

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee East Wednesday, 30th July, 2008

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

Time: 7.30 pm

Democratic Services Officer Mark Jenkins - The Office of the Chief Executive
Email: mjenkins@eppingforestdc.gov.uk Tel: 01992 564607

Members:

Councillors A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, 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 - 16)

To confirm the minutes of the Sub-Committee meeting of 9 July 2008.

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 17 - 30)

(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 Subcommittee 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. 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 East **Date:** 9 July 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.00 pm

Members Present: M Colling (Chairman), Mrs H Harding (Vice-Chairman), Mrs D Collins, R Frankel, P Gode, Ms J Hedges, D Jacobs, Mrs M McEwen, J Philip, B Rolfe, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: None

Apologies: A Green, G Pritchard, A Boyce, Mrs A Grigg, R Morgan and D Stallan

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

18. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

In the absence of both the Chairman and Vice-Chairman, the Democratic Services Officer opened the meeting and requested nominations for the role of Chairman. Following his acceptance by the Committee, a nomination was requested by the Chairman for the role of Vice-Chairman.

RESOLVED:

- (1) That Councillor M Colling be elected Chairman for the duration of the meeting; and
- (2) That Councillor Mrs H Harding be elected Vice-Chairman for the duration of the meeting.

19. 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.

20. 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.

21. MINUTES**RESOLVED:**

That the minutes of the meeting held on 18 June 2008 be taken as read and signed by the Chairman as a correct record.

22. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms J Hedges declared a personal interest in the following item of the agenda, by virtue of being a member of Epping Town Council. 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/0956/08 – 2 & 3 Griffins Wood Cottage, High Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Phillip declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0862/08 – Former Caretaker's House, Wansfell College, Theydon Bois.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread 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/0862/08 – Former Caretaker's House, Wansfell College, Theydon Bois.

(d) 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/0862/08 – Former Caretaker's House, Wansfell College, Theydon Bois.

23. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Subcommittee.

24. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/12/08 SHAKLETONS, ONGAR

The Principal Planning Officer presented a report concerning the confirmation of a Tree Preservation Order in Shakletons in Ongar. The Tree Preservation Order had originally been made as a re-protection order in respect of trees that had been protected by an Essex County Council Tree Preservation Order at Shakletons in Ongar. Only one objection had been received relating to a horse chestnut tree outside the property of 9 Shakletons on 7 May 2008, however it was felt that due to

its importance in the local landscape, priority should be given to its retention in this instance.

RESOLVED:

That Tree Preservation Order TPO/EPF/12/08 be confirmed without modification.

25. CONFIRMATION OF TREE PRESERVATION ORDER EPF/05/08 - THREEWAYS HOUSE, EPPING ROAD, ONGAR

The Principal Planning Officer presented a report concerning the confirmation of a Tree Preservation Order at Threeways House, Epping Road in Ongar. Tree Preservation Order EPF/05/08 had been made to protect five specimen trees at the site following a pre-application enquiry, in order to ensure that the trees were taken into account should a planning application be received for the site. An objection was received by the Council and the proposed order was reviewed. It was accepted by the Council that the nomenclature within the order had been incorrect but that all the trees within the site had been clearly identifiable despite some minor inaccuracies in the plotting of them. There had been five trees in the original order, but it was considered that perhaps two of the trees had limited public amenity value, despite being fine specimens, and could be deleted from the original order. Thus, the Sub-Committee was requested to confirm the amended order.

RESOLVED:

That the modified Tree Preservation Order EPF/05/08 be confirmed such that the order only be applied to the Trees marked T1, T4 and T5 on the plan attached to the report.

26. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

27. 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

APPLICATION No:	EPF/0956/08
SITE ADDRESS:	2 & 3 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Broadley Common, Epping Upland and Nazeing Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Replacement garage block. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The site is within the Metropolitan Green Belt. The proposed works, because of its size and bulk, represent inappropriate development and are at odds with Government advice and policy GB2A of the Adopted Local Plan and Alterations. In the view of the Local Planning Authority the application does not comply with this policy because the proposed building would harm the openness of the Metropolitan Green Belt and be contrary to the objectives of including land within the Metropolitan Green Belt. As no very special circumstances, sufficient to overcome the harm to the Green Belt, have been put forward the application is deemed to be unacceptable.

Report Item No: 2

APPLICATION No:	EPF/0949/08
SITE ADDRESS:	67 Hoe Lane Abridge Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Removal of boiler room and additions to existing dwelling. (Revised application)
DECISION:	Deferred

This item was referred on to District Development Committee, after a split vote by the Area Planning Sub-Committee East, with no recommendation.

Report Item No: 3

APPLICATION No:	EPF/1025/08
SITE ADDRESS:	The Rosaries Harlow Common Harlow Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Detached garage block suitable for single parking space and Eco-Friendly Biomass Boiler including demolition of existing single bay garage. (Revised application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority, regarding the biomass boiler for the development. Details shall include the type of fuel, power and other technical data. The development shall then be completed and operated in accordance with the agreed details.

Report Item No: 4

APPLICATION No:	EPF/0862/08
SITE ADDRESS:	Former Caretakers House Wansfell College 30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling (former Caretakers House to Wansfell College) and separate garage to create a new replacement building.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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.
- 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 A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The curtilage of the proposed dwellinghouse shall be restricted to that area marked on approved drawing no. P01-01-30A date stamped 28/5/08 that clearly states "Residential curtilage/domestic garden to be identical to existing (397m2)" and not include the larger red-lined area that states "This area forms part of a change of use to private amenity for 30A Piercing Hill".
- 6 Prior to the commencement of development details of screen walls, fences or hedgerow or similar vegetation, including delineation of the western boundary of the

curtilage, as defined in Condition 5, shall be agreed in writing by the Local Planning Authority, and shall be erected or planted before the occupation of the dwelling hereby approved and maintained thereafter in the agreed positions and specification.

- 7 The "building to be demolished", hard standing areas hatched in diagonal green, and tennis court shown to be removed and grassed over and landscaped as indicated on drawing no. P01-01-30A and E01-01-30A, located on the western side of the site within the area edged in red, shall be removed and grassed over, prior to the construction of the new dwelling and not reinstated afterwards as a hard surface.
- 8 Prior to the commencement of the development details of the proposed surface materials for the parking area and access 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.
- 9 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles accessing the site), 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.
- 10 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.

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AREA PLANS SUB-COMMITTEE 'EAST'

Date 30 July 2008

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/1029/08	Land to west of Four Winds, Epping Road, Ongar, Stanford Rivers	Grant Permission (With Conditions)	19
2	EPF/1070/08	40 Landview Gardens Ongar Essex CM5 9EQ	Grant Permission (With Conditions)	22
3	EPF/1179/08	41 Beaconfield Road Epping Essex CM16 5AR	Grant Permission (With Conditions)	27

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Report Item No: 1

APPLICATION No:	EPF/1179/08
SITE ADDRESS:	41 Beaconfield Road Epping Essex CM16 5AR
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr Richard Flatt
DESCRIPTION OF PROPOSAL:	Single storey side, rear extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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.

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:

Single storey side/rear extension. The extension partly replaces an existing lean-to extension and will have a total depth of 6.5m. It is set back from the front main wall by 1.1m and flush with the main rear wall. Due to the angled boundary at this site the extension has a width of 2.2m to the front of the site for 1.2m depth, the width then increases to 3m for the remainder of the depth. The height of the proposal is 3.5m.

Description of Site:

41 Beaconfield Road is a two storey semi-detached house located on the west side of Beaconfield Road in a small cul-de-sac of 8 properties. The house is set within a large triangular plot in a corner position. It is located within the built up area of Epping. It is not within the Epping Conservation Area or the Metropolitan Green Belt. The property has a two storey rear extension that has been recently completed.

Relevant History:

EPF/2381/07 – Two storey and single storey rear extensions – **Approved**

EPF/0116/08 – Two storey and single storey rear extensions. (Amended application) - **Refused**

Policies Applied:

DBE9 – Impact on amenity

DBE10 – Extensions to dwellings

Issues and Considerations:

The main issues in this case are:

1. Impact on the amenities of neighbouring properties
2. Acceptability of its design in relation to the existing house and street scene

1. Impact on the amenities of neighbouring properties

Due to the triangular shaped plot of this property, and that this proposal partly replaces an existing structure it is not felt that loss of light or outlook to the neighbouring property is a significant issue with this proposal. The extension protrudes to the boundary with No 39 but the boundary tapers away to a distance of some 6.5m from the proposed extension to the rear. No. 39 is also on slightly higher ground than No. 41 and it is felt that this reduces any possible impact. There are no new side windows proposed so overlooking is not an issue.

2. Acceptability of its design in relation to the existing house and street scene

In terms of design the extension has been designed to complement that of the existing property and when viewed from the front very little of the extension will be visible other than the existing part to be replaced. As this is a corner property in terms of impact on the street scene, it is not felt to be an issue as it will not be visible from the surrounding properties other than No. 39 and only partly visible when viewed from the front of No. 41.

Conclusion

It is considered that given the circumstances of the location of this property within a large triangular plot the extension is acceptable in terms of its impact on amenity and its design. Accordingly, the proposal complies with adopted planning policy and therefore it is recommended that conditional planning permission be granted.

SUMMARY OF REPRESENTATIONS:

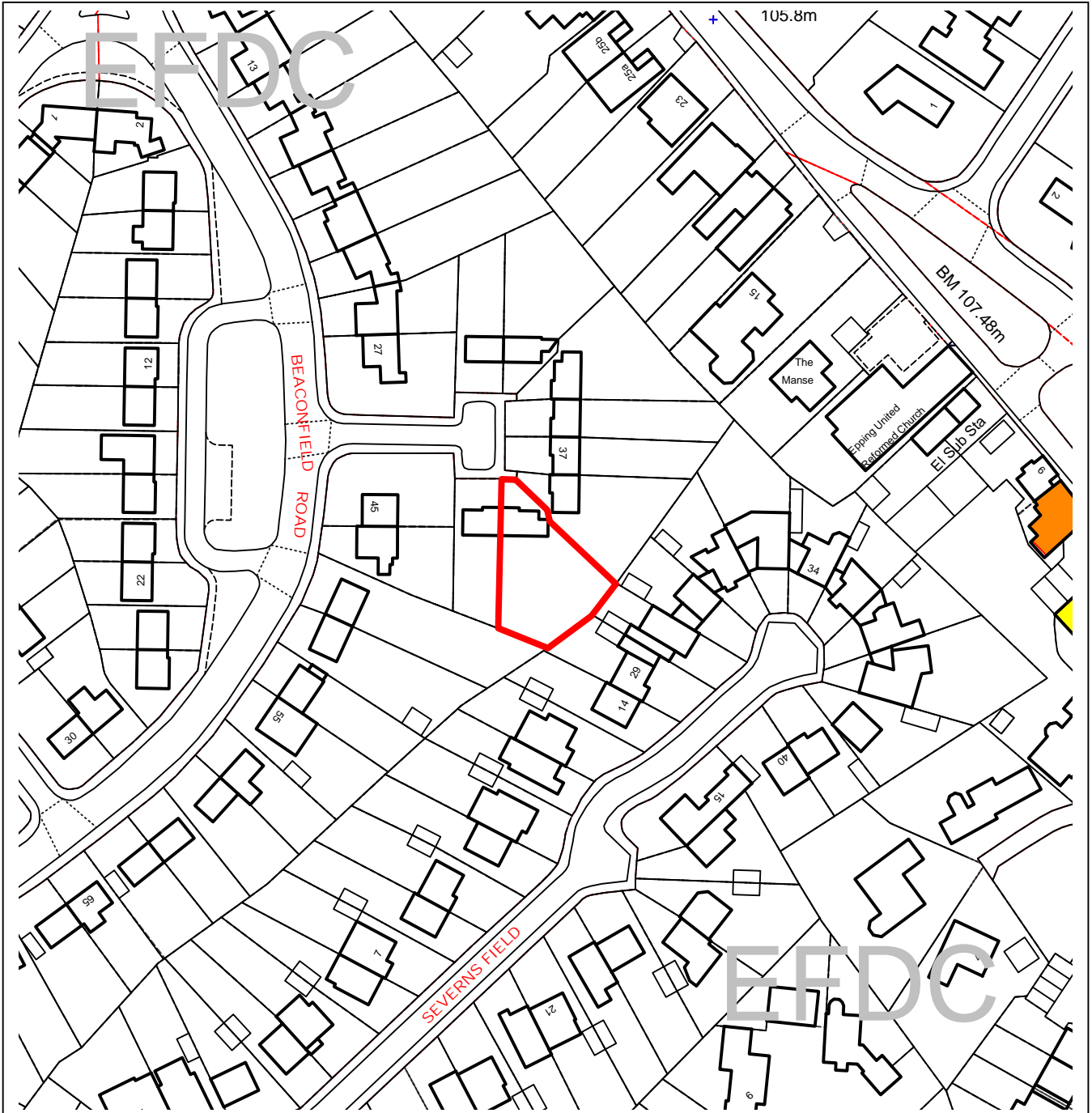
EPPING TOWN COUNCIL: The Council objects to this application and were concerned that the development will have an adverse effect on the amenity of adjacent occupiers.

NEIGHBOURS: No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1179/08
Site Name:	41 Beaconfield Road, Epping, CM16 5AR
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1070/08
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr D Evans
DESCRIPTION OF PROPOSAL:	Single storey front and two storey rear extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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.

This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions) and 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:

This application seeks planning permission for a part width single storey front extension and part width two storey rear extension. The proposed front extension would be approximately 1.7 metres in depth, bringing the front of the dwelling level with the front wall of an existing garage/front extension. The rear extension would be approximately 3.3 metres in depth and set 3.5metres from the site boundary with properties on Kettlebury Way. Both additions would have pitched roofs.

Description of Site:

The application property is located on the northern side of Landview Gardens, to the east of Kettlebury Way. The site is regular in shape comprising of approximately 585 square metres. A medium size timber paling fence and mature vegetation are located on the side and rear boundaries. Located towards the front of the site is a detached double storey dwelling constructed from brick with a plain tiled roof. There is room for off street parking either within the existing garage or on the hard surface towards the front of the dwelling. A large private open space area is located behind the dwelling.

Located in the surrounding area there is a mixture of semi detached and detached dwellings with all of them having different styles and bulk. Front setbacks from the highway are mainly consistent and spaces/gaps between buildings form a dominant part of the character of the area.

The neighbouring dwelling (no. 38) has several windows in the side elevation facing the application site. These include secondary windows to the kitchen, the bay (only) window to the dining room and the window to the hall. Presently, the double doors that lead from the kitchen through to the dining room have been removed, resulting in the two rooms being connected. However, the door frame remains in situ and the rooms could easily be made separate again by the reinstatement of the internal doors.

Relevant History:

EPF/1967/07. Two storey side and rear extensions and single storey rear extension. Refused 15/11/07.

EPF/0417/08. First floor side and rear extensions and single storey rear extension. (Revised application). Refused 09/05/08.

Policies Applied:

Adopted Local Plan and Alterations.

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings; and
2. The impacts of the proposed extensions on the character and appearance of the area

1. Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, objections have been received from the occupiers of 38 Landview Gardens to the east of the site and 3, 5 and 7 Kettlebury Way to the west. With regard to 38 Landview Gardens, this property has several windows in the side elevation, serving the kitchen, dining room and hall/lounge. Whilst the side windows to the kitchen and the hall/lounge would be secondary, the window to the dining area would be the only source of natural light. Due to the orientation of the development in relation to this window, there would be some loss of direct sunlight in the afternoon/evenings. However, having regard to the location of the dwellings in Kettlebury Way, it is not considered that this loss of light would be material. There would also be

some reduction in daylight and outlook. However, having regard to the distance that would separate the extension from the window (approximately 9 metres) it is not considered that this would be material.

The proposed extension would be situated to the rear of the gardens of properties in Kettlebury Way. Objections made by the residents of these properties include loss of privacy, and sunlight. It is considered that the extension would not have a worse relationship with these neighbouring dwellings than the existing relationship between 7 Kettlebury Way and the existing dwelling on the site. Accordingly, it is not considered that there would be a material loss of light or outlook to these neighbouring occupiers. Subject to there being no first floor windows in the side of the extension, it is not considered that there would be a material increase in overlooking. This can be prevented by the use of a planning condition, if permission is granted.

2. Impact on Appearance of the Area

It is considered that the extensions would have an acceptable appearance within the street scene. The front extension would be flush with the existing front elevation and its roof would form a continuation of the existing. The rear extension would have a hipped pitched roof which would be subservient to the roof of the main dwelling. Concern has been raised by local residents regarding the proposed rendering of the dwelling. However, other properties within the street are rendered and it is not considered that this would be out of keeping.

Conclusion

In light of the above appraisal, it is considered that the proposed extension would not be detrimental to the amenities of the occupiers of neighbouring dwellings and would have an acceptable appearance within the street scene. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

ONGAR TOWN COUNCIL. Objection. This proposal does not answer the objections made by this Council in the previous application i.e. the loss of light to the neighbouring properties and being overlooked. This Council has no objections to a single storey extension being built and would add that any finishing to the outside of the property should be in keeping with the other houses in the neighbourhood.

38 LANDVIEW GARDENS. Objection. The proposed extension would severely restrict natural light to our main living areas.

3 KETTLEBURY WAY. Objection. The extensions and rendering would be out of character with the surrounding buildings. The rear extension would cause a loss of privacy due to the higher level. Building works would cause discomfort and stress. Piling of foundations could cause structural damage.

5 KETTLEBURY WAY. Objection. Due to land levels 40 Landview Gardens is considerably higher than our property. The extension to the rear would result in considerable bulk, both dominating and oppressive to our property. Distance from our house to the extension would be just 12.2 metres. The extension would be permanent in the rearward view from our house and there would be permanent overshadowing and loss of sunlight. Also loss of vegetation. The proposed render would be out of character.

7 KETTLEBURY WAY. Objection. Both the application property and my property have experienced subsidence, caused by an underground stream. Concerned that building works will result in structural damage to my garage and possibly my home itself. The development is out of

keeping with surrounding properties. It would appear cramped and out of keeping with existing development due to its height, bulk and scale. Could harm the value of neighbouring properties. Because of elevated land level, the proposal would overlook our garden and living accommodation. Also concerned regarding the sewers and loss of vegetation.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1070/08
Site Name:	40 Landview Gardens, Ongar, CM5 9EQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1029/08
SITE ADDRESS:	Land to west of Four Winds, Epping Road, Ongar, Stanford Rivers
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Ms Victoria Knipes
DESCRIPTION OF PROPOSAL:	Replacement temporary caravan with log cabin to contain toilet accommodation for enjoyment of private stables.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of the development hereby approved details of the colour of the staining of the proposed building shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with the approved details.
- 3 Prior to the first use of the building hereby approved, the existing caravan shall be removed from the site.

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:

This application seeks planning permission for the erection of a log cabin at the site. The log cabin would provide accommodation ancillary to the use of the site for stabling and horse grazing. It would be 3.9 x 5.85 metres, with an eaves height of 2.36 metres and a ridge height of 3.37 metres. The building would be located approximately 6 metres to the east of an existing stable block and would replace a caravan on the site.

Description of Site:

The application site is located to the north of Epping Road, in a fairly remote position within the Metropolitan Green Belt. The site level varies across the site and the site is well screened from the road. Additional screening has been planted following previous planning approvals on the site, although this is yet to mature. Several young oak trees have been planted around the site.

Within the site is a stable block and caravan, which are not visible from Epping Road. The field is portioned off by fencing, creating a ménage and several paddocks. To the rear of the site is woodland in which there is a stream (which was dry at the time of the site visit).

Relevant History:

EPF/2189/04. Erection of 4 no. private stables. Approved 17/12/04.

EPF/1609/06. Construction of ménage adjacent to stables approved under planning permission EPF/2189/04. Approved 18/10/06.

Policies Applied:

Adopted Local Plan and Alterations.

GB2A – Development in the Green Belt

RST4 – Horse Keeping

LL1 – Rural Landscape

DBE1 – New Buildings

DBE2/9 – Impact on Neighbours

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings; and
2. The impacts of the proposed extensions on the character and appearance of the area; and
3. The acceptability of the proposed development within the green belt.

1. Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, due to the distance which would separate the proposed development from the nearest dwellings (a minimum of 300m), it is not considered that there would be any loss of amenity.

2. Impact on Appearance of the Area

The proposed development would not be visible from outside the site due to the variation in land levels across the site. Notwithstanding this, it is considered that the proposed building would be in keeping with the stable buildings on the site. Subject to it being stained black, it is considered that it would have an appearance that would be in keeping with the rural character of the site.

3. Impact on the Green Belt

Policy GB2A of the Local Plan states that the erection of essential small scale buildings associated with outdoor sport and recreation are appropriate within the green belt. It is considered that the size of the cabin is such that it would be small scale and it is also considered that having regard to nature of the site, some facilities for toilet provision would be essential. Whilst the proposed log cabin would provide more than just toilet facilities, for example shelter and hot drink making facilities, which may not be considered essential, they would be reasonably ancillary uses to the primary use of the site. Accordingly, the principle of the development is considered to be acceptable within a green belt location.

It is considered that in green belt terms, the log cabin would be better sited closer to the stable building, particularly if it were to take the place of the temporary caravan which it is proposed it would replace. However, there are a number of constraints on the site which make this difficult. The land to the north of the stable block is inappropriate for development as it is located within 10 metres of a watercourse within the woods. Accordingly, the construction of permanent buildings within this location could cause adverse flood risks. The area to the west of the proposed site of the log cabin presently houses the water supply for the field, which has no mains water supply. The siting of the log cabin closer to this would complicate access to the water supply. Having regard to these constraints, it is considered that the proposed siting is the most appropriate and would be acceptable in accordance with green belt policy.

The Parish Council have objected to the scheme on the basis that they are concerned that the log cabin could be permanently inhabited. This would require further planning permission and accordingly the Council could control this at a later date, if the situation arose. Notwithstanding this, it is considered that the size of the structure is such that it is unlikely that it would be capable for use as a residence.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not be harmful to the amenities of the occupiers of neighbouring dwellings. It would have an acceptable appearance and would be appropriate within the green belt. Accordingly, it is recommended that planning permission be granted.

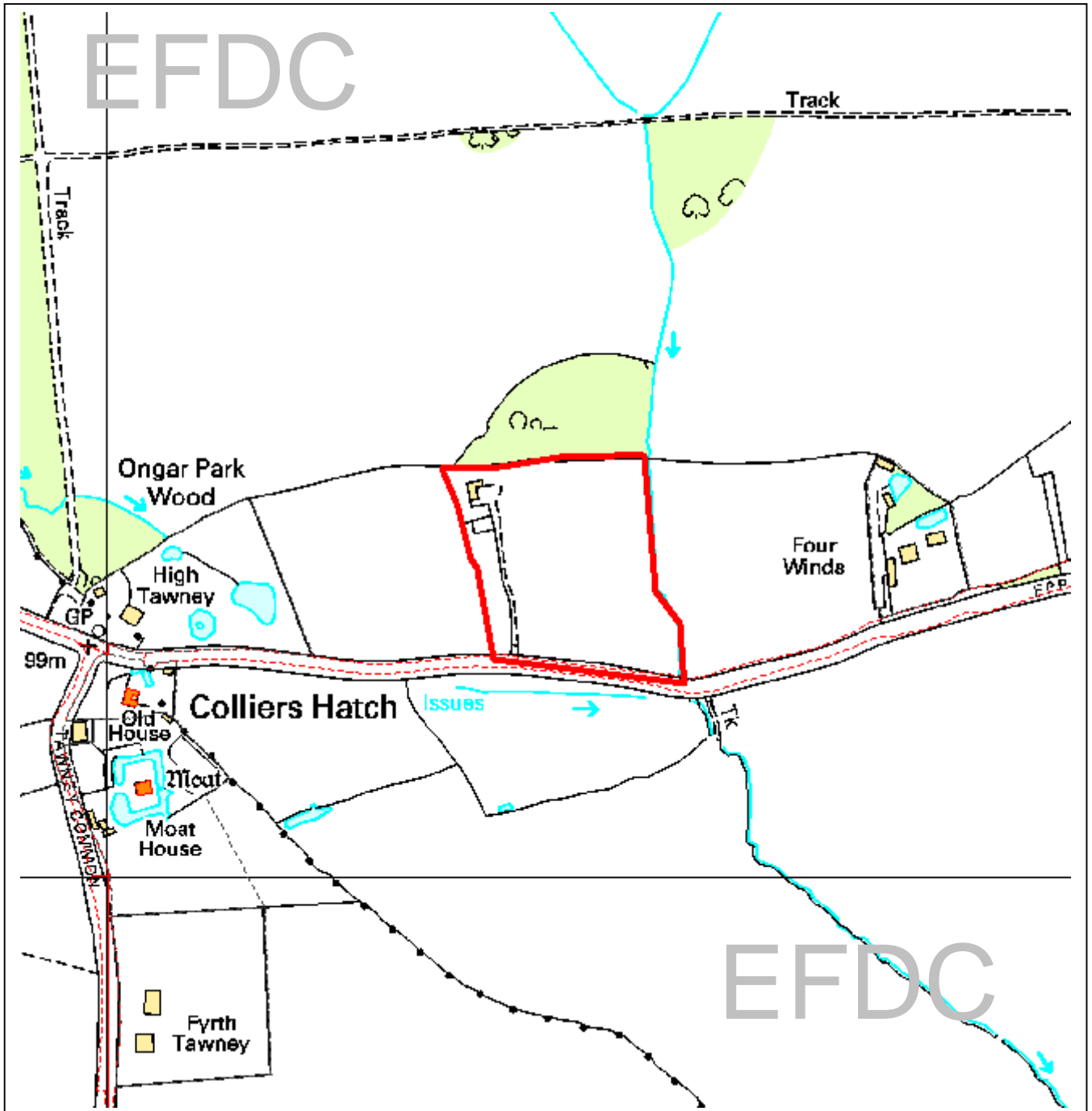
SUMMARY OF REPRESENTATIONS:

STANFORD RIVERS PARISH COUNCIL. Objection. Concerns of permanent inhabitation.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/1029/08
Site Name:	Land to west of Four Winds, Epping Road, Stanford Rivers
Scale of Plot:	1/5000