

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee West Wednesday, 1st September, 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](mailto: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 Knight, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

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**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 SUBCOMMITTEES (Pages 5 - 6)**

General advice to people attending the meeting is attached.

**3. APOLOGIES FOR ABSENCE**

**4. MINUTES (Pages 7 - 16)**

To confirm the minutes of the last meeting of the Sub-Committee held on 11 August 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. CONFIRMATION OF TREE PRESERVATION ORDER EPF/79/10 BEECH HILL PARK AND ROUND HILLS WOOD, WALTHAM ABBEY (Pages 17 - 18)**

(Director of Planning and Economic Development). To consider the attached report.

**8. DEVELOPMENT CONTROL (Pages 19 - 30)**

(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.

### 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](http://www.eppingforestdc.gov.uk). Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

### **How are the applications considered?**

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

### **Further Information?**

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 11 August 2010

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.10 pm

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

**Other Councillors:**

**Apologies:** D C Johnson, W Pryor and Ms S Stavrou

**Officers Present:** J Godden (Planning Officer), R Perrin (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

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### 9. 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.

### 10. 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.

### 11. MINUTES

#### RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 9 June 2010 be taken as read and signed by the Chairman as a correct record.

### 12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brookes and Mrs R Gadsby declared a personal interest in the following items of the agenda by virtue of being members of Waltham Abbey Town Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0180/10 Land to the rear of 8 Joyce Court, Waltham Abbey
- EPF/0972/10 Oak Trees, Woodman Lane, Waltham Abbey

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms Y R Knight declared a personal interest in the following item of the agenda. The Councillor had determined that her interest was prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0849/10 Holmsfield Nursery, Meadgate Road, Nazeing

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Mrs E Webster declared a personal interest in the following item of the agenda by virtue of being members of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0849/10 Holmsfield Nursery, Meadgate Road, Nazeing

(d) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Bassett declared a personal interest in the following item of the agenda by virtue of being deputy members of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0849/10 Holmsfield Nursery, Meadgate Road, Nazeing

**13. ANY OTHER BUSINESS**

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

**14. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

**15. DELEGATED DECISIONS**

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

**CHAIRMAN**



**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0180/10
<b>SITE ADDRESS:</b>	Land to the rear of 8 Joyce Court Waltham Abbey Essex EN9 1NW
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/50/09 T1 Poplar - Fell
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The felling authorised by this consent for T1 only shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0824/10
<b>SITE ADDRESS:</b>	14 Shooters Drive Nazeing Essex EN9 2QD
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of side and rear extension (as per previous approval EPF/2062/09) but with erection of 3 front dormer windows, 1 rear dormer window, formation of gable end at first floor rear with glazed doors and juliet balcony, and removal of chimney stacks. (Amended application.)
<b>DECISION:</b>	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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The doors in the gable end rear extension hereby approved shall only open inwards to the room, and the associated safety rail shall protrude not more than 300mm out from the rear vertical wall of this gable end.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0849/10
<b>SITE ADDRESS:</b>	Holmsfield Nursery Meadgate Road Nazeing Essex
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of use of site for eight private gypsy plots to replace previous temporary consent.
<b>DECISION:</b>	Deferred

Members deferred this application until all outstanding conditions from previous applications have been discharged.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0971/10
<b>SITE ADDRESS:</b>	Oakview Netherhall Road Roydon Essex CM19 5JP
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of single storey side and rear extension. (Revised application deleting that part of extension projecting in front of house.)
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The extension hereby approved shall be completed within 6 months of the date of this decision, and the unauthorised front projecting part of the side extension shall be also removed within 6 months of the date of this decision.
- 2 Materials to be used for the external finishes of the proposed study extension, shall match those of the existing building.
- 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, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0972/10
<b>SITE ADDRESS:</b>	Oak Trees Woodman Lane Waltham Abbey Essex E4 7QR
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing 3 bedroom house and erection of new 5 bedroom two storey house. (Amended application)
<b>DECISION:</b>	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 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.

- 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 and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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 08:00 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.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank 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.

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***Report to Area Plans West Sub-Committee***

***Date of meeting: 1 September 2010***

**Subject: CONFIRMATION OF TREE PRESERVATION ORDER EPF/79/10 Beech Hill Park and Round Hills Wood, Waltham Abbey, Essex**

**Officer contact for further information: M Barham, Trees and Landscape Officer (01992 564120)**

**Committee Secretary: M Jenkins (01992 56 4607)**

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**Recommendation(s):**

That Tree Preservation Order 79/10 is confirmed subject to the deletion T68 (oak) from the Order.

**Background :**

This Tree Preservation Order is to protect those trees still worthy of preservation that to date have been covered by an Order served and administered by Essex County Council in 1950. It also includes some additional trees considered worthy of protection that have been planted since 1950.

**Head of Planning Services Comments :**

After having served this Order the following error within the documentation has been brought to our attention –  
T68 (oak) has been plotted in error, there is no tree in this location.

**Conclusions :**

It is recommended that the Order is confirmed, subject to modifications.

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## AREA PLANS SUB-COMMITTEE 'WEST'

1 September 2010

### INDEX OF PLANNING APPLICATIONS

<b>ITEM</b>	<b>REFERENCE</b>	<b>SITE LOCATION</b>	<b>OFFICER RECOMMENDATION</b>	<b>PAGE</b>
1.	EPF/1204/10	20 Godwin Close, Sewardstone Road, London E4 7RQ	Grant Permission (With Conditions)	22
2.	EPF/1374/10	13 the Granary, Roydon CM19 5EL	Grant Permission (With Conditions)	26

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For ease of reference, a link is now included to view documents relevant to each application.  
Whilst holding 'Ctrl' key, left click on this link.

As this is still experimental at this stage, please let us know if you encounter any problems by emailing [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1204/10
<b>SITE ADDRESS:</b>	20 Godwin Close Sewardstone Road London E4 7RQ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr Arram Eghoyam
<b>DESCRIPTION OF PROPOSAL:</b>	Alteration and retention of existing unauthorised building with reduced floor level and change of pitched roof to flat roof.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=519099](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519099)

**CONDITIONS**

- 1 The proposed use of the outbuilding hereby approved shall remain incidental to the existing dwellinghouse and used for no other purposes, including any commercial or business use.
- 2 The works to the roof hereby approved shall be carried out within 3 months of the date of this permission and carried out strictly in accordance with the plans hereby approved.

*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:**

Alteration and retention of existing unauthorised building with reduced floor level and change of pitched roof to flat roof. The building is 'L' shaped 8.5m at its widest (the width of the garden) and 6.6m at its maximum depth. The proposal has a flat roof 2.5m in height and the floor level inside the building is to be reduced by 0.6m.

**Description of Site:**

The property is an end of terrace, two-storey dwelling within the Godwin Close housing estate. The proposal is adjacent to a parking area and garage court. The garage for this property was unusual for this estate, in that it was a detached single garage close to the boundary with No.20, rather than within a block. This garage has been demolished and included within the existing outbuilding.

The existing unauthorised building has a height of 4m to the ridge with 5 rooflights providing natural light to the building. The only access to the building is through a pedestrian door from within the rear garden. The application site backs onto open land (which is currently being developed) and is within the Metropolitan Green Belt but not a Conservation Area.

**Relevant History:**

EPF/0381/09 – Retention of garage extension to rear of property – Refused and Dismissed at Appeal

**Policies Applied:**

Epping Forest District Local Plan and Alterations

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development within the Green Belt

**SUMMARY OF REPRESENTATIONS:**

WALTHAM ABBEY TOWN COUNCIL: Objection – No defined use of building and insufficient detail on plans

NEIGHBOURS

10 properties were consulted no responses received

**Issues and Considerations:**

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

- Amenity of Neighbouring Properties
- Design Issues
- Impact on the Green Belt

*Amenity of Neighbouring Properties*

The previous proposal was refused on three grounds, the first was due to the building having a negative overbearing impact on the adjoining properties. This was due to the height coupled with the proximity to the boundary. Although the proximity to the boundary has not changed the roof is proposed to be lowered by 1.5m, to a height of 2.5m. This brings the proposal in line with what is lawful under the current permitted development regulations (although this proposal still requires planning permission). This reduction in height is considered to be more acceptable than the existing bulky pitched roof and is therefore not considered to be as detrimental to neighbouring amenity as the current building.

The Town Council has objected on the grounds of no defined use of building. This is a householder application and therefore this building is classed as an ancillary building within the residential curtilage. A condition can be added to any approval given to ensure that it is only used in connection with the use of the main house.

### Design Issues

The proposed reduction in height removes a large amount of the bulk of the building and in turn this has created a more subservient outbuilding to the main house. Although the large footprint remains, the flat roof creates a building of a more domestic scale and therefore the proposal is considered acceptable.

### Impact on the Green Belt

Due to the reduction in height as outlined above, a large amount of bulk will be removed from the existing building and therefore the building will be more in scale with the residential nature of the site and will not have a significant impact on the character and openness of the Green Belt.

Although the proposal is not ideal, it now falls within the scope of permitted development. Therefore the applicant has a strong fallback position if this application were refused.

### **Conclusion:**

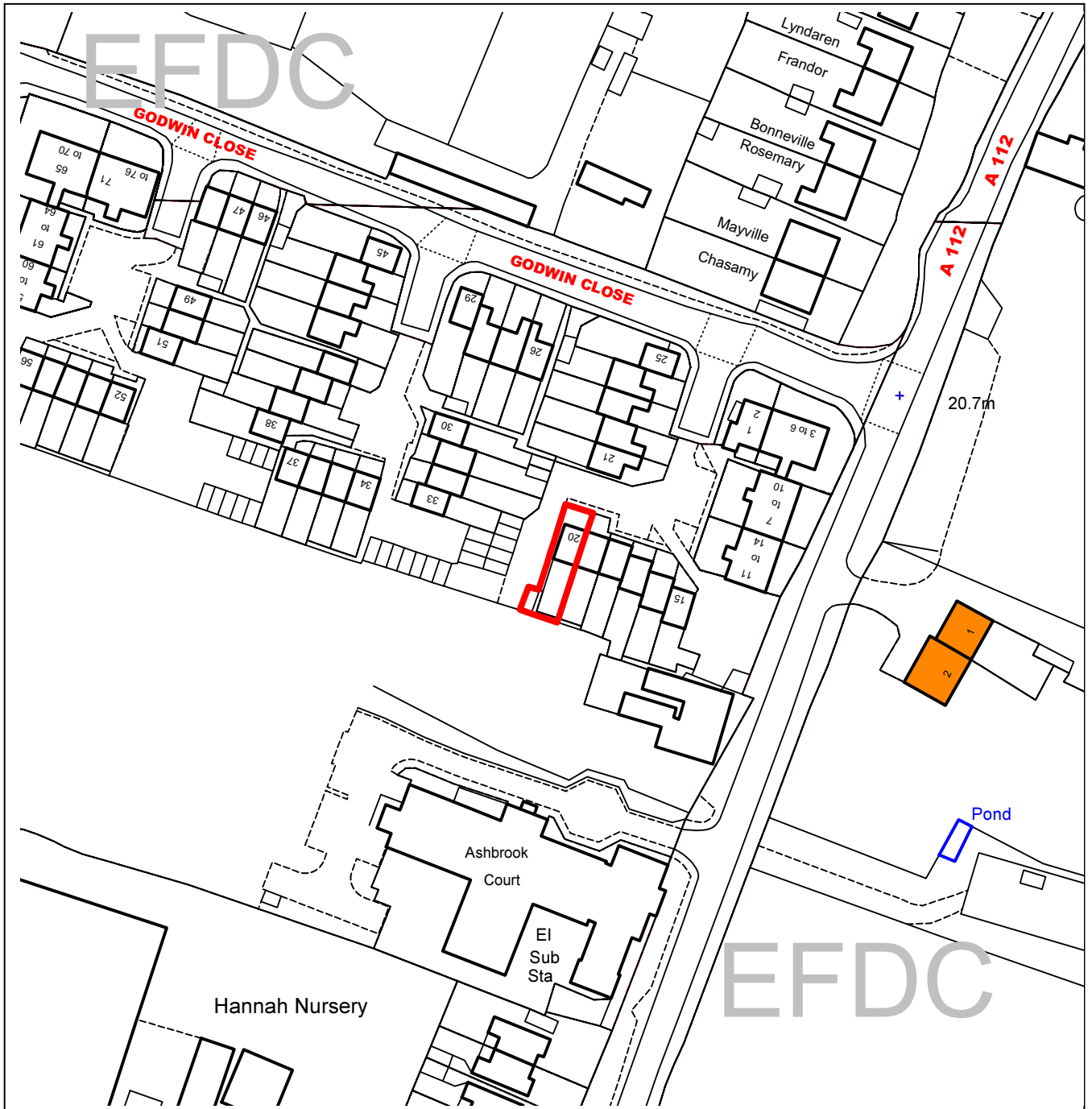
The change to the height of the existing building is considered an improvement which does to some extent overcome the previous reasons for refusal, however the large footprint and proximity to the boundary remain. It is not considered that the footprint and proximity to the boundary alone are sufficient grounds for refusal, particularly given the permitted development fallback position, therefore approval is recommended.





# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1204/10
Site Name:	20 Godwin Close, Sewardstone Road, London, E4 7RQ
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1374/10
<b>SITE ADDRESS:</b>	13 The Granary Roydon Essex CM19 5EL
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr A Wright
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed roof terrace to the rear roof slope including railing and glazed screen.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=519550](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519550)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The glazed screens at a height of 1.8m on either side of the balcony shall be permanently retained and maintained as approved.

*This application is before this Committee 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:**

The applicant seeks permission to provide a roof terrace on the rear roof slope including railing and glazed screen.

The proposed balcony would extend 2m from the roof slope creating a railing and screen projection not dissimilar to the outline of a dormer window projection at 1.8m high with 1.1m railings alongside.

### **Description of Site:**

The application site is a two storey detached property with existing loft accommodation. The site fronts The Granary and the property looks out over the River Stort at the rear and the Green Belt behind the property, however the site is not within the Green Belt.

### **Relevant History:**

None.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

GB7A – Conspicuous Development

DBE9 – Loss of amenity

DBE10 – Design of Residential Extensions

### **SUMMARY OF REPRESENTATIONS:**

Two neighbouring properties were notified and a single neighbouring letter of objection has been received as follows:

14 THE GRANARY: Object due to layout differences between our property and the application site and impact which will result from the inclusion of the balcony. Object that it will be unsightly and that it will set an unfavourable precedent for future extensions to neighbouring properties.

ROYDON PARISH COUNCIL: Object. We have concerns about the privacy issues this will cause due to overlooking.

### **Issues and Considerations:**

The main issues to be considered are whether the proposed balcony would result in any significant adverse impact to the street scene, Green Belt or neighbouring amenity.

The proposals are situated to the rear of the property and would overlook the River Stort, accordingly no impacts would arise towards street scene.

With regard to Green Belt issues, the site is not within but is visible from the Green Belt. The provision of the balcony would not increase the size of the existing dwelling and would be viewed only in the context of the existing outline of the property, therefore would have only negligible impact on the Green Belt as a result of the proposals.

In respect of neighbouring amenity, the proposals incorporate an obscured glaze screen on either side of the balcony and as illustrated on the cross section this would restrict views from the balcony in a manner similar to typical panelled fencing in the garden at a height of 1.8m. The result being that the applicant would have views only to the direct rear whilst benefitting from maximum light due to the glazed nature of the screens.

The neighbouring property has raised concerns regarding overlooking and regarding visual impact and a potential inappropriate precedent. Officers note above that overlooking would be no greater than from first floor windows provided below due to the screens provided, and that whilst neighbouring properties may not find the balcony attractive, this is subjective and the balcony is to the rear of the property. With regard to precedents, each application is rightly assessed on its own individual merits.

Officers consider that a condition requiring the permanent retention and maintenance of the glazed screen as approved would be appropriate to preserve neighbouring amenity.

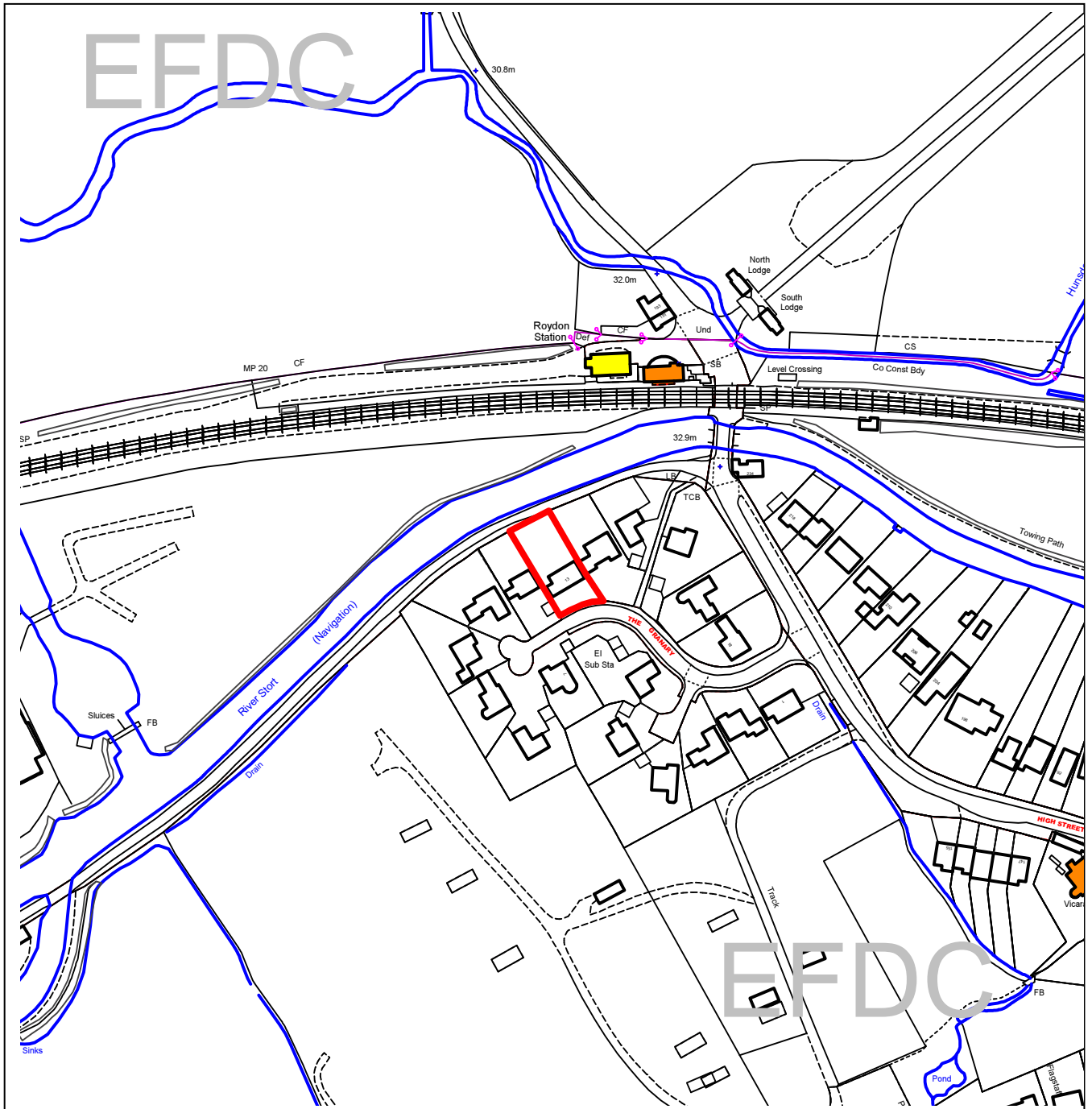
**Conclusion:**

The proposed balcony is considered acceptable. No significant adverse impacts have been identified which cannot be overcome by condition and accordingly approval is recommended.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/1374/10
Site Name:	13 The Granary, Roydon, CM19 5EL
Scale of Plot:	1/2500

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