that do not meet reasonable resting/sleeping conditions specified in British Standard BS8233:1999 - Sound insulation and noise reduction for buildings - Code of practice. All works which form part of the agreed scheme shall be completed prior to the first occupation of any of the dwellings hereby approved.
- 17 Additional drawings that show details of proposed windows, doors, eaves, verges, and cills, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the local planning authority in writing prior to the commencement of the works. The works shall be implemented in accordance with such approved details and permanently retained as such.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2422/07
<b>SITE ADDRESS:</b>	Roydon Garage High Street Roydon Harlow Essex CM19 5HJ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for the demolition of existing garage buildings. (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 All demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2665/07
<b>SITE ADDRESS:</b>	The Scout Association Gilwell Park, Bury Road Sewardstone Chingford E4 7QW
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	New single storey building to house a Muslim place of worship for Scout Association.
<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 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 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 LPA.

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.

- 4 The building hereby approved shall be used only for purposes ancillary to the main use of Gilwell Park for scouting and by visitors whose principal purpose for visiting is to use the Scout Association's main facilities within the Park.
- 5 No amplified sound shall be emitted from the building at any time.



## AREA PLANS SUB-COMMITTEE 'WEST'

Date 19 March 2008

### INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0038/08	65 High Street, Roydon, CM19 5EE	GRANT	27
2.	EPF/0041/08	Petchys, Sewardstone Road, Waltham Abbey, E4 7SA	GRANT	31

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0038/08
<b>SITE ADDRESS:</b>	65 High Street Roydon Essex CM19 5EE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Bank Machine Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of an ATM machine. (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.

*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:**

Installation of an ATM machine. (Revised application) The ATM machine will be located externally within the existing shop frontage of 65 High Street. It will be installed in a previously clear glazed panel of the shop that now has solid blue laminate panel fitted inside the glass. The area of the panel that will surround the ATM will be fitted with a security backing.

**Description of Site:**

65 High Street is located on the west side of the High Street within the centre of Roydon Village. It is an end of terrace property with residential at first floor level and a newsagents/village shop at ground floor level. It is within the Roydon Conservation Area, but not within the Metropolitan Green Belt. It is predominantly surrounded by residential properties.

**Relevant History:**

EPF/1159/87 - Installation of shop front - App/Con

EPF/1377/07 – Installation of automated teller machine – Refused.

**Policies Applied:**

DBE12 – Shopfronts

DBE9 – Impact on amenity

HC6 – Development within the conservation area

HC7 – Development and materials within the conservation area

**Issues and Considerations:**

The main issues in this case are:

1. Impact on the character and appearance of the Conservation Area
2. Impact of the proposed ATM on residential amenity
3. Security

1. Impact on the character and appearance of the Conservation Area

The difference between this application and the previously refused application is that the ATM will be set into the existing window rather than into an additional surround and the large CASH sign has been removed. This is a significant improvement to the previous application that would respect the design of this non-traditional shopfront. Therefore the addition would preserve the character and appearance of the Conservation Area.

2. Impact on amenity

The ATM will be available for use 24hrs a day. Customers using the machine may cause disturbance to surrounding residents and this cannot be controlled. However, it is very unlikely that use of the ATM would lead to noise and disturbance as a consequence of its normal use. There is also no additional lighting that could potentially harm amenity proposed with this application.

3. Security

The shop also has a history of crime with an ATM installed inside the shop – although this problem has now been alleviated by the addition of bollards around the shop. The installation of an external ATM machine may give local residents the perception of more vulnerability considering the previous history of crimes at this location. Although the threat of crime is of concern to local residents, the size, design and method of fitting the proposed ATM is such that it is much more resistant to attack than a freestanding machine inside the shop. The previous comments from the Anti-Social Behaviour Co-ordinator have been taken into account with the additional bollards and a demarcation zone for privacy when customers are using the machine.

Conclusion

The removal of the ATM signage and surround has made this proposal acceptable compared to the previously refused application. The proposed ATM machine is therefore acceptable development that accords with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.

## **SUMMARY OF REPRESENTATIONS:**

ROYDON PARISH COUNCIL: The Parish Council objects to this application primarily on safety grounds. The cash machine within the shop has been targeted by criminals on several occasions in the past - a machine on the outside of the building will be even more of a crime target as well as a noise nuisance to neighbouring properties. The Parish Council is concerned that the response time by police to incidents at the shop has not been very good in the past as Roydon sits on the edge of a number of police areas.

THE ROYDON SOCIETY: The Roydon Society has serious reservations regarding this application as they feel that there is no need for the facility within the village; that it is an area of anti-social behaviour so therefore will not be used and with regards to security and safety of the machine and residents well-being.

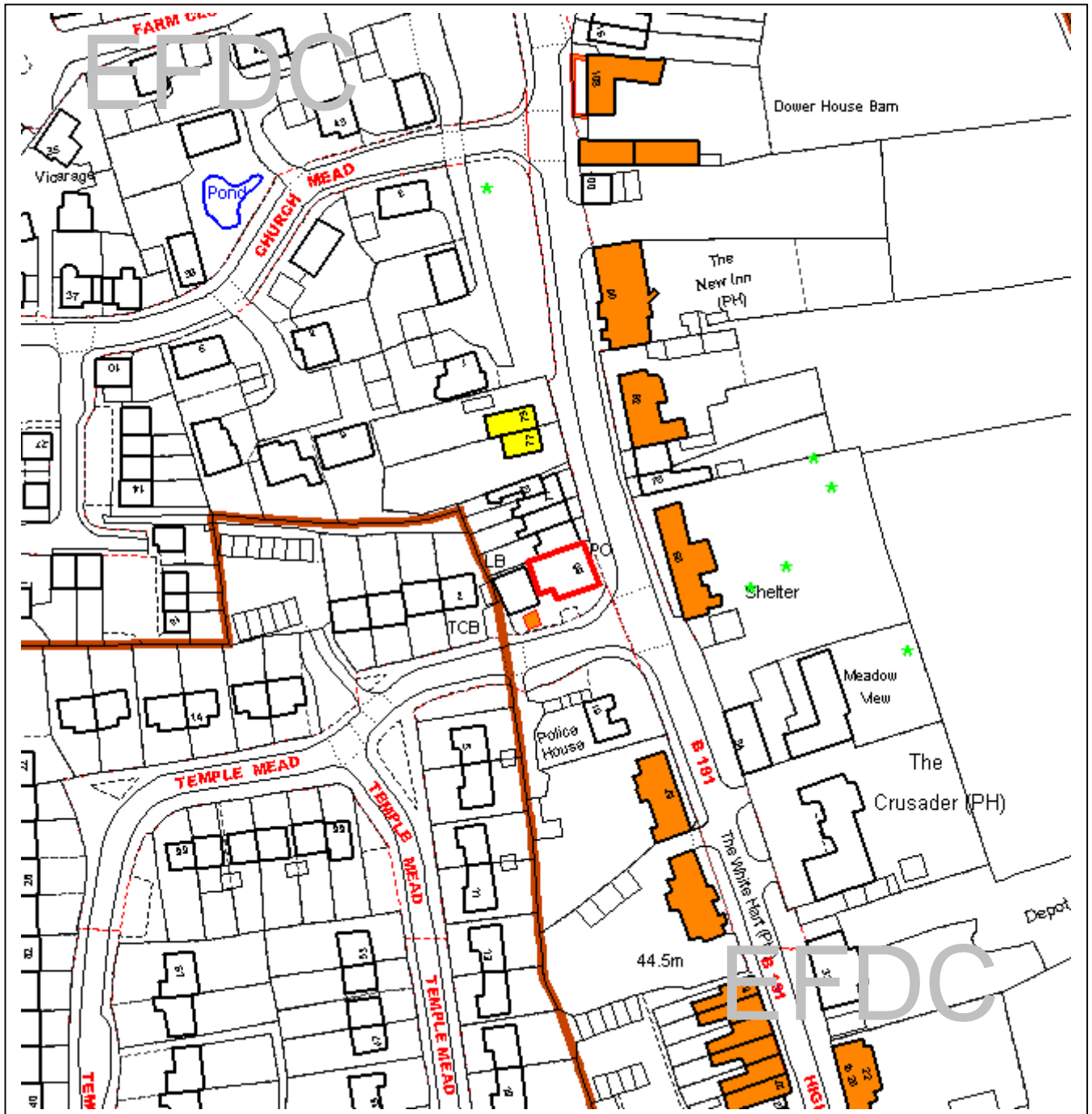
68 HIGH STREET: Objection, this is a high risk location and there would be disruption from light and noise.

ANTI-SOCIAL BEHAVIOUR CO-ORDINATOR: The updated plans are ok based on the public service provided balanced against security.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/0038/08
Site Name:	65, High Street, Roydon
Scale of Plot:	1/1250

**Report Item no. 2**

<b>APPLICATION No:</b>	EPF/0041/08
<b>SITE ADDRESS:</b>	Petchys Sewardstone Road Waltham Abbey E4 7SA
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Ms C Dunster
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing redundant agricultural building into two bed residential dwelling. (Resubmitted 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 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 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window openings on the eastern elevation of the building shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

- 7 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and E shall be undertaken without the prior written permission 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 is seeking planning permission for the conversion of an existing redundant agricultural building into a two bedroom residential dwelling.

The existing building is a double storey brick structure with a timber lean-to. Currently it is used as an outbuilding for the existing dwelling on the site, however it was once used as a water tower for the surrounding nurseries.

The existing timber lean-to would be rebuilt as currently it is in a poor condition. The new lean-to would be the same size as the existing (5.7m by 3.2m).

It is proposed to add a third floor to the existing building by reducing the floor to ceiling heights of the current two floors and by adding a new zinc clad roof. The third floor is to be located half within the existing structure and within the new roof form.



The ground floor would comprise of a living room, kitchen and bathroom. The first floor will comprise of a bedroom and storage area and the second floor will comprise of the master bedroom and en-suite.

Off street parking for two vehicles is to be provided on the hard surface to the west of the proposed dwelling.

An area of 228 square metres is to be subdivided off the plot in which 188 square metres of it will be used for private open space.

### **Description of Site:**

The subject site is known as 'Petchys' which is located to the west of Sewardstone Road on the outskirts of Waltham Abbey.

Currently located on the site is a bungalow constructed from timber, a greenhouse and the two storey brick structure that is proposed to be converted into the dwelling. Located on the side and rear boundaries is a small to medium size timber and wire fence.

Located in the surrounding area there are a number of residential dwellings mainly in the form of bungalows, large outbuildings and greenhouses as there are a number of nurseries within the vicinity. The site and the surrounding area are located within the Metropolitan Green Belt.

### **Relevant History:**

EPF1217/75 - Proposed use of existing building as a stable (approved with conditions)

EPF/1609/80 - Retention of building as a stable for a further period (approved with conditions)

EPF/0056/86 - Renewal of temporary permission for a stable building Approved with conditions)

EPF/2137/07 – Conversion of existing redundant agricultural building into two bed residential dwelling (refused)

### **Policies Applied:**

Local Plan Polices:

DBE1, DBE2, DEB4, DBE6, DBE8 and DBE9 relating to design, impact on neighbours and locality.

LL10 Impact on existing landscaping

LL11 Landscaping provisions

Revised Local Plan Policy:

CP1 Sustainable Development

CP3 New Development

H1A Housing Land Availability

GB2A Development in Green Belt  
GB7A Conspicuous Development  
GB8A Change of Use or Adaptation of Buildings  
GB9A Residential Conversions  
DBE6 Vehicle Parking

**Issues and Considerations:**

The site is located within the Metropolitan Green Belt where the main issues to be addressed are whether there would be harm caused to the Green Belt resulting from the change of use, the design of the development, and if there are any impacts on adjoining property owners and the character of the area.

**Green Belt:**

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversions of rural buildings may be permitted where it is demonstrated that reuse for business purposes is not appropriate.

The existing structure is capable of being converted into a dwelling as it is of a permanent and substantial construction and it would be sympathetic to the character of the surrounding area.

As mentioned above the existing lean-to needs to be rebuilt so that it is appropriate to meet the required living standards for future residents. As the new lean-to would be the same size as the existing in terms of floor area, it is considered that there would not be a significant difference from existing conditions to what is proposed in terms of the potential impacts of the Green Belt.

It should be noted that the previous application (EPF/2137/07) was refused as Council considered that the erection of a zinc clad tank on top of the existing building to form a third floor would be a major change to the fabric and character of the existing building and it would therefore have an impact to the character of the Green Belt.

There is no difference in the design of the proposed scheme compared to the previous scheme. However the applicant has provided additional information proving that a large iron tank once sat on top of the existing brick structure. The applicant has supplied photos of the tank being removed in 2001 and a letter from one of Council's enforcement officers stating that the removal of it was permitted development. If this information was provided when deciding the previous scheme then Council's decision might have been different.

The height of the water tower was at one stage 8.6 metres. With the addition of the new zinc clad roof, the new height of the structure would be 7.4 metres. Given that the converted dwelling would be lower in height than the original water tower, it is considered that the proposal would not have a materially greater impact on the Metropolitan Green Belt than the original structure.

The proposed use would not be suitable for a business use for the following reasons:

The small size of the building and associated site combined with an internal layout constrained by the need to split the available floor space into three levels results in an inefficient arrangement for a business use. Furthermore, a business use of the site that is very close to an adjacent bungalow is likely to cause harm to the amenities of the occupants of the bungalow.

For the reason outlined above it is considered that the conversion of the building into a dwelling meets Policies GB2A, GB8A and GB9A.

#### *Design and the Built Environment:*

Local Plan design policies seek to ensure that a new development is satisfactory located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The only changes to the existing building apart from new window openings is the construction of a new lean-to and the erection of a zinc clad tank on top of flat roof section of the building. As the construction of the lean-to is a replacement extension, it is not considered that there would be a significant difference in relation to appearance and design from existing conditions. The new extension is considered acceptable in terms of bulk and scale.

It was considered under the previous scheme that the addition of the zinc clad roof would be visually intrusive to the surrounding area. However at the time of Council making the decision, Council was not aware that a large iron tank once sat on top of the existing structure. Council now considers that the addition of the proposed zinc clad roof is an appropriate design as it would not be as visually intrusive as what the original water tank would have been in relation to the surrounding area before it was removed. The zinc clad roof would be less than half the size of the original water tank and hence it would not be as bulky or as large in scale. It is noted that the idea behind the design is to try and replicate the appearance of a water tank on the flat roof section. The design response is considered to be appropriate.

#### *Residential Amenity Space:*

Policy DBE8 of the Epping Forest District Local Plan in respect to amenity space requires that new dwellings should have at least 20 square metres of private open space for each habitable room in the dwelling over 13 square metres in size. 188 square metres of private open space has been provided. This is considered to meet the needs of future residents.

### Highway/Parking Issues:

Policies DBE6 of the Epping Forest District Local Plan states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards. In this instance the proposed scheme has provided two off street parking spaces to the side of the proposed dwelling. This is considered to be in compliance with the above policies. It should also be noted that it is not considered that proposed development would have an impact in relation to traffic movements along the highway.

### Impact on Neighbours:

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primary in respect to privacy and overshadowing.

Given the orientation of the site and the sitting of dwellings, overshadowing to the adjoining properties private open space is minor, with the shadow generally cast over the subject site itself. It is noted that the development will cast a shadow into adjoining properties however it is believed that adequate sunlight will still be received to secluded open spaces areas and habitable room windows of the adjoining properties throughout the day.

Additional flank windows are proposed to provide more light into the first and second floor. It is considered that the existing and proposed windows on the north, south and west elevations are acceptable as there is a considerable distance between the subject building and adjoining dwellings as not to cause direct overlooking into habitable rooms. However the proposed flank windows on the eastern elevation would overlook into habitable room windows of the adjoining property which is approximately 9 metres away. If planning permission was to be granted it would be recommended that these windows be conditioned so that they are obscured glazed.

### Conclusion:

In conclusion it is considered that given the additional supporting information that was submitted as part of the application in relation to the original water tank, the proposed conversion of the building into a dwelling is now considered to be acceptable. It would not be harmful to the openness and appearance of the Metropolitan Green and it will reflect the character of the area without causing material detriment to the streetscene and adjoining property occupiers. Therefore it is recommended that the application be approved subject to conditions.

### SUMMARY OF REPRESENTATIONS:

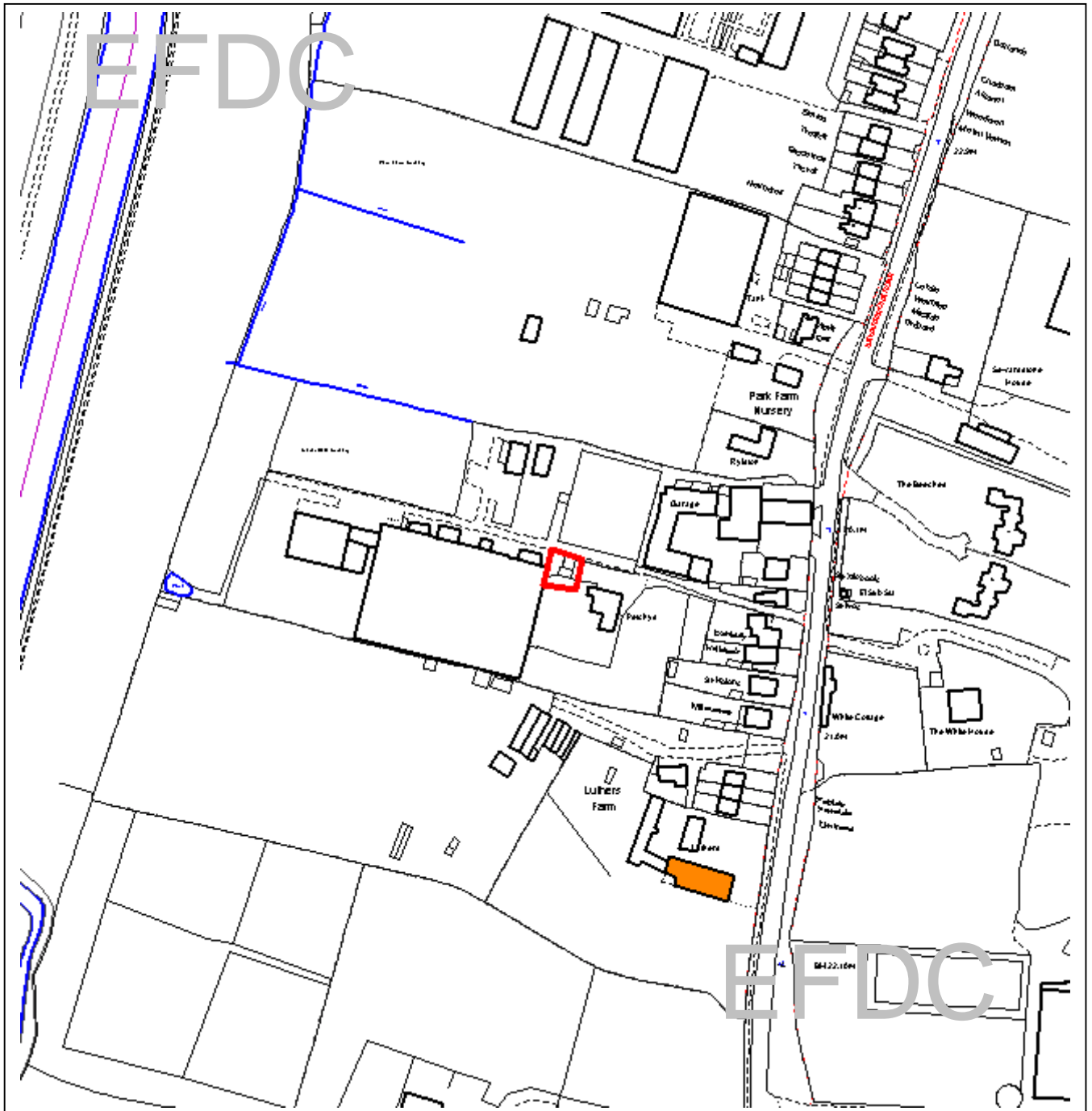
WALTHAM ABBEY TOWN COUNCIL - The committee objects to the application for the following reason: redundant outbuilding not suitable for conversion.

ST HELENS, SEWARDSTONE ROAD – The proposed development would cause a loss of privacy and would be out of character to the surrounding area.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0041/08
Site Name:	Petchys, Sewardstone Road, Waltham Abbey, E4 7SA
Scale of Plot:	1/2500

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