

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee East Wednesday, 1st October, 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. APOLOGIES FOR ABSENCE

4. MINUTES (Pages 7 - 14)

To confirm the minutes of the Sub-Committee meeting of 10 September 2008 as a 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 (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 15 - 56)

(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:** 10 September 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.55 pm

Members Present: G Pritchard (Vice-Chairman), R Morgan, A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs M McEwen, J Philip, B Rolfe, D Stallan, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: A Green, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs and C Whitbread

Officers Present: S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

43. 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.

44. ELECTION OF VICE CHAIR

In view of the unavailability of the Chairman, Councillor A Green, it was noted that the Vice Chairman, Councillor G Pritchard, would be acting as Chairman for the meeting. Consequently the Sub-Committee was asked to appoint a Vice Chairman for the meeting.

RESOLVED:

That, Councillor R Morgan, be appointed Vice Chairman for the duration of the meeting.

45. 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.

46. MINUTES

RESOLVED:

That the minutes of the meeting held on 20 August 2008 be taken as read and signed by the Chairman as a correct record.

47. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, Mrs D Collins, J Philip, D Stallan and Mrs J Whitehouse declared a personal interest in the following item of the agenda by virtue of being registered at the Limes Medical Centre. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1294/08 – The Limes Medical Centre, The Plain, Epping

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

- EPF/0623/08 Booker Cash and Carry, Merlin Way, North Weald Bassett

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Whitehouse declared a personal interest in the following item of the agenda, by virtue of knowing the applicant. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1364/08 – Highway adjacent to St. Mary's Church, Church Lane, Stapleford Abbots

48. ANY OTHER BUSINESS

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

49. DEVELOPMENT CONTROL

RESOLVED:

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

50. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1294/08
SITE ADDRESS:	The Limes Medical Centre The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of externally illuminated fascia and panel sign to pharmacy.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The maximum luminance of the signs granted consent by this Notice shall not exceed 500 candelas per square metre.

Report Item No: 2

APPLICATION No:	EPF/1429/08
SITE ADDRESS:	Land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Alteration to existing building including fenestration, internal layout and rooflight, and change of use of stable to 1 residential unit.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 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 the commencement of the development details of the proposed surface materials for the driveway and parking 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 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 and visitors vehicles.

- 7 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.

- 8 All rooflights shown in the approved plans shall be of a Conservation Area type, the number and positioning of which shall be approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.
- 9 Where existing openings are to be blocked, the new brick work shall be recessed by 100mm from the external face of the wall.
- 10 The development hereby approved shall not be commenced until the barn rear of 5 Goulds Cottages has been demolished.

Report Item No: 3

APPLICATION No:	EPF/0623/08
SITE ADDRESS:	Booker Cash And Carry Merlin Way North Weald Bassett Epping Essex CM16 6HR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of existing parking area to open storage and distribution use with ancillary portacabin.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 All access to the site in connection with the use hereby approved shall be from the Merlin Way entrance as indicated in the application.
- 3 The level of noise emitted from the site shall not exceed [5dB(A) above the prevailing background noise level at any time. The measurement position and assessment shall be made according to BS4142:1997.
- 4 There shall be no HGV movements into or out of the site on Saturdays and Sundays and public and bank holidays.
- 5 The site, or any part of it, shall not be used for the primary purpose of parking or storing motor vehicles.
- 6 The portacabin hereby approved shall not be used as living accommodation and shall only be used as an office in connection with the use of the site.

Report Item No: 4

APPLICATION No:	EPF/1364/08
SITE ADDRESS:	Highway adjacent to St Marys Church Church Lane Stapleford Abbots Romford Essex RM4 1ES
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retention of a gate/barrier.
RECOMMENDED DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The gate hereby approved shall be open at all times between 7am and 6pm seven days a week.

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AREA PLANS SUB-COMMITTEE 'EAST'

Date 1st October 2008

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/1469/08	90a & 90b Hemnall Street, Epping	GRANT	17
2	EPF/1541/08	Masons Bridge Farm, Fiddlers Hamlet, Epping	GRANT	24
3	EPF/1542/08	Masons Bridge Farm, Fiddlers Hamlet, Epping	GRANT	28
4	EPF/1591/08	66 Bower Hill, Epping	GRANT	30
5	EPF/0011/08	High Laver Hall Farm, Matching Road, High Laver	GRANT	34
6	EPF/1564/08	21 Wellington Road, North Weald	GRANT	40
7	EPF/1445/08	Smith's Brassiere, Fyfield Road, Ongar	GRANT	44
8	EPF/1517/08	The Old Rectory, Manor Road, Theydon Mount, Epping	GRANT	51

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Report Item No: 1

APPLICATION No:	EPF/1469/08
SITE ADDRESS:	90a and 90b Hemnall Street Epping Essex CM16 4LY
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr K Fox
DESCRIPTION OF PROPOSAL:	Demolition of two dwellings and erection of three detached dwellings.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank walls shall be fitted with obscured glass and have fixed frames with top hung night vents only, and shall be permanently retained in that condition.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the first floor flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 6 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.

- 7 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.

- 8 Prior to the commencement of the development details of the proposed surface materials for the 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.
- 9 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

This application is before this Committee since it is an application for a non-householder 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).

Description of Proposal:

Demolition of two dwellings and the erection of three detached dwellings. These would consist of two identical properties bracketing a slightly larger central property. The smaller houses would be 7m wide and between 12.5m and 15.7m deep with pitched roofs to a ridge height of 8.8m. The larger, central house would be 8m wide and 12m deep with a pitched roof to a ridge height of 9.8m. Each property would have private amenity space to the rear, its own access at the front, and two parking spaces (with the central house having an integral garage).

Description of Site:

The application site comprises a large detached property containing two dwellings with an attached single storey garage on the north western side of Hemnall Street. To the northeast of the site is a pedestrian alley, known as Queens Alley, separating the site from No's. 86 to 90 Hemnall Street, which sit at a right angle to the main building line of the street and face the site.

Relevant History:

EPU/0035/50 - Dwelling house – approved 28/09/50
EPU/0048/51 - Garage – approved 25/08/51
EPU/0016/52 - Dwelling house – approved/conditions 25/03/52
EPU/0099/52 - Dwelling house – approved 23/01/53
EPU/0003/61 - Extension – approved 17/01/61
EPU/0036/66 - Extension – approved/conditions 03/05/66
EPF/1675/78 - Outline application for place of public and private worship together with associated car parking – refused 22/01/79 (appeal dismissed 30/01/80)
EPF/0614/79 - Formation of car park for use in connection with existing meeting hall in Queens Alley – refused 18/06/79 (appeal dismissed 30/01/80)
EPF/0747/82 - Car park for use in connection with meeting room in Queen's Alley (including demolition and replacement of existing double garage) – refused 02/08/82 (appeal dismissed 31/12/82)
EPF/1368/84 - New external staircase and provision of separate flat – approved 21/12/84
EPF/1619/87 - Detached house – refused 11/12/87
EPF/0348/88 - Detached house
EPF/0870/90 - Outline application for detached dwelling with integral garage – refused 04/03/91 (allowed on appeal 11/12/91)
EPF/1132/94 - Renewal of outline consent for erection of detached dwelling and integral garage (EPF/870/90) – approved/conditions 09/01/95
EPF/1472/97 - Renewal of outline permission for detached dwelling and integral garage (EPF/1132/94) – approved/conditions 01/04/98
EPF/0347/01 - Renewal of outline consent for erection of detached dwelling and integral garage – approved/conditions 30/03/01
EPF/0043/02 - Erection of detached dwelling house – approved/conditions 20/02/02

Policies Applied:

CP1 - Achieving Sustainable Development Objectives
CP2 - Protecting the Quality of the Rural and Built Environment
CP3 - New Development
CP6 - Achieving Sustainable Urban Development Patterns

- CP7 - Urban Form and Quality
- DBE1 - Design of New Buildings
- DBE2 - Effect on Neighbouring Properties
- DBE8 - Private Amenity Space
- DBE9 - Loss of Amenity
- ST1 - Location of Development
- ST4 - Road Safety
- ST6 - Vehicle Parking
- H2A - Previously Developed Land

Issues and Considerations:

The main issues here relate to the potential impact on the surrounding area, amenity considerations, highway and parking issues, and with regards to the design.

Impact on surrounding area

Local Plan policy H2A encourages the use of previously developed land for residential development, which PPS3 defines as that 'which is or was occupied by a permanent structure, including the curtilage of the developed land'. Local Plan policies CP6 and CP7 also seek to maximise the use of urban sites such as this. The proposed development would remove one large dwelling, which was previously subdivided into two dwellings, and replace it with three detached dwellings. Although a higher density could be achieved on this site, particularly if flats were sought rather than individual houses, the character of Hemnall Street consists of predominantly detached properties. The site is located within a sustainable location, close to local amenities and well served by public transport, and whilst not providing a particular high density, the development would provide a better use of the site whilst retaining the character of the area.

Amenity

The proposed properties have private rear amenity areas measuring between 85 and 90 sq. m. Although these are less than the level of private amenity space required by the Essex Design Guide, the size of the gardens are in keeping with the other properties in Hemnall Street. The site is also located close to public open space, and as such it is considered that the level of amenity space provided is acceptable.

The two end properties have one first floor window on each of their south western flanks and two first floor windows on each of their north eastern flanks. These serve bathrooms and a stairwell, and as such can be conditioned to be obscure glazed. This would therefore overcome any loss of privacy to neighbouring dwelling, particularly No's. 86 to 90 Hemnall Street which have their principle elevations and gardens facing the flank of the site.

The north eastern property would be erected to the side site boundary, which is itself divided from the front of No's. 86 to 90 Hemnall Street by a 1.2m wide pedestrian alleyway. These neighbouring properties have their principle elevations facing the site, and have their garden areas located between the front elevations and Queens Alley. These properties sit at odds with the building line of the road, and are served directly from Queens Alley. This is a somewhat unusual layout and due to this the proposed dwellings have been designed to have fully hipped 'pyramid' roofs to lessen any overbearing impact or loss of light, and the closest dwelling would have an eaves height of just 5m, which is fairly low. The front of the neighbouring properties are located some 9m from the flank wall of the proposed development, and as such this proposal would not be unduly detrimental to the neighbours amenities.

Highways and Parking

The existing site has a carriage driveway and off street parking in terms of a detached garage and space within the front garden. The proposed development would have two parking spaces per property, served by individual access ways, with the central house having an integral garage. The creation of an additional vehicle access would not be detrimental to highway safety in this road and the provision of six parking spaces would be more than sufficient for a sustainable location such as this.

Design

The proposed houses would consist of two identical properties bracketing a slightly different, larger dwelling in the centre. The dwellings would be of a fairly traditional design with 'pyramid' roofs and features seen elsewhere in the street scene. These include part submerged dormers, front porches, and first floor gables. In terms of scale, the two end properties would match the properties to the southwest, particularly No's. 90c and 90d, and all three properties are of a similar scale to other detached houses in the area. The end houses would have ridge heights of 8.8m, which is approximately 600mm higher than the ridge height of No's. 90c and 90d. Notwithstanding this, as the neighbouring properties have horizontal ridged roofs, whereby the proposed dwellings have pitched 'pyramid' roofs, the main bulk of the new dwellings would be considerably less than the neighbouring properties and the slight increase in height would not be detrimental to the appearance of the street scene. The central property is again higher than the two dwellings that would bracket it, which would make a feature of the central house. This additional 1m height would again not appear detrimental in the street scene and would be considerably less dominant than other properties in Hemnall Street.

Although the north eastern property would be built to the side boundary of the site, given that there is some 9m between the proposed development and No's. 86 to 90 Hemnall Street, this development would not result in a terracing effect. There would be 1.5m located between each property, and a 1.2m set back of the flank wall of the left hand property from the south western boundary. Due to this the dwellings would not appear cramped, nor would they result in any terracing effect with neighbouring dwellings.

Other Considerations

There are two trees located within the front garden of the site, which are proposed to be retained. A condition requiring tree protection measures should therefore be added to ensure that these trees are protected during construction. The site would also require additional landscaping, particularly considering the level of off-street car parking within the front gardens. Again this can be sought via a condition.

Although the site does not lie within a Flood Risk Assessment zone it is of a scale large enough to potentially impact on flood risk. As such a Flood Risk Assessment would be required, but can be assessed prior to development via a condition.

Conclusion:

In light of the above the location, design, access and parking provision of the proposed dwelling would be acceptable. There would be no undue loss of light, privacy or amenity to neighbours and, subject to conditions, tree protection and adequate landscaping can be achieved. Due to this the proposal complies with all relevant policy requirements and is considered acceptable and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection.

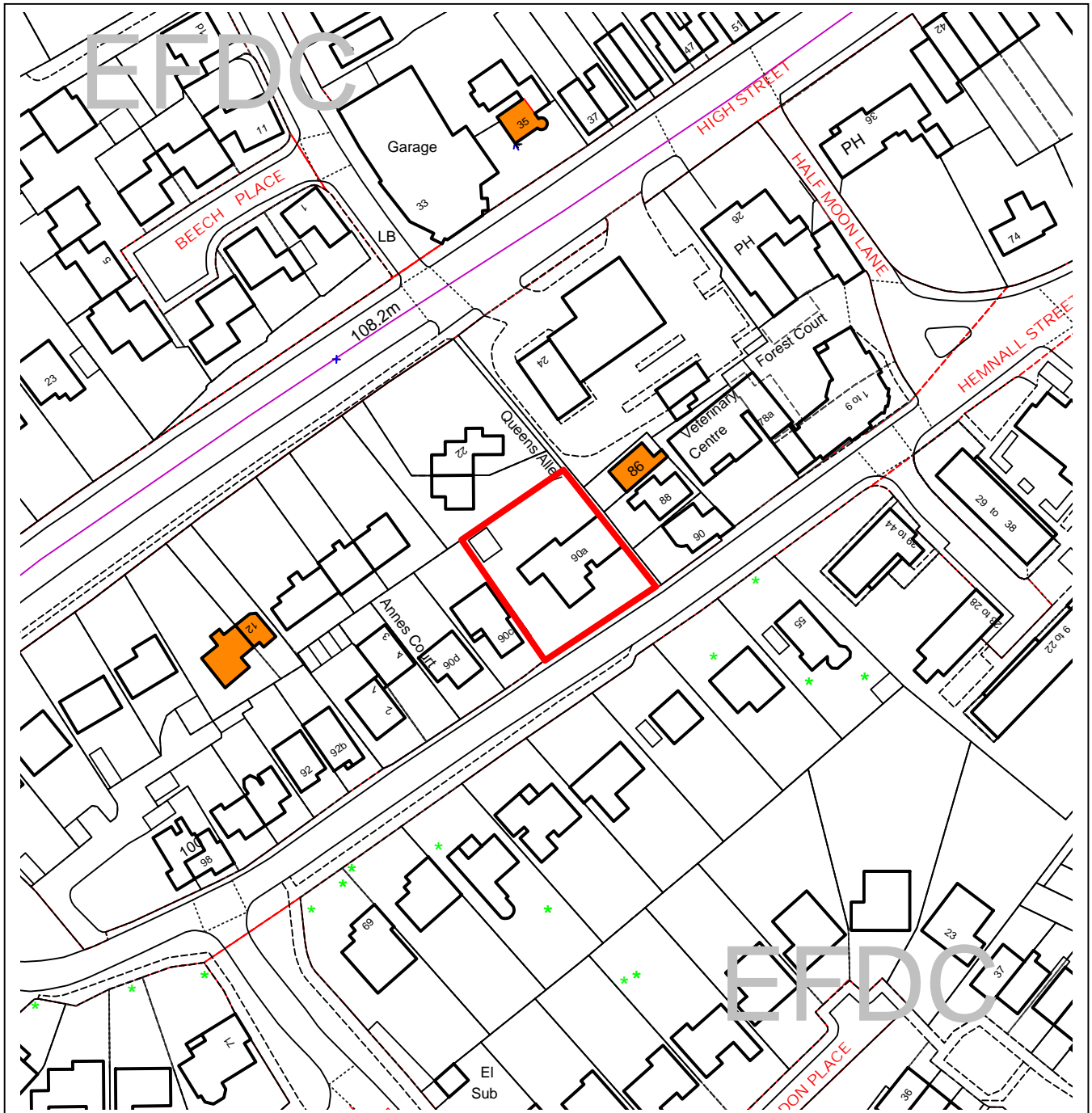
61 HEMNALL STREET – Object as three dwellings would be out of character with the surrounding area and would result in parking problems.

88 HEMNALL STREET – Object as the development would have an overbearing impact, would result in a loss of light, and would overlook their garden.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1469/08
Site Name:	90a and 90b Hemnall Street, Epping CM16 4LY
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1541/08
SITE ADDRESS:	Masons Bridge Farm Fiddlers Hamlet Epping Essex CM16 7PB
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Paul Micallef
DESCRIPTION OF PROPOSAL:	Conversion of existing outbuilding into dwelling ancillary to existing house.
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 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Masons Bridge Farm, Fiddlers Hamlet.
- 4 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.

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:

Consent is being sought for the conversion of an existing outbuilding into an ancillary dwelling. The external alterations involved would be the conversion of two of the three parking bays to habitable space with the installation of glazed windows to the open car port fronts, the replacement of the doors with windows on the north and west elevations, the removal of one window in the west elevation, and the installation of a conservation roof light on the southern roof slope.

Description of Site:

The site is accessed off the north side of the junction of Mount Road and Stewards Green Road. Masons Bridge Farm is an historic group of buildings where the farmhouse, converted barn and this outbuilding are all individually listed. The listing dates this outbuilding to the 17th or 18th century and it highlights its group value. The existing building is used as cart lodge parking for three vehicles, a study and a storage area. It has a traditional appearance of a standard open cart lodge with the façade and posts being of historic importance, and internally there is exposed historic timber framing.

Relevant History:

EPF/1123/08 - Conversion of existing outbuilding into dwelling ancillary to existing house – withdrawn 24/07/08

LB/EPF/1125/08 - Grade II Listed building application for the conversion of existing outbuilding into dwelling ancillary to existing house – withdrawn 24/07/08

Policies Applied:

- GB2A – Development in the Green Belt
- GB8A – Change of use or adaptation of buildings
- DBE4 – Design in the Green Belt
- HC10 – Works to Listed Buildings
- HC13 – Change of use of Listed Buildings
- ST6 – Vehicle Parking
- LL10 – Adequacy of provision for landscape retention

Issues and Considerations:

This proposal is a revision to a previously withdrawn scheme. The previous scheme was deemed as unacceptable given the level of alterations involved and the loss of some of the historical elements of the building. Prior to this resubmission, discussions have been entered into between the applicant, the previous case officer, and the Listed Buildings Advisor on what would be an acceptable scheme.

The revised proposal shows one bay as being retained for parking and storage and has fully glazed the remaining two bays with the glazing set back behind the posts to maintain a sense of openness. Other proposed openings are utilitarian in character and any historic timber frame will remain exposed internally. Subject to conditions regarding details of windows and materials the proposed changes would not be detrimental to the historic character or appearance of the listed

cart lodge. Also the site is located at the end of a small road serving Masons Bridge Farm and Bridge Barns, and as such the development would have no impact on through traffic.

The Town Council have objected as they do not consider the development to be ancillary and a separate dwelling would be inappropriate development in the Green Belt. Conversion of existing outbuildings in the Green Belt to residential buildings are, in principle, appropriate development, and should this later be applied for use as a separate dwelling then issues such as access, private amenity space, and parking provision for the unit would be looked at. Notwithstanding this, as this proposal is for ancillary accommodation none of the above is relevant barring the parking provision, and a condition can be added to any decision ensuring the accommodation is only used ancillary to the main dwelling.

The existing cart lodge provides off street parking provision for three cars and is used by Masons Bridge Farm house. The conversion of this building retains one parking space within the lodge, however results in the loss of the other two spaces. Notwithstanding this, the site as a whole is very large and there is a generous front garden with enough space for more than the required off street parking provision. Due to this, the loss of the two parking spaces would not be detrimental to the level of off street parking provision. There is a building located to the rear of the site, which appears to have been erected under permitted development rights, that is currently used for storage purposes. Due to this the loss of the storage in the listed building under consideration here would not result in further outbuildings being erected.

The Town Council has also objected to the proposal on the ground that ancillary accommodation was previously approved in 2006 under Ref: EPF/2143/06. In fact that application related to land at Bridge Barn which, whilst originally part of Masons Bridge Farm, is now a separate planning unit in separate ownership from Masons Bridge Farmhouse. More importantly, that application was refused permission. Therefore, even if that proposal had been approved, it would have no bearing on the current proposal.

Conclusion:

The conversion of the outbuilding to ancillary accommodation, to be used in conjunction with the main dwelling, would be an acceptable use of the existing outbuilding. The proposed changes would safeguard the special historic character of the listed outbuilding, and there would be no detrimental impact on the level of off street parking provision at Masons Bridge Farm. As such the proposed development complies with adopted planning policy and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

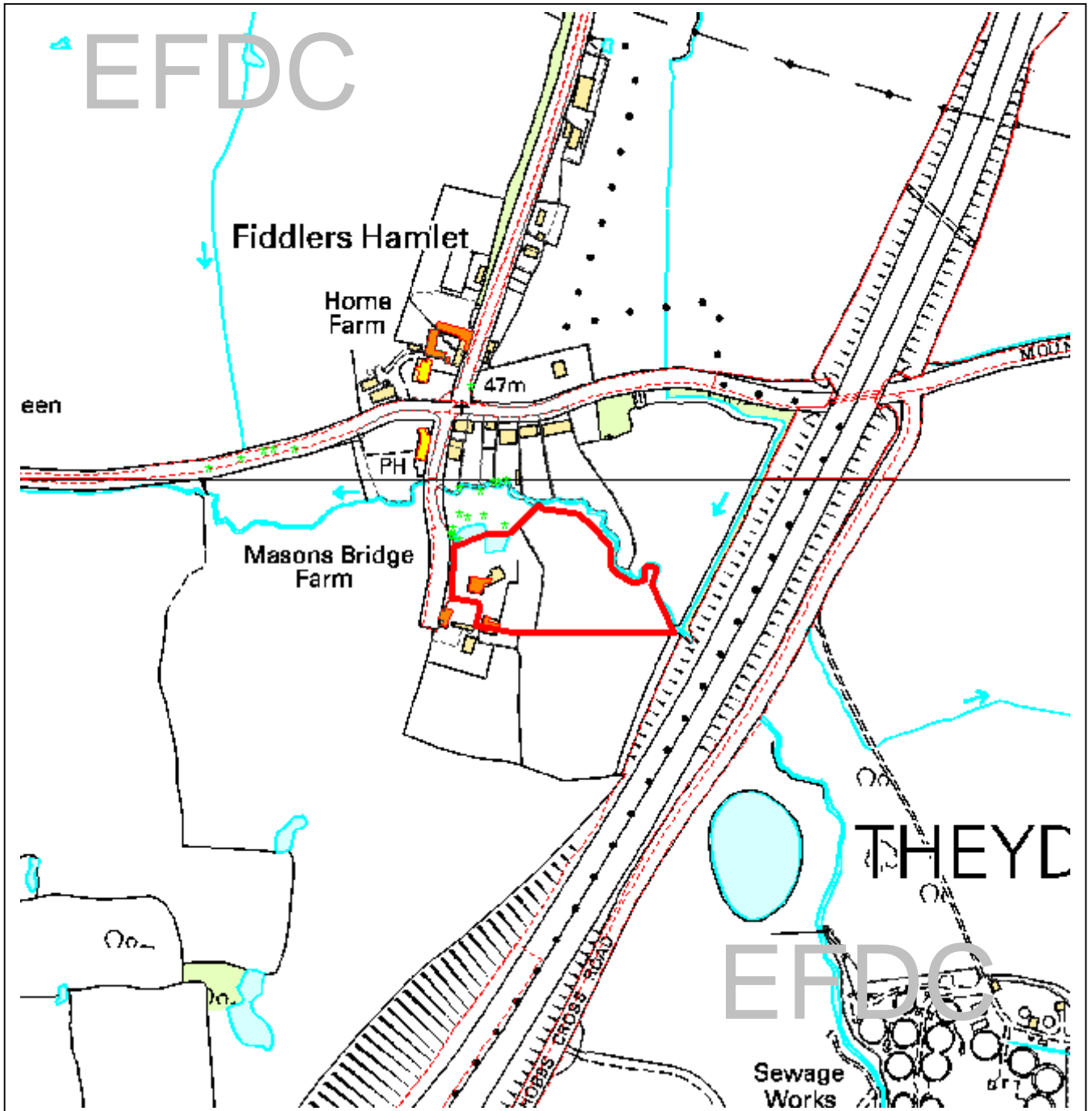
TOWN COUNCIL – Object as the site is situated in the Green Belt and EPF/2143/06 has already granted some ancillary development at this site. If the proposal is that this new application should take the place of the earlier permission, then the same conditions should apply. It does not appear that the new development is an ancillary development but the terms of the application (accommodation for family members or friends) suggest that caution is required since the granting of the application would probably be an approval for a new dwelling and the town council cannot approve this kind of inappropriate development within the Green Belt.

NEIGHBOURS – No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2 & 3
Application Number:	EPF/1541/08 & EPF/1542/08
Site Name:	Masons Bridge Farm, Fiddlers Hamlet, Epping, CM16 7PB
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/1542/08
SITE ADDRESS:	Masons Bridge Farm Fiddlers Hamlet Epping Essex CM16 7PB
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Paul Micallef
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the conversion of existing outbuilding into dwelling ancillary to existing house for use by family member or friend
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 3 The rooflight hereby approved shall be a cast metal conservation rooflight and shall remain as such thereafter unless otherwise agreed in writing by 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:

Consent is being sought for the conversion of an existing Grade II listed outbuilding into an ancillary dwelling. The external alterations involved would be the conversion of two of the three parking bays to habitable space with the installation of glazed windows to the open car port fronts, the replacement of the doors with windows on the north and west elevations, the removal of one window in the west elevation, and the installation of a conservation roof light on the southern roof slope.

Description of Site:

The site is accessed off the north side of the junction of Mount Road and Stewards Green Road. Masons Bridge Farm is an historic group of buildings where the farmhouse, converted barn and this outbuilding are all individually listed. The listing dates this outbuilding to the 17th or 18th century and it highlights its group value. The existing building is used as cart lodge parking for three vehicles, a study and a storage area. It has a traditional appearance of a standard open cart lodge with the façade and posts being of historic importance, and internally there is exposed historic timber framing.

Relevant History:

EPF/1123/08 - Conversion of existing outbuilding into dwelling ancillary to existing house – withdrawn 24/07/08

LB/EPF/1125/08 - Grade II Listed building application for the conversion of existing outbuilding into dwelling ancillary to existing house – withdrawn 24/07/08

Policies Applied:

HC10 – Works to Listed Buildings

HC13 – Change of use of Listed Buildings

Issues and Considerations:

This proposal is a revision to a previously withdrawn scheme. The previous scheme was deemed as unacceptable given the level of alterations involved and the loss of some of the historical elements of the building. Prior to this resubmission, discussions have been entered into between the applicant, the previous Planning Officer, and the Listed Buildings Advisor on what would be an acceptable scheme.

The revised proposal shows one bay as being retained for parking and storage and has fully glazed the remaining two bays with the glazing set back behind the posts to maintain a sense of openness. Other proposed openings are utilitarian in character and any historic timber frame will remain exposed internally. Subject to conditions regarding details of windows and materials the proposed changes would not be detrimental to the historic character or appearance of the listed cart lodge.

Conclusion:

The conversion of the outbuilding to ancillary accommodation, to be used in conjunction with the main dwelling, would be an acceptable use of the existing outbuilding and the proposed changes would safeguard the special historic character of the listed outbuilding. As such the proposed works comply with adopted planning policy in respect of listed buildings and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object as the site is situated in the Green Belt and EPF/2143/06 has already granted some ancillary development at this site. If the proposal is that this new application should take the place of the earlier permission, then the same conditions should apply. It does not appear that the new development is an ancillary development but the terms of the application (accommodation for family members or friends) suggest that caution is required since the granting of the application would probably be an approval for a new dwelling and the town council cannot approve this kind of inappropriate development within the Green Belt.

Report Item No: 4

APPLICATION No:	EPF/1591/08
SITE ADDRESS:	66 Bower Hill Epping Essex CM16 7AW
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Spencer Barron
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 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.

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

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 proposal includes a two storey side extension towards the boundary with 66A Bower Road measuring 3.3m wide and 5.5m in depth. This two storey addition replaces an existing flat roof double garage which extended up to the boundary. The two storey extension will be set in from the boundary by 1.5m. The proposal also includes a rear extension that squares off the rear of the property with a depth of 1m beyond an existing conservatory which is to be removed. This part of the proposal also involves the replacement of an existing flat roof study area which extends to the boundary with Allnutts Road and beyond the proposed rear wall of the proposed rear extension. The proposed rear extension would be set in from the boundary by 1m. A semi-circular conservatory area is also proposed on the rear of the rear extension which has an additional depth of 2.9m.

Description of Site:

66 Bower Hill is a large detached 2 storey property with rooms within the roof situated in a large plot on the corner of Bower Hill with Allnutts Road. The property is set back some 12m from Bower Hill. The property has been previously extended with flat roof additions to the sides, a conservatory to the rear and dormer windows in the roof. It is well screened by mature planting particularly to the North of the site. Bower Hill slopes down to the south and this property is set at a lower level than those on Allnutts Road. Because of this slope the current flat roof rear extension is barely visible from Allnutts Road with only the parapet of the roof showing above the fence line. The surrounding area is characterised by a mix of detached, semi-detached and terraced properties. The property is not within a Conservation Area or the Metropolitan Green Belt.

Relevant History:

EPU/0042/61 - Erection of garage/garden store and alterations to dwelling – Approved
EPU/0056/73 – Two dormer windows in loft - Approved

Policies Applied:

Epping Forest District Local Plan and Alterations

DBE10 – Residential Extensions
DBE9 – Loss of Amenity
LL10 - Adequacy of Provision for Landscape Retention

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Design
- Impact on Amenity
- Impact on Trees

Design

In terms of design the proposals complement the existing house, and will remove the previous flat roof additions which are an improvement to the overall appearance of the house. The two storey side extension has been designed to be subordinate to the main dwelling and replicates existing detailing. It is not considered this proposal will disrupt the appearance of the street scene given that materials will match existing and the side addition would be set in from the boundary by a greater distance than necessary to achieve compliance with Council policy. The Parish Council have objected on the basis that the proposals amount to overdevelopment of the site but it is considered that these proposals create a more cohesive rear building line and have a positive impact on the appearance of the property through the removal of some existing flat roof extensions.

No 6. Allnutts Road has objected to this application due to its proximity to Allnutts Road and also because of the single storey extension to the north (nearest to Allnutts Road) as it has a pitched roof and will be visible from Allnutts Road. While it would be visible, it would not appear inappropriate in the street scene. The visual impact of the addition would be mitigated by a 1m set in from the boundary, the fact that 66 Bower Hill is set down a significant slope to Allnutts Road and that the overall height of the single storey extension on this boundary is 3.8m in height which is not felt to be excessive.

Impact on Amenity

In terms of impact on amenity the proposals set in the extensions at least 1m from the side boundaries and it is felt that this is a significant improvement and reduces any possible impact on neighbouring properties. Although the extension to the south is two storey, it is 3.5m away from the neighbouring property No. 66A and it is felt that any loss of light or outlook to this property will not be significant.

The property borders Allnutts Road to the north, where it is not considered that there will be any impact on amenity, particularly as the proposals will be set in from the boundary by 1m.

Impact on Trees

The Council's Tree and Landscape Officer has no objection to the proposal as it is felt it will have minimal direct impact on trees around the site but recommends a condition that a tree protection statement is to be submitted to ensure the protection of the trees during the course of development.

Conclusion:

The proposals are acceptable development that accord with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Committee object to this application which appears to be a gross overdevelopment of this site.

6 ALLNUTTS ROAD – Object to the proximity of this proposed extension to Allnutts Road and the pitched roof on the single storey extension will be visible from Allnutts Road.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/1591/08
Site Name:	66 Bower Hill, Epping, CM16 7AW
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0011/08
SITE ADDRESS:	High Laver Hall Farm Matching Road High Laver Ongar Essex CM5 0DU
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr W.W.J. Collins
DESCRIPTION OF PROPOSAL:	Conversion of redundant farm buildings to create 7 residential units with cart lodge style garaging.. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 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 -E (inclusive) shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 7 Prior to the commencement of the development details of the proposed surface materials for the driveway and parking 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.
- 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 and visitors vehicles.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 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.

This application is before this Committee since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).

Description of Proposal:

This proposal involves conversion of 3 existing agricultural buildings to 7 residential units, demolition of existing storage building and erection of cartlodge style parking area. The proposal involves converting the main Essex barn into 4 self contained 3 bed flats, conversion of a single storey brick built barn to 2 self contained units (one 2 bed and one 3 bed) and conversion of a detached two storey building to 3 bed dwelling.

Description of Site:

The agricultural buildings surrounding High Laver Hall, the subject of the application, are located on the eastern side of the road to Matching Green at the High Laver crossroads. To the rear and southeast of the site lies the listed All Saints Church and High Laver Hall, beyond which is open agricultural land. To the north is a pair of two storey cottages and to the west, across the Matching Green Road is a detached bungalow. The site is fairly level and the buildings the subject of the proposal form a collection around open yards.

The Essex barn that it is proposed to convert to 4 flats is a locally listed building and fronts the road. There is a large metal agricultural storage building immediately to the south of the site.

There are two vehicular accesses to the site.

Relevant History:

EPF/150/03 Conversion of redundant rural buildings to 5 residential units. Approved subject to 106 agreement.

Policies Applied:

CP1 Sustainable development
CP2 Quality of environment
GB2A development in the Green Belt
GB8A change of use of buildings
GB9A Residential conversions
HC13 Local List of buildings
DBE1 Design
DBE42 Impact on neighbours
DBE8 Amenity space
LL10, LL11 Landscaping
ST1 location of development
ST2 Accessibility of development
ST4 Road safety
ST6 Vehicle parking

Issues and Considerations:

Planning permission has been previously granted for the conversion of these buildings to 5 residential units, this application is a revised scheme which proposes to convert the main barn, which is a locally listed building, into 4 self contained flats, instead of two units. The change to 4, three bedroom flats has been prompted, according to the applicant, by changes in the building regulations that require higher levels of energy efficiency. The flatted use also optimises the use of the barn and results in a better housing mix. The courtyard to the rear of the building will become a communal space for the occupants. The remainder of the development is similar to the previous planning permission, comprising 3 self contained residential dwellings with parking.

The main issues are:

- Sustainability
- Green Belt
- Amenity
- Access and highway safety

Sustainability

The site is not in a sustainable location for new development, it is relatively isolated within the rural area with poor access to facilities and shops, and anyone living at the site will be highly dependant on motorised private transport for their everyday needs. However this has to be balanced against the benefits of reusing existing buildings rather than erecting new buildings for residential use, and the positive impacts of retaining and ensuring the long term retention and use of a locally listed building.

Green Belt

The site is within the Metropolitan Green Belt and needs to be considered under Policies GB8A and GB9A of the Local Plan and Alterations

The buildings are of permanent and substantial construction and are capable of conversion without major reconstruction and are in keeping with their surroundings.

The use would not have a materially greater impact than agricultural use, on the Green Belt.

The traffic generation from 7 residential units is significant but is unlikely to have a detrimental impact on the character and amenities of the countryside, being domestic traffic rather than large commercial vehicles.

The proposal will not adversely impact on any town centre.

Whilst the development will result in increased traffic movements and parking, the parking will be largely hidden from view within the site and will not have a significant impact visually.

Preference is normally given to business reuse of buildings, and GB9A sets out the circumstances in which residential use may be acceptable. In this instance however residential use of the site has already been approved, so the principle has already been agreed and this is a significant material consideration.

The previous planning permission was granted subject to a legal agreement requiring the demolition of a large (and then disused) agricultural building to the south of the application buildings. However, since then this building has successfully been let for business purposes (with planning permission) and there is no intention therefore to now remove this building. On balance

however, given that the proposal does not involve any significant new building and does involve the retention of a locally listed building, it is considered that the proposals will not have a significantly adverse impact on the Green Belt and as such the removal of the large building to the south, which now has a legitimate use, cannot be required.

Amenity

The proposed development has been well designed with minimal changes to the existing buildings, such that they will retain their character as agricultural buildings within a farm complex, and will not adversely impact on the character and amenity of the area, or the setting of the adjacent listed church.

It is considered that the development will provide suitable living conditions for future occupants, (subject to adequate soundproofing between units which will be a matter for building control), with adequate amenity space and parking facilities.

Access and Highway Safety

The proposal involves the use of two existing accesses to the site, which are considered suitable for such use and there are no objections in highway safety terms. The scheme proposes 3 car parking spaces for each of the larger units and two for each of the three bed flats. In this rural location, where there will be reliance on the car for transport this is considered appropriate, and will ensure that vehicles are accommodated within the site and not cause obstruction on the highway.

Conclusion

In conclusion, the development will not have a significantly greater impact than the previously approved 5 units and will maintain the character and amenity of this part of the rural Green Belt, and ensure the future maintenance and retention of the locally listed building. The Parish Council actively support the proposal and there have been no objections. The scheme is considered to be appropriate and well designed and is recommended accordingly, subject to conditions.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Support. These buildings are worth preserving and the revision to smaller properties in our District is more appropriate. A recent housing needs survey indicated that 47% of properties in our district have 4 or more bedrooms. We have an urgent need for smaller properties to provide a balanced community.

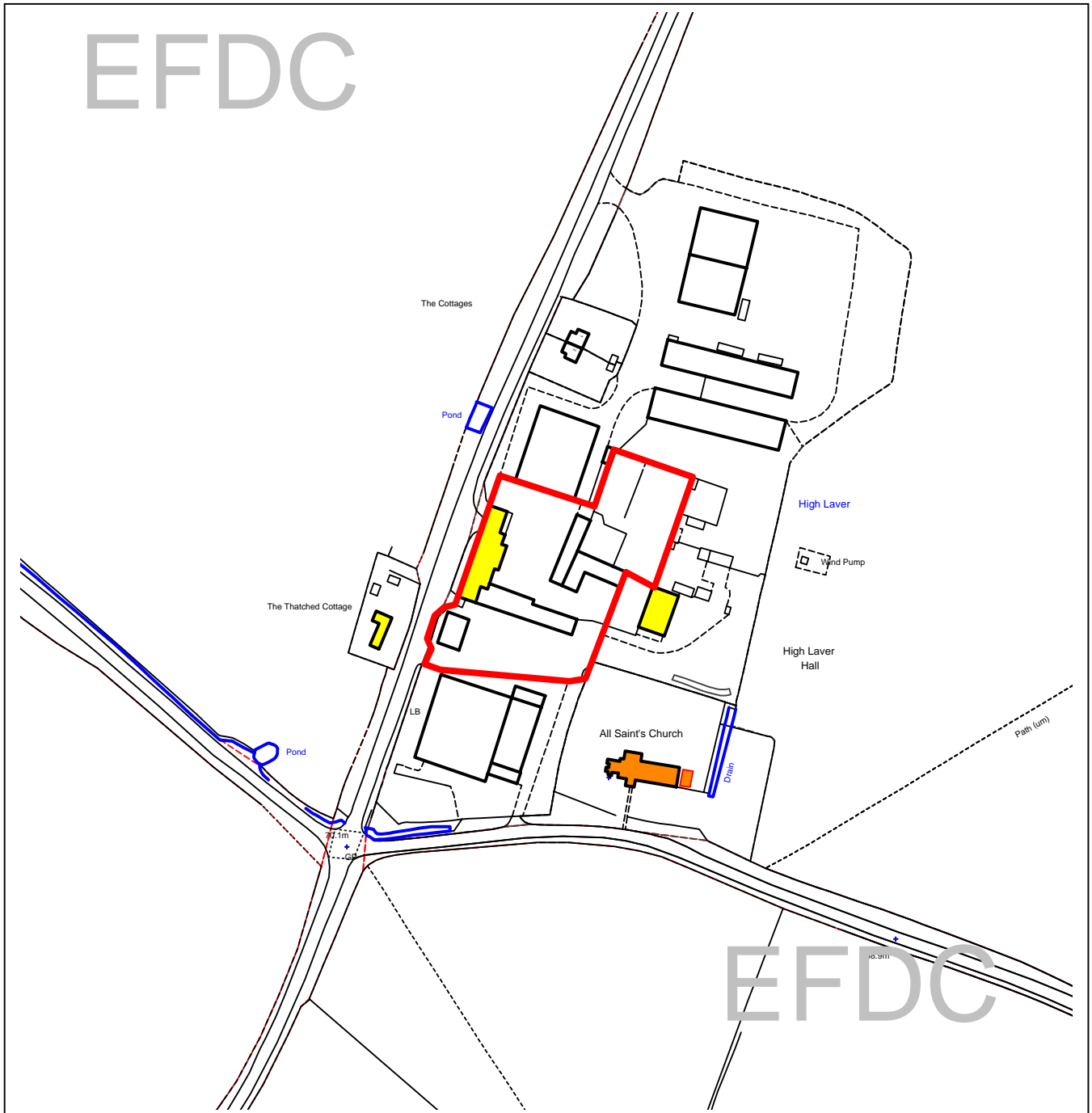
NEIGHBOURS – No response received.



Epping Forest District Council

Area Planning Sub-Committee East

EFDC



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Agenda Item Number:	5
Application Number:	EPF/0011/08
Site Name:	High Laver Hall Farm, Matching Road, High Laver, CM5 0DU
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1564/08
SITE ADDRESS:	21 Wellington Road North Weald Essex CM16 6JU
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mandy Jackson
DESCRIPTION OF PROPOSAL:	Erection of 1.8m (6') high fence.
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 fence shall be those specified in the submitted application forms.
- 3 The tree shown to remain on the submitted Block Plan and Detailed Drawing dated 04/08/08 shall be retained and protected during construction of the fence hereby approved. Should this tree be removed or damaged, then a suitable replacement shall be planted in agreement with the Local Planning Authority within three months of the removal of the existing tree, unless otherwise agreed in writing.

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:

Consent is being sought for a new side fence. This would be a standard 1.8m (6 foot) close boarded fence located along the side boundary. The existing fence is set in from the edge of the highway by 3m to the rear and 1m at the front, with a small open green area dividing it from the public pavement. The proposed fence would enclose this land, which belongs to the applicant, and would retain an existing tree.

Description of Site:

Two storey, end terrace property located on the western side of Wellington Road, North Weald. The site sits on the corner plot of Wellington Road and York Road.

Relevant History:

EPF/0811/85 - Ground floor side extension – approved 19/07/85

Policies Applied:

CP2 – Protecting the quality of the rural and built environment

DBE3 – Design in urban areas

LL10 – Adequacy of provision for landscape retention

Issues and Considerations:

The main issue here relates to the impact on the appearance of the street scene.

The existing fence is a standard 1.8m close boarded fence, however it is set back from the edge of the highway to provide an open, green area to the junction. This is mirrored on the opposite corner of the junction by a larger area of public open space (with a parking area within it). Although green open spaces are welcomed in residential areas such as this, the area of land in question is in the ownership of the applicants and therefore is not public space. Local Plan policy DBE3 requires that “spaces are of individual identity and character and are satisfactorily enclosed” (ii) and “public, private and semi-private spaces are clearly discernable to their intended users” (iii). At present the open area of land appears as public space (particularly as there is public open land to the west and south), however this is private land that should not be used by the public.

The main feature of this open space is an existing tree. This would be retained as part of this application (with a tree protection condition ensuring this) and as such would still be an important feature at this junction, along with a large preserved tree to the south of the site that is not affected by the proposal.

The proposed fence would be a close boarded fence similar to the majority of side and rear boundary treatments in the surrounding area. Due to the layout of this estate most of the end terrace properties are adjacent to green open space, and as such they do not directly adjoin the highway boundary. However, other examples of close boarded fences running adjacent to the highway can be seen, such as at No. 38/40 Beaufort Close. As such the proposed fence would not be detrimental to the character or appearance of this urban street scene.

The Parish Council have objected as they claim one of the conditions of the original permission for the housing estate was that the front and side of the estates shall not be fenced in. Whilst the original layout of the estate designed in these open areas, and it would have been a requirement that the public open spaces should not be enclosed, no permitted development rights were removed from these properties. As such the applicant can currently enclose the land with a 1m high fence, however this would be out of character with the surrounding area and would not satisfy criteria (vi) of DBE8, which expects amenity space to “achieve privacy on a continuing basis”. Therefore the erection of the proposed fence would not be detrimental to the character of the estate, and as there are very few properties in a similar situation to the application site this would not set an unwanted precedent.

Conclusion:

The proposed side fence is deemed acceptable in terms of its impact on the street scene and therefore complies with adopted planning policy. Accordingly it is recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object as they are of the understanding that the garden areas to the front and sides of the properties on this estate should not be fenced in and should have an open aspect as per the original conditions when the properties were first built.

NEIGHBOURS – No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	6
Application Number:	EPF/1564/08
Site Name:	21 Wellington Road, North Weald CM16 6JU
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1445/08
SITE ADDRESS:	Smiths Brasserie Fyfield Road Ongar Essex CM5 0AL
PARISH:	Ongar
WARD:	Shelley
APPLICANT:	Mr Darren Lietch - Revelplan
DESCRIPTION OF PROPOSAL:	Reserved matters application for siting and design of 20 flats and associated parking following outline approval EPF/760/05. (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 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.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 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.

- 5 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 6 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape

Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 7 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.

- 8 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.

- 9 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 and visitors vehicles.

- 10 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.

This application is before this Committee since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).

Description of proposal:

Reserved matters application for siting and design of 20 two bed flats and associated parking following outline approval of EPF/0760/05 (revised application).

Description of Site:

The site is a rectangular area of 0.24 hectares situated on the north west side of the junction of Moreton Road with Fyfield Road. It is currently occupied by a two-storey restaurant building at the southern end of the site with the remainder larger area to the north predominantly laid out for parking with access into Fyfield Road. There is a disused bowling green beyond a high fence immediately west of the site, Ongar War Memorial Hospital is immediately beyond protected trees on the northern boundary but otherwise the surrounding area is predominantly residential, including a recent redevelopment of the former Ongar Comprehensive School opposite (The Gables). Elderly person flatted accommodation (Finch Court) lies north-west of the site, beyond the bowling green.

Relevant History:

Various including:

EPF/0760/05	20 Flats	approved
EPF/ 1386/07	3 Sheds	approved
EPF/0779/08	Reserved matters for EPF/0760/05	withdrawn

Policies Applied:

DBE 1 Design of new buildings
DBE 2 Amenity of new buildings
DBE 8 Amenity Space
DBE 9 Amenity for neighbours
ST4 Parking
ST6 Traffic
H3A Housing allocation
LL10 Protected Trees

Issues and Considerations:

The main issues in this application are:

1. Building in Context & Design
2. Amenity and Impact on Neighbours
3. Trees
4. Parking and traffic matters

It should be noted that the principle of housing development on this site was accepted with the approval of the 2005 application, and this scheme is similar to the indicative drawing provided for that application, although this new scheme has 3 blocks as opposed to the two previously shown.

This application is concerned with the siting and design of the blocks and the landscaping issues.

Building in Context

- The development will be laid out from north to south in 3 separate blocks. No 1 at the southern end would have 4 flats, No 2 – 6 flats, No 3 – 10 flats, with 27 parking spaces provided.
- The maximum height of Blocks 2 and 3 would be 9.5m, which is a similar height to the housing development on the east side of the B184 immediately opposite the site.
- The development therefore is lower at the south and higher to the north, with Block 1 having the appearance of a detached house. This provides an effective transitional design between the houses in Morton Road and the local landmark of the Ongar War Memorial Hospital, which is a large and prominent building.
- This is a prominent location in a mainly residential area of mixed character which includes a wide variety of dwelling types. There is a predominance of two storey housing and those newly built opposite as 1-20 The Gables have steep pitched roofs. These detailed plans show that the scheme will respect the design, size and height of these neighbouring properties and therefore there will be no adverse effect on the character and appearance of the street scene.
- An achievable area of planting is shown on the plans around the building, which would soften up the appearance of the proposed buildings and contributes to their setting within the street.
- The buildings themselves are not large in footprint compared with the area of the site and parking at the rear would not be visually dominant.
- This is a scheme which is not cramped and would harmonise with the character of the area.
- The scheme has been redesigned from the earlier 2008 application to be more in keeping with the local vernacular and is less fussy and ostentatious than the previous scheme and this is far more in character with the built form around it.
- Therefore the scheme causes no harm to the character and appearance of the street scene and is an acceptable design.

Amenity & Impact on Neighbours

- The scheme will benefit the local area by removing the current restaurant facility which attracts customers, particularly at the weekend and evenings which can cause particular noise and disturbance late into the night and early hours of the morning when customers leave.
- On the other hand, the proposed development will spread across the site and introduce built development, windows and more general movement throughout the day.
- In terms of comings and goings to the proposed flats, this is unlikely to cause any more overall disruption than the current restaurant and car park and compared to the latter's peak time, will be considerably less.
- Residential development has already been approved on the bowling green behind the site and as the proposal is on a road frontage, the residents opposite in The Gables and approx. 50 metres away and those beyond the bowling green at Finch Court, will not be unduly affected. The inhabitants of the Memorial Hospital will not suffer loss of amenity as the proposal will be to the side of the end wall of this building and a reasonable 11 metres away.

- The neighbouring houses adjacent to the west in Moreton Road have the restaurant building in their view and proximity. The presence of a replacement building of similar height in this location would not harm outlook or light to these properties.
- However the first floor rear facing habitable room windows in Block 2 could result in loss of privacy to the rear gardens of occupiers of nos. 2, 4 and 6 Moreton Road. The plans (which have been amended) show that directional windows will be installed on the flats in Block 2 which could overlook these properties and this will remove the potential for any loss of privacy to the Moreton Road properties.
- There will be a change in the visual outlook from adjoining residential properties which back onto the site. However, those residents facing the southern half of the site currently look into a large, unattractive concrete parking area and lock-up garages, while the grassed area in the northern half is not of any landscape value.

Amenity Space

- The flats will have a sufficient amount of useable amenity space.

Landscaping

- The Landscape Section has commented that there are trees on the site worthy of retention and a scheme of soft landscaping will be required.
- They are satisfied that the scheme is acceptable subject to suitable conditions

Highways & Parking

- The Highway Authority has raised no objection to the scheme. The parking provision is generous on a plot of this size.
- The majority of the Highway issues were dealt with at the outline stage, which included a condition requiring the payment of £40,000 for highway improvements in the local area prior to the commencement of the works approved.

Other Issues

- The Town Council have commented about the local sewers being under strain, but there have been no adverse comments made by Environmental Health, unlike some other local schemes, and this is a matter which would be dealt with during the building phase of the scheme.
- The communal waste facilities are an acceptable compromise and a refusal on these grounds could not be justified.

Conclusion

This scheme for reserved matters presents a scheme which is well designed and integrates well into the local street scene. The scheme will have no adverse impact on neighbouring properties and has sufficient parking and space for landscaping. The recommendation is for approval.

SUMMARY OF REPRESENTATIONS

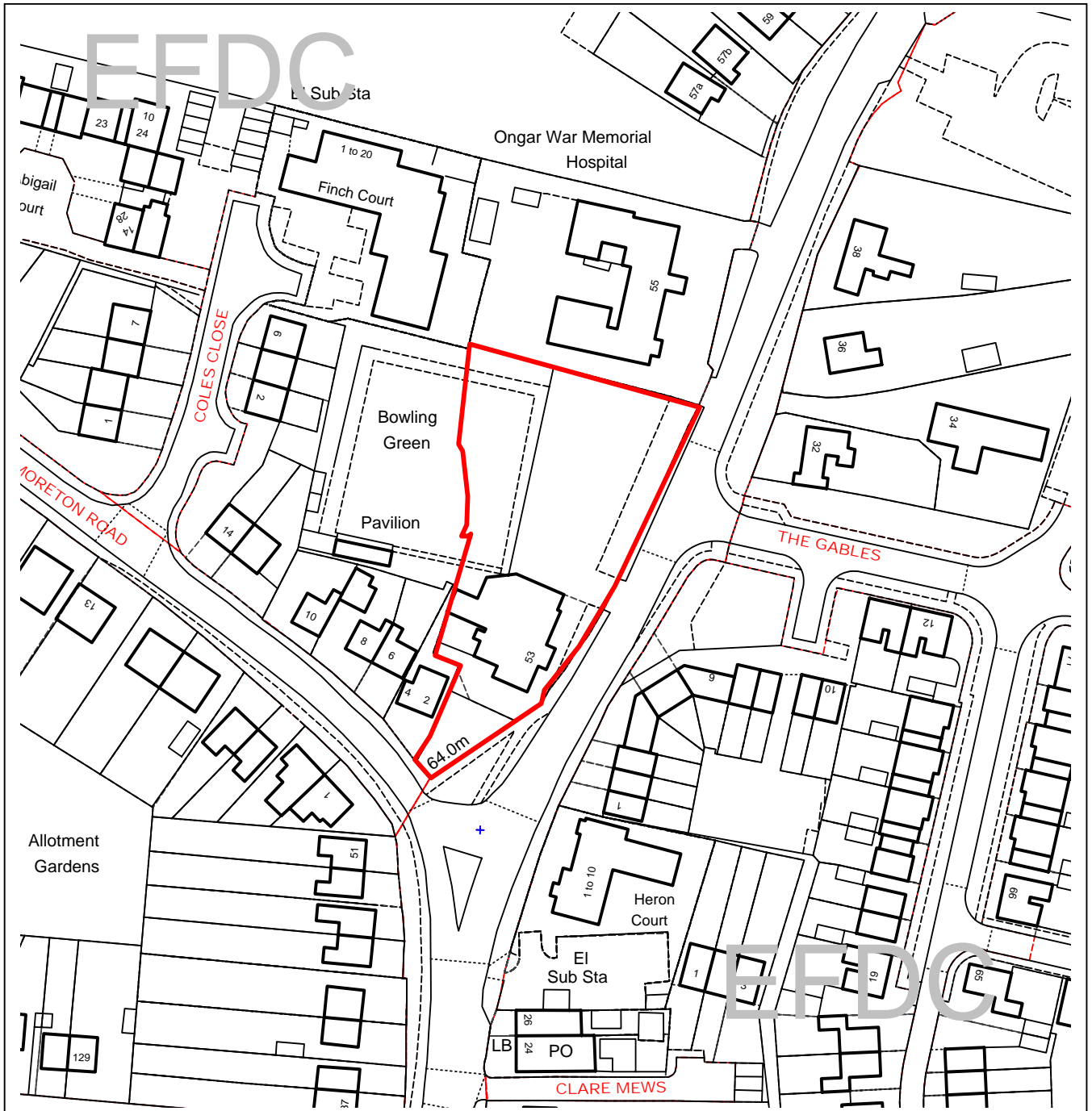
TOWN COUNCIL – No objection in principle, however some concerns were raised about the impact on the local infrastructure, especially the drainage system for the number of additional dwellings. Also there is no provision for a recycling facility outside each dwelling, only a communal area for those receptacles. Concern was also raised that effective landscaping be ensured along the boundaries with the highway by compliance with a condition required for landscaping approved by the local authority and also that the landscaping plan should protect the integrity of the hedge/screen along the boundary with the Ongar War memorial Hospital.

NEIGHBOURS – No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	7
Application Number:	EPF/1445/08
Site Name:	Smiths Brasserie, Fyfield Road, Ongar, CM5 0AL
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1517/08
SITE ADDRESS:	The Old Rectory Mount Road Theydon Mount Epping Essex CM16 7PW
PARISH:	Theydon Mount
WARD:	Passingford
APPLICANT:	Mr Gary Littwin
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling house and erection of a new 4 no. bedroom detached house and 3 no. car garage block.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 The existing dwellinghouse on the site shall be completely demolished within 6 months of whichever of the following occurs first:
- (a) the substantial completion of the new dwellinghouse hereby approved or
 - (b) the first occupation of the new dwellinghouse hereby approved

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).

Description of Proposal:

This application seeks planning permission for the demolition of the existing dwelling and its replacement. The replacement dwelling would be sited to the rear of the existing property, in line with the neighbouring dwelling, "Birchfield". The dwelling would be two storeys in height with a dormer in the front and rear elevation, although no second floor accommodation is proposed – the sections show that the dormers would provide light to the gallery landing at first floor level. The footprint of the dwelling would increase and it would be reorientated within the site. At present, the dwelling has most of its openings in the two side elevations and is deeper than it is wide. The proposed dwelling would be wider and would have most of the openings in the front and rear elevations.

Description of Site:

The application site comprises a detached dwelling within a large plot. It is located within the rural settlement of Theydon Mount, within the Metropolitan Green Belt. There are significant changes in level across the site, which generally decreases from north to south and from east to west.

The land within the curtilage of the neighbouring dwelling (42 Theydon Mount) is at a significantly higher level than the application site and this neighbouring property is considerably overlooked by the windows in the side of the existing dwelling on the application site. In turn, the application site itself is quite considerably overlooked by dormers in the side of the neighbouring dwelling to the other side, "Birchfield".

Relevant History:

EPF/2304/02. Two storey side extension and single storey rear extension. Approved 07/02/03. (Has lapsed without being implemented).

EPF/1784/08. Construction of boundary wall and entrance gates and erection of a detached 3 no. car garage. Pending consideration...

Policies Applied:

Adopted Local Plan and Alterations

DBE1 – New buildings
DBE2 – New buildings amenity
DBE8 – Amenity Space
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
GB2A – Development in the Green Belt
GB15A – Replacement Dwellings

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;
2. The impacts of the proposed extensions on the character and appearance of the area; and
3. The impacts of the proposed development on the Metropolitan Green Belt.

Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, concern has been raised by the occupiers of 42 Theydon Mount regarding potential loss of amenity. Their main concern is that the revised positioning of the dwelling, resulting in it being located closer to their boundary and further back into the site would result in a loss of light and outlook. It is considered likely that this would be the case as the repositioned dwelling would extend along much of the boundary of the site with the rear garden of that neighbouring property. Having regard to this relationship and the location of the new dwelling to the south of the neighbouring property there would be some loss of light to the rear part of the rear garden early and late in the day. Furthermore, there would be some reduction in outlook from the garden of 42 Theydon Mount due to the resiting, although the repositioned dwelling would continue to be set between 4 and 6 metres from the site boundary. There would be no windows in the side elevation of the proposed dwelling and it is considered that this would be a considerable improvement from the existing situation, in which the existing dwelling on the application site has considerable views across 42 Theydon Mount.

On balance, having regard to the improvements to the existing situation as regards overlooking and bearing in mind that the new dwelling would be located a minimum of 4 metres from the site boundary, it is not considered that the reduction in amenity to 42 Theydon Mount would be material.

With regard to the neighbouring dwelling to the south, "Birchfield", it is not considered that the proposed development would give rise to a material reduction in amenity. However, the level of amenity for the application site would be considerably improved, as views from the dormers in the side elevation of "Birchfield" would be considerably reduced by the repositioning of the dwelling.

The application site would retain a large rear garden despite the resiting of the dwelling and accordingly, any reduction in amenity to the properties to the rear is considered not to be material.

Impact on Appearance of the Area

Due to the reorientation of the dwelling, its frontage would be considerably increased. However, space would be retained to both side boundaries (4 metres to the north and 3 metres to the south) and the dwelling would be set back from the street by approximately 20 metres. Accordingly it is not considered that it would appear overly prominent within the street scene. Whilst the dwelling would have a notably different appearance to the existing property, there is a mix of designs within the locality and it is considered that the height, bulk and general design is such that it would have an acceptable appearance.

Impact on Green Belt

Policy GB15A of the Local Plan states that replacement dwellings will be permitted within the green belt where the new dwelling will not be materially greater in volume and would not have a greater impact on the openness of the green belt. With regard to this case, the existing dwelling would have a floor space (over two floors) of approximately 271 square metres and the proposed dwelling would be approximately 329 square metres. This amounts to an increase of some 58 square metres (approximately 21%). The height of the dwelling would remain the same, although the volume of the roof would increase as the existing dwelling is hipped and the proposed dwelling would have gable ends. Having regard to the increased floor area and the increased roof bulk, it is considered that the increase in volume would be appreciable. However, the existing dwelling has never been extended and it is considered that an extension that would allow a similar increase in size would be likely to be acceptable under policy GB14A of the Local Plan. Bearing this in mind, it is considered that the development would comply with the criteria set out in policy GB15A relating to its volume. Furthermore, having regard to the space around the new dwelling, its height and its position in line with the neighbouring dwelling, it is not considered that the proposed dwelling would have a detrimental effect on the openness of the Green Belt.

Conclusion:

In light of the above appraisal, it is considered on balance that the proposed new dwelling would not be detrimental to the amenities of the occupiers of neighbouring dwelling or to the character and appearance of the local area or to the open character of the Metropolitan Green Belt. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

THEYDON MOUNT PARISH COUNCIL. The Parish Council expresses concern at the apparent large scale of this proposed development and it's potential for intrusion in respect of neighbouring properties. In reaching a decision on the application, therefore, the parish council would like to be reassured that the scale of any development takes account of its impact on its immediate environment, that it is not intrusive to neighbours and in keeping with the area and is in accordance with policy guidelines.

42 THEYDON MOUNT. Objection. The proposed house would be positioned just 4 metres from my boundary. The positioning and the bulk of the property would create a visual impact and impede my current outlook. If the house remains at the same height it would appear that it could affect my direct sunlight for the morning and afternoon. Query proposal for garage block.

“BIRCHFIELD” MOUNT ROAD. Objection. The proposed positioning of the house facing the main road will be a visual improvement, but I am concerned that it is set too far back from the main road. Verge to front is 1.3 metres, not 4 metres as stated. The dwelling is referred to as two storey, but would have dormers to the front and rear. The proposed materials should be a requirement if planning permission is granted.

1 BEACHETT COTTAGES. Objection. We are dismayed at the excessive size of the proposed dwelling, how far back it will be positioned and also its character. Query plans for garages.

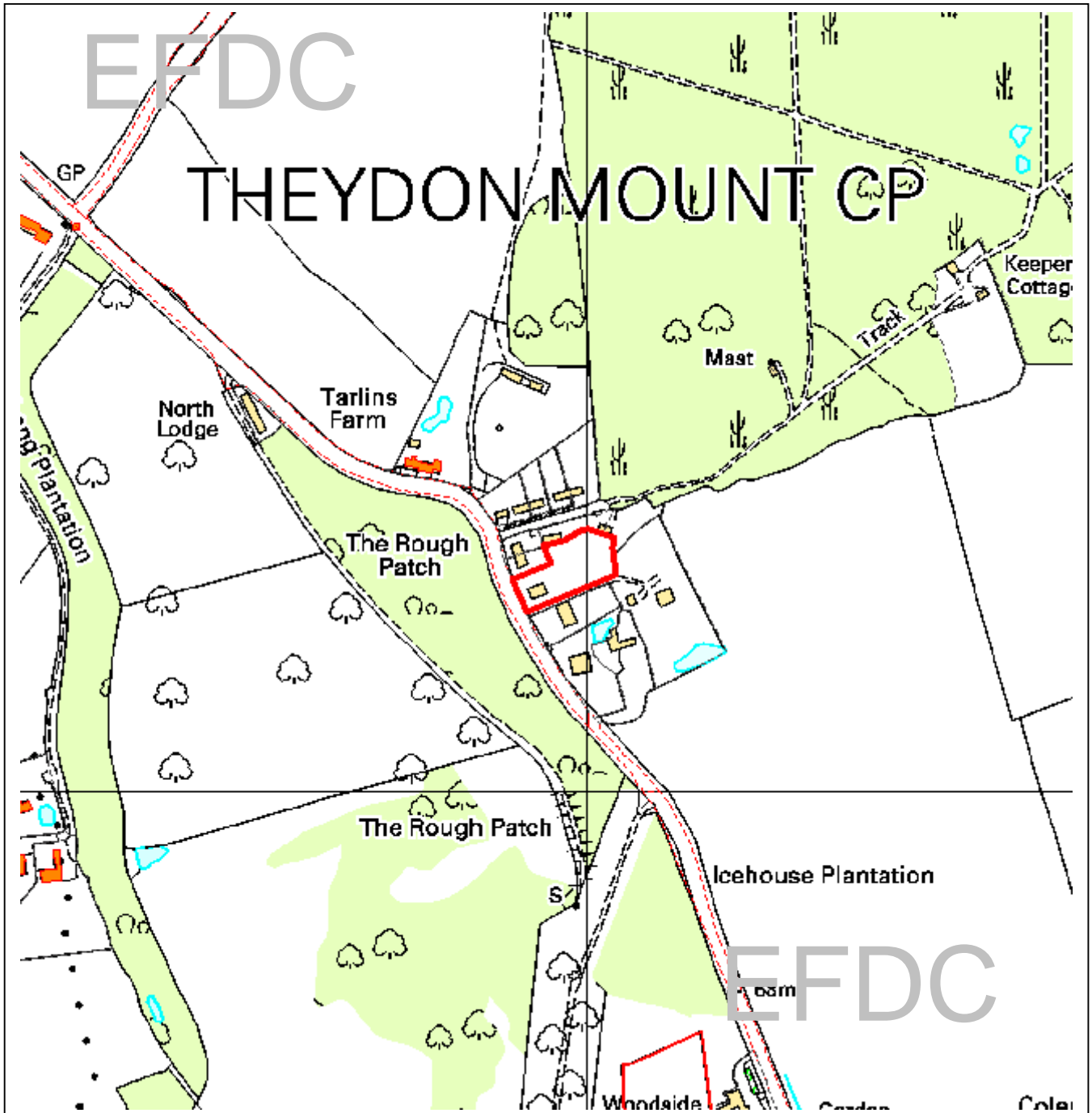
2 BEACHETT COTTAGES. Objection. The proposed dwelling is too large and sited too far back. The new house should be in keeping with the character of the area and not overwhelm neighbouring properties.

43 BRICKFIELD COTTAGES. Objection. The nature and scale of the building proposed is inappropriate for the rural area of Theydon Mount. The bulk of the building would be out of proportion with its surroundings. Identifies some discrepancies within the submitted Design and Access Statement. Query the proposed garage block.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	8
Application Number:	EPF/1517/08
Site Name:	The Old Rectory, Mount Road Theydon Mount, CM16 7PW
Scale of Plot:	1/2500