

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee West Wednesday, 9th June, 2010

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

Room: Council Chamber

Time: 7.30 pm

Democratic Services Officer Adrian Hendry - The Office of the Chief Executive
Email: ahendry@eppingforestdc.gov.uk Tel: 01992 564246

Members:

Councillors J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, J Collier, D C Johnson, Ms Y R Knight, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 7.00 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 SUBCOMMITTEES (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 last meeting of the Sub-Committee held on 19 May 2010 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 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

7. DEVELOPMENT CONTROL (Pages 15 - 32)

(Director of Planning and Economic Development) To consider the planning applications 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. PROBITY IN PLANNING (Pages 33 - 38)

To consider the attached report.

9. 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.

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers

Paragraph 8 of the Access to Information Procedure Rules of the Constitution define

background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

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

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

Can I speak?

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

Who can speak?

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

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

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

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

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

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. 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'

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** Wednesday, 19 May 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.25 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, Mrs R Gadsby, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and Mrs E Webster

Other Councillors:

Apologies: A Watts

Officers Present: J Godden (Planning Officer), R Perrin (Democratic Services Assistant) and R Martin (Website Assistant)

92. 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.

93. WELCOME AND INTRODUCTION

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

94. Minutes

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 April 2010 be taken as read and signed by the Chairman as a correct record.

95. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interest in the following item of the agenda by virtue of deputising for Epping Forest District Council members on the Lee Valley Regional Park Authority. The Councillors determined that their interest was prejudicial and that they would leave the meeting for the duration of the discussion and voting thereon:

- EPF/0300/10 Sewardstone Campsite, Sewardstone Road, Waltham Abbey

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in the following item of the agenda by

virtue of being Epping Forest District Council representatives on the Lee Valley Regional Park Authority. The Councillors determined that their interest was prejudicial and that they would leave the meeting for the duration of the discussion and voting thereon:

- EPF/0300/10 Sewardstone Campsite, Sewardstone Road, Waltham Abbey

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Mrs R Gadsby and W Pryor declared a personal interest on the following items of the agenda by virtue of being a member of Waltham Abbey Town Council Planning Committee. The Councillors determined that their interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0300/10 Sewardstone Campsite, Sewardstone Road, Waltham Abbey; and
- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in the following item of the agenda by virtue of being a member of the Lee Valley Regional Park Authority. The Councillor determined that her interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey

(e) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interest in the following item of the agenda by virtue of deputising for Epping Forest District Council members on the Lee Valley Regional Park Authority. The Councillors determined that their interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey

(f) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in the following item of the agenda by virtue of being Epping Forest District Council representatives on the Lee Valley Regional Park Authority. The Councillors determined that their interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey.

96. Any Other Business

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

97. Tree Preservation Order

The Principal Planning Officer presented a report concerning the confirmation a Tree Preservation Order at Monkams Hall Estate, Waltham Abbey, Essex. The Tree Preservation Order EPF/32/10 required amendments to the location of T7 and T8 and the inclusion of the details of G4 - 18 Lime trees within schedule 1 of the Order. These trees were considered worthy of protection and it was recommended that the Order be confirmed subject to the modifications.

RESOLVED:

That the Tree Preservation Order EPF/32/10 be confirmed with the modifications.

98. Development Control

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

It was noted that Councillor Mrs E Webster entered the Chamber and took part from item 2- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey onwards.

RESOLVED:

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

99. Delegated Decisions

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

CHAIRMAN

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0300/10
SITE ADDRESS:	Sewardstone Campsite Sewardstone Road Waltham Abbey Essex E4 7RA
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Variation of condition 2 on EPF/2180/06. (Use of part of existing campsite for 45 static caravans.) To allow for occupation of the site between 1st March and 31st January in any year.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The static caravans shall be used for recreational purposes only and shall not be occupied or used for any purpose after 31st January or before 1st March in any year.

- 2
 - i) The static caravans on the site shall be occupied for holiday purposes only and for no other purpose.

 - ii) The static caravans stationed within the site shall not be occupied as a person's main or sole place of residence (for the avoidance of doubt, on the specific days of occupation the occupants shall be on holiday and not engaged in any paid work, or school or further/higher education attendance).

 - iii) The owners/operators of the site shall maintain an up to date register of the names of all occupants of the individual static caravans on the site and of their main home addresses, together with proof of home address in the form of a copy of a driving license, utility bill or council tax bill or other proof as agreed in writing by the Local Planning Authority. This information shall be kept available for inspection by the Local Planning Authority at all reasonable times and shall be forwarded by the owners/operators of the site to the Local Planning Authority annually on or before the 31st January each year.

Report Item No: 2

APPLICATION No:	EPF/0449/10
SITE ADDRESS:	Powder Mill Powder Mill Way Waltham Abbey Essex EN9 1BN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed construction of Wind Turbine. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed wind turbine would, due to its height, modern appearance and siting be out of character and unsympathetic to the surrounding Royal Gunpowder Mills Conservation Area and would be detrimental to the setting of the nearby Grade II Listed Building contrary to policies HC6, HC7, HC12 and CP10 of the Adopted Local Plan and Alterations.
- 2 The proposed wind turbine would, due to its height, modern appearance and siting be visually intrusive and have an adverse impact on the outlook of neighbouring residential properties, contrary to policies DBE1 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0524/10
SITE ADDRESS:	Woodbury Harlow Road Roydon Essex CM19 5DX
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of a 4 bedroom house to rear of Woodbury with new driveway and new access way onto Harlow Road.
DECISION:	Deferred

Members decided to defer this item to enable the Tree Officer's comments to be taken into account.

Report Item No: 4

APPLICATION No:	EPF/0641/10
SITE ADDRESS:	15 Palmers Grove Nazeing Essex EN9 2QG
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	First floor rear extension. (Revised application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

AREA PLANS SUB-COMMITTEE 'WEST'

9th June 2010

INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0524/10	Woodbury, Harlow Road, Roydon	GRANT	17
2.	EPF/0697/10	22 Palmers Grove, Nazeing	GRANT	26

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0524/10
SITE ADDRESS:	Woodbury Harlow Road Roydon Essex CM19 5DX
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Ms Susan Borges
DESCRIPTION OF PROPOSAL:	Erection of a 4 bedroom house to rear of Woodbury with new driveway and new access way onto Harlow Road.
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 development shall match those specified within the submitted application. Otherwise the details of any alternative materials to be used shall be submitted and agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and C shall be undertaken without the prior written permission of the Local Planning Authority.
- 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.

- 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 The proposed new access shall be constructed in accordance with the drawing numbered AL(0)01 Rev: A, and shall include a driveway width of not less than 4.1 metres to be retained for the first 6 metres within the site, from its junction with the highway boundary.
- 7 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 8 Prior to commencement of the development hereby approved, details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out and retained in accordance with the approved details.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 Notwithstanding the front garden layout shown on Plan Ref: AL(0)01 Rev: B, prior to commencement of the development hereby approved details of the parking areas, turning space, and soft landscaped areas shall be submitted to and agreed in writing with the Local Planning Authority and carried out and retained thereafter.
- 11 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

This application is before this Committee since it is an application for a non 'other' development and the recommendation differs from more than two expressions of objection (Pursuant to Section CL56, Schedule A (f) of the Council's Delegated Functions) and since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

Revised application for the erection of a new dwelling to the rear of the application site. The proposed new dwelling would be 11.8m wide and a maximum of 14.7m deep. The dwelling would be two storeys in height and split level due to the existing gradient of the site. The maximum ridge height (when measured from the adjoining ground level) would be 7.3m, with the eaves heights reaching 5.7m (west) and 5.2m (east) respectively. The proposed dwelling would have four bedrooms, associated parking and amenity space. The property would be accessed by a new proposed vehicle and pedestrian access to the west of Woodbury and accessed directly from Harlow Road.

Description of Site:

The application site is a detached two storey dwelling on the southern side of Harlow Road. This dwelling is the last property within Roydon before the Green Belt designation and is adjacent to a large open green area. The west and southern boundaries of the site are bordered by the gardens of residential dwellings in Harlow Road and Grange Lane, and the lower half of the eastern boundary of the site adjoins No's. 21 and 23 Little Brook Road, which are part of a relatively new housing estate within the Green Belt. The neighbouring sites to the west are covered by a Blanket Tree Preservation Order and contain individually preserved trees, and there is one preserved tree located within the application site.

Relevant History:

EPF/1525/09 - New build house in the garden of the existing house Woodbury with new vehicle driveway and access to Harlow Road. Associated garden fencing and landscaping and installation of pitched roof on existing dormer on Woodbury and part demolition of rear extension – withdrawn 12/10/09

EPF/2278/09 - New five bed roomed house with new driveway and new access way onto Harlow Road, and new pitched roof on dormer and alterations to single storey rear protrusion on existing dwelling (revised application) – refused 29/01/10

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP3 – New development
CP7 – Urban form and quality
GB7A – Conspicuous development
H2A – Previously developed land
DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties
DBE8 – Private amenity space
DBE9 – Loss of amenity
DBE10 – Residential extensions
LL3 – Edge of settlement
LL10 – Adequacy of provision for landscape retention
LL11 – Landscaping schemes
ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking

Summary of Representations:

19 neighbouring properties were consulted on this application.

PARISH COUNCIL – Object as there are concerns over the access which is very narrow and discharges onto a busy road. The house itself is too high in comparison to those around it and the build constitutes overdevelopment. There are also concerns regarding overlooking. Approval would set a precedent for in-fill development.

ROBERT HALFON (MP AND ROYDON PARISH COUNCILLOR) – Support the objections put forward by Roydon PC and occupier of 23 Little Brook Road.

THE ROYDON SOCIETY – Object as the development is too close to 23 Little Brook Road, is out of keeping with the area, would impact on neighbouring properties, and concerned about the proposed garaging.

LOVEWOOD LODGE, HARLOW ROAD – No objection provided access is granted to the rear of their property via the new drive. Also require that an adequately fenced boundary is created and the driveway complies with proper and safe vehicular access.

1 LITTLE BROOK ROAD – Object due to poor access from Harlow Road and overlooking of dwellings in Little Brook Road.

6 LITTLE BROOK ROAD – Object as the development is inappropriate to its surroundings, too close to existing dwellings and has inadequate access.

13 LITTLE BROOK ROAD – Object due to inadequate access, impact on neighbouring residents, and as it is inappropriately designed and detrimentally impacts on the environment.

14 LITTLE BROOK ROAD – Object as the development would be detrimental to neighbouring residents, would harm the visual appearance of the area and neighbouring Green Belt, is inappropriate to its surroundings, it would be dominant and overbearing, and would provide inadequate access.

18 LITTLE BROOK ROAD – Object as this is backland development, due to the impact on neighbours, as the dwelling is inappropriate and out of character with the area, and due to inadequate access.

20 LITTLE BROOK ROAD – Object due to the impact on neighbouring dwellings, inappropriate design, narrow access, detached garage/car port is too narrow for adequate use, impact on preserved trees, the impact on the visual appearance of the area, and due to environmental and ecological impact.

21 LITTLE BROOK ROAD – Object to the overall size and scale of the dwelling, the loss of privacy and amenities to neighbours, and due to inadequate access.

22 LITTLE BROOK ROAD – No objection in principal however concerned about the width of the access road, the cramped nature of the development, and due to the impact on neighbouring properties.

23 LITTLE BROOK ROAD – Object due to the impact on the visual appearance of the area, the development is inappropriate to its surroundings, unacceptable appearance, detrimental impact on neighbouring residents, inadequate access, and due to ecological and environmental impact.

CHADLEA, GRANGE LANE – Object due to increased noise pollution, as the development is out of keeping with the area, and as there would be damage to trees and the natural environment.

HOBSONS GREY, GRANGE LANE – Object due to the potential impact on trees and the existing hedge, due to the loss of privacy and impact on neighbour's amenities, and as this is an inappropriate site for such a dwelling.

WHITE CEDARS, GRANGE LANE – Object due to inadequate access, impact on trees, and due to the impact on neighbours visual amenities.

57 HIGH STREET – Object as this development is unsuitable in this location and would result in overdevelopment of the area.

Issues and Considerations:

Additional Information

The application was deferred at the previous committee as recommended by the Planning Officer due to concerns over the impact on the existing trees on site. As a result of this, and subsequent correspondence with the applicant, the proposed garage/cart lodge building has been removed and the parking area within the front garden of the proposed dwelling has been altered. Whilst there would be a requirement for more space to be provided around the preserved tree on site, there is adequate room for this without impacting on the general layout or level of parking provision. Therefore, subject to details being agreed regarding tree protection, landscaping details, site levels and vehicle parking layout (which can provide additional soft landscaping around the preserved tree), all of which could be agreed via conditions, the development would not detrimentally impact on the health and wellbeing of the preserved or existing unprotected trees on site or within the adjoining properties.

Since the previous meeting a neighbouring resident has raised concerns with regards to the potential impact on bats, which are claimed to 'swoop over' the garden of Woodbury and may be roosting in existing trees. Whilst there is no evidence that bats are present on site the existing trees are to be retained as part of this application and therefore this development would not result in the loss of any potential bat habitats.

Original Report (with references to garage building removed).

The previous application was refused on the following grounds:

The proposed new dwelling, by reason of its location on the site, in an area of varying ground levels, and its height, bulk and design has an unacceptable impact on the amenities of the street scene and surrounding area contrary to policies DBE2 and CP2 of the adopted Local Plan and Alterations.

The site is immediately adjacent to the Metropolitan Green Belt, and has an unacceptable impact on the character and appearance of the Green Belt due to its design, height and bulk, contrary to policy CP7 of the adopted Local Plan and Alterations.

The key issues in considering this revised application are therefore whether these previous reasons for refusal have been overcome. Specifically, the impact on the neighbours and street scene that result from the height, bulk and design of the dwelling, and regarding the impact on the character and appearance of the adjacent Green Belt. Further to this, consideration needs to be given to amenity space provision for future occupiers, highways and parking considerations, and impact on preserved trees and existing landscaping.

This revised application has reduced the overall size, layout and design of the proposed dwelling from that previously refused. The maximum height of the proposed dwelling has been reduced by 1.5m and as a result of this the linear ridge (which runs in line with the ridge on No. 23 Little Brook Road) would be 400mm above the neighbour, with the highest part of the roof (which is the furthest from the neighbouring property) being 600mm higher. Given the gradient of the site and the distance between the dwellings it is considered that this slightly higher ridge would not appear detrimental within the street scene or unduly impact on the character of the adjoining Green Belt. Due to the reduction in height the resulting dwelling has been altered from a five bed, three-storey house to a four bed, two-storey house with insufficient space to later create rooms in the roof area. The overall footprint of the dwelling would be similar to that of No. 23 Little Brook Road and has been further set off the boundary than previous (now 3m distance rather than previous 2m).

Another major alteration to the revised application is the removal of the previous two storey front and single storey rear sections that protruded beyond the neighbour's front and rear walls. As a result of this the proposed dwelling would only extend 1m beyond the neighbour's front wall and 1.4m beyond the rear wall. Given the 4.2m distance between these two properties it is not considered that this slight projection would be sufficient to detrimentally impact on the amenities of this neighbour. Whilst the entrance to the new dwelling would be approximately 1.3m higher than the neighbouring ground level, this would be located some 6.9m from the shared boundary and as such would not result in undue loss of privacy to this neighbour.

The neighbouring properties to the west of the proposed dwelling back onto the application site, and therefore the closest dwelling in this direction would be some 23m from the new house. Although a two storey protrusion has been added to the southwestern corner this is a considerable distance from the neighbouring residents in Grange Lane. Furthermore, the new dwelling would sit 2m off the shared boundaries with Hobsons Grey and White Cedars and would be heavily screened by existing preserved trees within the rear garden of the neighbouring property. Due to this it is not considered that this development would adversely affect the amenities of these neighbouring residents.

The only proposed flank windows would be obscure bathroom windows on the western flank. Due to this there would be no loss of privacy as a result of this dwelling. Whilst objections have been received regarding overlooking to the rear gardens of No's. 21 and 23 Little Brook Road from the proposed rear windows, the relationship between the new dwelling and these properties would be no different from the existing relationship between these properties and the rear garden of Woodbury. The overlooking of the garden to No. 21 Little Brook Road would be less than that which exists from No. 23 Little Brook Road, and the overlooking of No. 23 would be the same as that which results from this neighbour (and has done for several years).

The closest front window of the new dwelling would be 19m from the proposed new rear boundary of Woodbury, and 42m from the rear windows of this property. This far exceeds the recommended distances laid out within the Essex Design Guide and therefore would be acceptable.

The proposed vehicle access to the new dwelling and intensification of use of the site would have some impact on noise levels and pollution to both Woodbury and Love Wood Lodge, however as the proposed use would be for a single new dwelling the level of noise and pollution would be at a level low enough not to be unduly detrimental to these occupiers. This has been justified on appeal on several occasions.

Although the proposed dwelling would be located to the rear of Woodbury, with a new access road required to service the dwelling, it is not considered that this 'backland development' is inappropriate in this particular location. Given the presence of No's. 20-23 Little Brook Road (inclusive) and the dwellings to the east that were constructed within the garden of Woodlands, which do not comply with any 'linear building line' evident in this location, it is not considered that an additional dwelling to the rear of this property would in principle constitute an inappropriate development. Furthermore the new dwelling would be located adjacent to No. 23 Little Brook Road and, if not for its separate access road, could be viewed as part of the Little Brook Road development.

Whilst the gradient of the site from west to east and the proposed split level to the dwelling forces a slightly unusual design, and it is proposed to use more modern, contemporary external materials, the general design of the dwelling is more conventional and traditional than previously proposed. Whilst the properties within Little Brook Road are fairly uniform in design and appearance the properties within Harlow Road and Grange Lane vary greatly. Due to this, the more appropriate design of the dwelling, and the considerably reduced height and bulk, it is considered that this revised application has overcome the previous reasons for refusal.

Amenity space

Given the size of the proposed dwelling this property would require 120 sq. m. of private amenity space to meet the requirements of DBE8. The development proposes more than 300 sq. m. of amenity space, which is far in excess of the minimum requirements. The original dwelling (Woodbury) would also retain approximately 300 sq. m. of amenity space, which again is well in excess of the requirement for this five bed dwelling.

Highways/parking

Concern has been raised with the potential highway problems that the new access could have on both the free flow of traffic on the Harlow Road and on highway safety. No objection to the scheme has been raised by Essex County Council Highway Services (subject to conditions) and there is sufficient room within the site to manoeuvre vehicles so that they can enter and leave the site in forward gear. As such it is considered that the proposed new vehicle access and internal layout is acceptable. Concern has also been raised with regards to the inability for emergency vehicles to access the site (given the relatively narrow 2.4m wide vehicle access), however a domestic sprinkler installation can be implemented to compensate for inadequate access, which would be dealt with under Building Regulations. Due to this the accessibility of the site (or lack of) by Emergency Services is considered acceptable.

With regards to the amount of parking, there is adequate room within the front garden of the proposed dwelling to allow for the parking of several vehicles and to allow for manoeuvrability space in line with the requirements of the Essex Vehicle Parking Standards and Local Plan policy ST6.

Landscaping

It is proposed to retain the majority of trees on site, in particular the recently preserved tree, and consideration has been given to the health and wellbeing of the preserved trees within the neighbouring sites. The application has been submitted with a full Arboricultural Report, which

followed a site visit and advice from the Council Arboricultural Officer, and is considered acceptable subject to tree protection measures being put in place during construction and an additional landscaping scheme to ensure sufficient additional landscaping is undertaken.

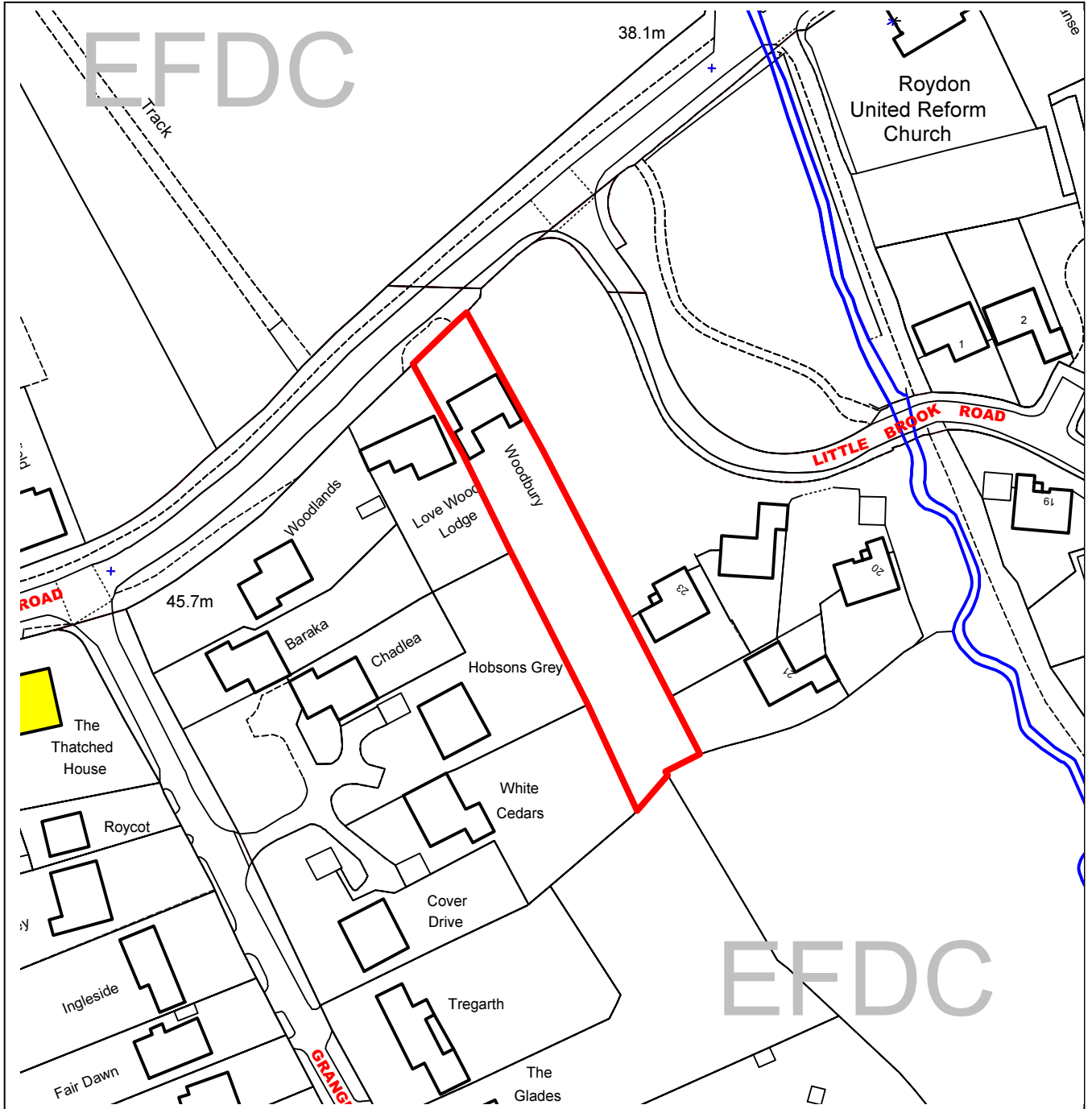
Conclusion:

The revised application has reduced the height, bulk and proximity to neighbouring properties and altered the design to that of a more traditional and conventional dwelling than previously proposed. It is considered that these alterations have overcome the previous reasons for refusal and would not detrimentally impact on the amenities of neighbouring residents. Due to this the proposal complies with the relevant Local Plan policies and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/0524/10
Site Name:	Woodbury, Harlow Road, Roydon CM19 5DX
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0697/10
SITE ADDRESS:	22 Palmers Grove Nazeing Essex EN9 2QF
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	L Morcom
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed bathroom window opening in the first floor flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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

Description of Proposal:

The application is for the erection of a two storey side extension measuring 5.1m wide with a depth of nearly 7m. The extension is to provide a new kitchen and extended living room at ground floor with two bedrooms and an en suite bathroom above. The extension is designed with a small setback from the front elevation and hence a small set down from the main ridge of the dwelling and is intended to be built of matching materials.

Description of Site:

22 Palmers Grove is a two bed semi detached house located on a corner plot within the built up area of Nazeing. Palmers Grove has many similar semi detached properties but there are also terraces and bungalows within the locality. There is an established hedge around the front and side boundaries of the property.

Relevant History:

EPF/0014/10. Erection of two storey side and rear extension. This application was withdrawn by the applicant prior to determination.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 Protecting the quality of the rural and built environment.

CP7 Urban form and quality

DBE9 Loss of amenity to adjacent properties

DBE10 Design of residential extensions

Summary of Representations:

Parish Council – Objection: Due to the size and proportions will make a significant alteration to street scene and the wide aspect of entrance to street will be lost. The proposed extension will not enhance or complement the street scene (DBE1 and DBE2) the proposed extension will be out of proportion to neighbouring properties (DBE10). If granted a restriction should be placed that at no time in the future would the extension be allowed to become a separate dwelling.

13 neighbours were consulted and the following responses were received:

13 Palmers Grove – Object Proposal dominates existing house and will be totally out of character with rest of houses in Palmers grove. Prominent and detrimental to amenity in terms of visual impact.

17 Palmers Grove – Object as above.

20 Palmers Grove – Strongly object. Size and design out of character detrimental to appearance out of keeping with existing house and building line of houses in Palmers Grove. Contrary to DBE10.

24 Palmers Grove- Strongly object, The extension would be prominent and detrimental to Palmers Grove as a whole in terms of visual amenity. The most affected resident would be occupant of No.47. Size and magnitude dominates existing dwelling and will make it out of character. The plans are misleading as existing house is shown larger than it is that makes the side extension look smaller in scale. PPS3 has been reworded so it now says there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed.

26 Palmers Grove – Oppose. The size would be equivalent to another house and would be out of character with the original house and detrimental to the design of the property as a whole. Also out of character with the existing houses in Palmers Grove.

29 Palmers Grove – Object. Out of character with the original house and detrimental to Palmers Grove in terms of visual impact.

31 Palmers Grove- Oppose. Size and design out of character with the original house and detrimental to the design and appearance of the property as a whole and out of character with the existing houses in Palmers Grove.

33 Palmers Grove – Object. Size and design out of character with the original house, detrimental to design and appearance of the property as a whole. Out of character with the existing houses in Palmers Grove.

35 Palmers Grove – Strongly object. Size and design out of character and detrimental to street scene, the resulting block gives the impression of terracing, which is not in keeping with the area. Concerned about environmental impact if hedge is lost. The window in upper floor should be frosted as it is a bathroom. The layout has been designed as a terraced two bed house and we feel if it is granted the next step will be to convert it to another 2 bed dwelling. The plans do not accurately represent the size of the existing property, it appears larger than it is giving the appearance on paper that the extension is smaller than it actually will be. Government policy has been reworded so there is no presumption that previously developed land is necessarily suitable for housing.

41 Palmers Grove – Oppose. Visual impact. Outlook from our bungalow of farmland will be lost. Extension totally out of keeping with existing dwellings.

43 Palmers Grove – Object The extension would make the house look completely out of character with the rest of the houses in Palmers Grove, by reason of its size. It would be prominent and detrimental to the amenity of houses in palmers Grove in terms of visual impact.

45 Palmers Grove – Object. I choose to live in my property for its amenities, and the sheer size and position of the proposed extension would have a detrimental impact on my visual amenity

65 Palmers Grove – Object. Resulting block will give impression of terracing. The drawings do not adequately show the impact on the street as it does not show the semi detached adjoining property and the relationship between existing buildings and spaces along the street. The loss of hedges and space between buildings will spoil the rural character of Palmers Grove. The extension could be easily converted to another property in the future increasing the density of housing and putting additional pressure on the street in terms of car parking and sewer drainage. Any such future proposals should also be refused.

47 Palmers Grove. Object. The view from my living room window looks directly onto the proposed development. I have lived in my home for many years and enjoyed my views from my property and the size of the proposed building will take away my visual amenity.

Issues and Considerations:

The main considerations are the impact of the proposal on the amenities of neighbours and on the character and visual amenity of the area.

Neighbouring amenity

As the proposed addition does not extend beyond the rear of the property, the only side facing window is to a bathroom and can be conditioned to be obscure and there is a road between the extension and the nearest properties to the west the development will not result in any overlooking of private amenity space nor will it be overbearing to neighbours or cause loss of light. It is not therefore considered that there will be any adverse impact on residential amenity and is in accordance with policy DBE9.

Design

Policy DBE10 requires residential extensions to complement and where appropriate enhance the appearance of the streetscene and the existing building. The proposed extension is large, almost doubling the width of the house such that the pair of semis will no longer be balanced. It will to some extent have the same visual impact as an attached dwelling would have in terms of bulk and

massing, and the small set back and slight reduction in ridge height will not significantly lessen this. However the design is in keeping with the existing house, and maintains similar detailing and although bulky it is considered that it does complement the dwelling.

With regard to the street scene the increased width of the dwelling will make the building look different to the other semi detached properties in the street but due to its simple complementary design and detailing it is not considered that it will be unduly prominent or harmful to the character or amenity of the area. The building will extend beyond the return building line of the street, so will be quite visible as the site is approached from the south, due to the curve in the road there is not an extensive vista along this part of the street and again it is not considered that the development will be over dominant. There are staggered building lines in the locality. As the development will still retain about three metres between the side elevation and the side boundary it is considered that this is sufficient to prevent the site appearing cramped and overdeveloped. Number 27 Hoe Lane, which fronts on to Hoe Lane but has a side elevation in Palmers Grove and is a similar corner plot has an extension of similar bulk, and similarly extends beyond the return building line.

On balance, although the proposed extension is large and could be argued to unbalance the existing pair of semi detached properties, it is considered that the development would not detract from the character or amenity of the area or the street scene to an extent that would warrant refusal.

Concerns of objectors

Most of the concerns of neighbours have been addressed above but other issues have been raised

That the plans are incorrect. The plans submitted with the application were incorrect in that they indicated the width of the existing house to be greater than it actually is. Following this concern being raised the plans have been corrected and now do accurately indicate the width of the existing house (5.35m not the 5.6m originally shown) and this report is based on an assessment of the scheme based on the amended plans.

That the proposal will inevitably become a separate dwelling creating a terrace. Whilst this fear is understandable it cannot be used as a reason for refusal, we must judge the application before us on its merits. Later conversion to a separate dwelling would need planning permission and the impact and/or appropriateness of such a proposal would have to be judged at that time and on the basis of the planning policies in force at that time. The Parish Council have suggested imposition of a condition to prevent this but as it cannot be done without planning permission such a condition is unnecessary.

Loss of hedges will spoil rural character. The application does not indicate removal of hedges, there is sufficient space to retain the hedge, however it is not currently protected and could be removed at any time.

Planning Policy Statement 3 has been reworded to say there is no presumption that previously developed land is necessarily suitable for housing, nor that all the curtilage should be developed. This is correct, however PPS 3 relates specifically to housing and the allocation of housing land and is not directly relevant to the determination of applications for residential extensions. Each application must be determined on its merits and in the light of adopted policies and national guidance. There is nothing in government guidance or local policy that prevents residential extensions where no harm to amenity, street scene or character will result.

Loss of view. In planning terms there is no right to a view as such, and although clearly outlook is a factor in determining impact on amenity, given the distance of the development from the nearest properties (with a road in between) it is not considered that this would amount to a reason for refusal.

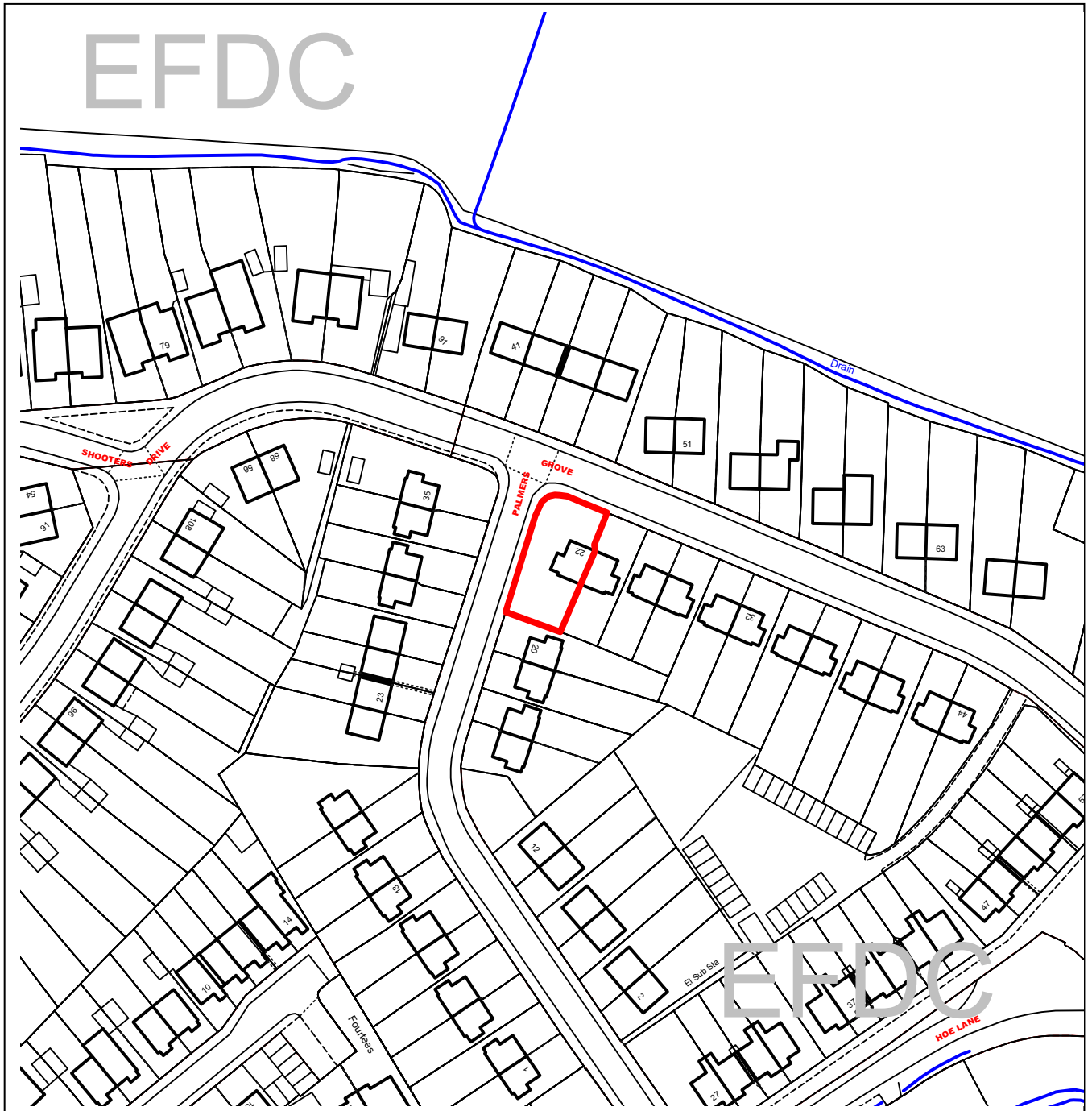
Conclusion:

In conclusion therefore, although the development is large in comparison to the original size of the dwelling, bearing in mind the size of the plot and the corner position within the street, and the design of the addition, it is not considered that it will be harmful to the character or amenity of the area, or the residential amenity of neighbours, and the application is accordingly recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/0697/10
Site Name:	22 Palmers Grove, Nazeing EN9 2QF
Scale of Plot:	1/1250

This page is intentionally left blank

Report to Area Plans Sub-Committee

Date of meeting: West – 9 June 2010



**Epping Forest
District Council**

Subject: Probity in Planning – Appeal Decisions, October 2009 to March 2010

Officer contact for further information: Nigel Richardson (01992 564110).

Democratic Services Officer: Adrian Hendry (01992 564246)

Recommendation:

That the Planning Appeal Decisions be noted.

Report:

Background

1. (Director of Planning & Economic Development) In compliance with the recommendation of the District Auditor, this report advises the decision-making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.

2. To set the context, a Best Value Performance Indicator (BVPI) for district councils was to aim to have less than 40% of their decisions overturned on appeal. The last available figure for the national average for District Councils was 30.9%. That BVPI was scrapped but replaced by one which records planning appeals only (not advertisement, listed buildings, enforcements, telecommunications or tree related appeals). That too has been dropped as a National Indicator but the Council has created a Local Performance Indicator with a target of 25% of allowed decisions. In recent years the Council performance has been 18% in 2003/04, 29% in 2004/05, 22% in 2005/06, 30% in 2006/07, 29% in 2007/08 and 40.3% for 2008/09.

Performance

3. Over the six-month period between October 2009 and March 2010, the Council received 60 decisions on appeals, 56 of which were planning and related appeals and 4 were enforcement related. Of these, 19 were allowed (31.7%).

4. For LPI 45, which only considers appeals against the refusal of planning permission (so does not include advertisement, listed building, enforcement, CLD's, telecommunications or tree-related appeals, nor appeals against conditions), the 6-

month performance figure is 33.9% allowed (18 of 53 appeals). LPI45 target for this year is 25% and the final total for the whole year is 30.9%.

Planning Appeals

5. The proportion of the 56 appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period was 23% and of the 13 decisions that this percentage represents, the Council was not successful in sustaining the committee's objection in 7 of 13 (53.8%). The 7 lost were:

Area Cttee South:

EPF/2462/08 – Demolition of 2 houses and construction of 13 flats (revised application) at 109 & 111 Manor Road, Chigwell.

EPF/2343/08 - Two storey side extension and rear dormer window to loft room (Revised application) at 27 Doubleday Road, Loughton.

EPF/0518/09 - Conversion of loft space into 2 self-contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1 at 214 Queen's Road, Buckhurst Hill.

EPF/0822/09 - Demolition of existing property and erection of 2 x 1 bedroom and 8 x 2 bedroom flats with underground parking (Revised application) at 51 Epping new Road, Buckhurst Hill.

Area Cttee East:

EPF/0073/09 - Proposed erection of cattle shelters at Land to the rear of 40-62 Hoe Lane, Abridge.

EPF/1536/09 – Conversion of single dwelling unit into 2 dwellings at 69 High Road, North Weald.

EPF/2441/08 - Two storey rear and side extensions, first floor front extension, new basement to rear and alterations to roof to include loft conversion with dormers to front and rear at 7A Piercing Hill, Theydon Bois.

6. Therefore, the committees are urged to continue to heed the advice that if they are considering setting aside the officer's recommendation it should only be in cases where members are certain they are acting in the wider public interest and where the committee officer can give a good indication of some success at defending the decision.

7. Two of the seven cases allowed directly involved redevelopment and a higher density of housing and it is understood that the Inspectorate have been charged to allow appeals for new dwellings whenever possible in order to assist in meeting housing need. Refusals based upon density factors or overdevelopment are therefore unlikely to succeed in roads of mixed residential uses that already include flats (Manor Road, Chigwell and Epping New Road, Buckhurst Hill) unless real harm to the surroundings or adjacent properties can be shown, or poor design can be identified. As reported previously, it would seem that only the very worst are being dismissed at appeal.

8. 6 of the 13 however, were upheld on appeal, but whilst these did not concern issues of density or overdevelopment it does demonstrate that in some committee cases there is a fine line between whether a development is acceptable or not with regards to impact on residential amenity and visual impact on the locality.

9. Of the 43 planning application decisions made by the Director of Planning & Economic Development under delegated powers, 11 were allowed (25.5%). Interestingly, those allowed were also where parish and town council's had raised

objections. Officers therefore need to also be sure that their professional judgement, in tandem with the relevant development plan policies and other material considerations, are not outweighed just by an objection that would otherwise have resulted in the application having been considered by the relevant area plans committee.

Costs

10. During this period, there were no awards of costs made for or against the Council.

Conclusions

11. The Council's performance for this 6-month period and the previous 6 months is an improvement on 2008/09 despite there being fewer appeals submitted. A greater portion though are written representation appeals with PINS now dictating the process on how appeals are being dealt with. Fewer public inquiries and hearings have helped to safeguard against using the budget set aside for employing consultants to defend appeals, which was little used last year, and officers are continuing to successfully fight off costs sought from the council.

12. A full list of decisions over this six month period appears below.

Appeal Decisions October 2009 to March 2010

Planning Appeals Allowed:

Buckhurst Hill

1. EPF/0880/09 – New commercial offices and meeting hall to include basement area at 102-104 Queen's Road.
2. EPF/0518/09 - Conversion of loft space into 2 self-contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1 at 214 Queen's Road, Buckhurst Hill.
3. EPF/0822/09 - Demolition of existing property and erection of 2 x 1 bedroom and 8 x 2 bedroom flats with underground parking (Revised application) at 51 Epping New Road, Buckhurst Hill.
4. EPF/0828/09 - Construction of 2 flats in same footprint as approved detached dwelling at Land to rear of 108 Palmerston Road.

Chigwell

5. EPF/2462/08 – Demolition of 2 houses and construction of 13 flats (revised application) at 109 & 111 Manor Road, Chigwell.

Epping

6. EPF/0743/09 - Rear Conservatory at 53 Sunnyside Road.
7. EPF/1789/09 - Glazed link between garage and main house at The Stables, Houblons Hill, Coopersale.

Lambourne

8. EPF/0073/09 - Proposed erection of cattle shelters at Land to the rear of 40-62 Hoe lane, Abridge.

Loughton

9. EPF/0193/09 - Replacement detached dwelling with integral garage (Amended application) at 20 Alderton Hill.
10. EPF/0564/09 - Change of use from class A2 to Class A5 (hot food take-away) and the installation of 1 no. extract duct at 276 High Road.

11. EPF/1285/09 – First floor extension to bungalow to form two storey dwelling at 88 Lawton Road.
12. EPF/2343/08 - Two storey side extension and rear dormer window to loft room (Revised application) at 27 Doubleday Road.
13. EPF/1371/09 - Replacement detached dwelling with integral garage at 20 Alderton Hill.

Nazeing

14. EPF/0013/08 - Replacement bungalow (Revised application) at Hallmead Nursery, Nazeing Road.

North Weald

15. EPF/1536/09 – Conversion of single dwelling unit into 2 dwellings at 69 High Road.
16. EPF/2007/09 - Conversion of single dwelling unit into 2 dwellings at 69 High Road.

Theydon Bois

17. EPF/2441/08 - Two storey rear and side extensions, first floor front extension, new basement to rear and alterations to roof to include loft conversion with dormers to front and rear at 7A Piercing Hill, Theydon Bois.

Waltham Abbey

18. EPF/1260/09 - Extension to rear and side, raising the roof with loft conversion, front dormer windows, rear balcony and side juliet balcony at 10 Mead Court.

Tree Appeal Part Allowed

1. EPF/1477/09 - Felling of T1 and T2 sycamore at 25 Windsor Wood, Waltham Abbey.

Planning Appeals Dismissed

Buckhurst Hill

1. EPF/180/09 - Amendment to planning approval EPF/1753/08 for the demolition of existing property and erection of new commercial offices and meeting hall to include a basement area and rooflights to the flat roof at 102 - 104 Queen's Road
2. EPF/0351/09 - new single storey dwelling to the rear, provide separate gardens, parking, access and refuse for the proposed and existing dwellings. (This application follows the massing principles set out in the approved certificate of lawfulness application for additional swimming pool accommodation).at Rear of 49 Epping New Road
3. EPF/0846/09 - Demolition of existing dwelling and erection of 7 flats with covered parking. (Revised application) at 2 Westbury Road
4. EPF/1345/09 - Two storey rear extension, loft conversion increasing roof height, roof light, enlarging side window at 15 Albert Terrace

Chigwell

5. EPF/0034/09 - Demolition of existing dwelling and the construction of a replacement house. (Revised application) at 48 Stradbroke Drive
6. EPF/0548/09 - Proposed redevelopment of existing dwelling to 7 apartments at 132 High Road
7. EPF/1077/09 - Two storey side extension to provide garage and storage on ground floor and two additional bedrooms on first floor at 47 Mount Pleasant Road
8. EPF/1240/09 - New side extension wings, roof and elevation remodelling. Demolition of existing poolhouse, garage and rear extension at Highfields, Gravel

Lane

Epping

9. EPF/0516/09 – Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development at 19-23 High Street
10. EPF/0516/09 - Vehicle crossover at 8 High Street
11. EPF/0860/08 - Construction of 13 no. two bedroom flats and 1 no. three bedroom flats at Wintry Park Service Station, 37 Thornwood Road

Lambourne

12. EPF/1551/09 - Retention of fencing at 3 Middle Boy
13. EPF/2220/08 - Erection of a general purpose agricultural building at Land to rear of 40-62 Hoe Lane

Loughton

14. EPF/1559/08 - Change of use of land (for garden area) and erection of a detached garage at Land adj to 10 Sycamore Close
15. EPF/2328/08 - First floor side extension and loft conversion with roof dormer addition at 14 The Meadway

Moreton, Bobbingworth and the Lavers

16. EPF/1244/09 - Conservatory link extension to an existing dwelling at Green Corners, High Laver Road, Matching Green
17. EPF/1348/08 - Demolition of existing dwelling and commercial buildings and erection of 8 dwellings including surface water sewer to existing watercourse at Matthews Yard, Harlow Road, Moreton

Nazeing

18. EPF/0013/08 - Replacement bungalow. (Revised application) at Hallmead Nursery, Nazeing Road

North Weald

19. EPF/0111/09 - New grain store incorporating extension to the existing grain store at land adj Horseshoe Farm, London Road
20. EPF/0421/09 - Change of use from horticultural to residential and erection of a single storey dwelling at Land rear of 76 Weald Bridge Road

Ongar

21. EPF/1568/09 - Replacement of front boundary treatment with maximum 2.6m high wall/railings with gates. (Revised application) at 77 Fyfield Road
22. EPF/2297/08 - Erection of detached house at Land adjacent Threeways House, Epping Road

Roydon

23. EPF/0315/09 - Retention of front boundary wall at Old Ford, Water Lane
24. EPF/1872/08 - Vehicle crossover and erection of second gate at Old Ford, Water Lane
25. EPF/1949/08 - Change of use of land to mixed use to include stationing of three caravans for occupation by gypsy family at Ashview, Hamlet Hill
26. EPF/2160/08 - Demolition of existing porch and erection of a new glazed link at 150 High Street
27. EPF/1021/09 - Certificate of lawfulness for existing use of land to include storage of no more than three caravans at Ashview, Hamlet Hill

Stapleford Abbots

28. EPF/1879/08 - Retention of mobile home for agricultural worker. (Resubmitted application) at Top View Farm, Curtis Mill Lane

The Rodings, Abbess, Beauchamp & Berners

29. EPF/1485/09 - Single storey extension. (Revised application) at Victoria Lodge, Berners Hall Lane

Theydon Bois

30. EPF/0064/09 - Front extension and first floor addition to alter the existing

bungalow into a two storey dwelling with additional rooms in the roof space (Revised application) at 44 Theydon Park Road

31. EPF/0105/09 - Erection of single storey garage/store to side at 25 Piercing Hill

Theydon Mount

32. EPF/0960/09 - Change of use of an existing building and land from leisure to residential at Barkers Farm, Mount End Road
33. EPF/1069/09 - Proposed boundary fence with in and out drive and gates hung on brickwork piers including new crossover at The Old Rectory, Mount Road

Waltham Abbey

34. EPF/0191/09 - New dwelling house at 111 Monkswood Avenue
35. EPF/0381/09 – Retention of garage extension to rear of property at 20 Godwin Close
36. EPF/0583/09 – Demolition of ancillary farm buildings and construction of 41 residential units with parking and associated landscaping. Restoration of listed barn to provide 160sqm (G.E.A) shop/community use. (Revised application) at Netherhouse Farm, Sewardstone Road

Willingale

37. EPF/ 1870/09 – Demolition of single storey lean to and replace with two storey extension and new porch to front and rear at Mount House, Shellow Road

Enforcement Appeals Dismissed

1. Change of use of agriculture to mixed use of agriculture and vehicle and trailer parking and storage at New Farm, Copped Hall Estate, Epping
2. Stationing of a mobile home and 2 caravans for residential purposes at Hallmead Nursery, Nazeing Road, Nazeing
3. Stationing of 3 mobile homes and a caravan at New Farm Cottage, 17 New Farm Drive, Abridge.
4. Erection of wall and gates at Old Ford, Water Lane, Roydon.