

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee West Wednesday, 24th November, 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 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 7 - 8)**

General advice to people attending the meeting is attached.

**3. APOLOGIES FOR ABSENCE**

**4. MINUTES (Pages 9 - 20)**

To confirm the minutes of the last meeting of the Sub-Committee held on 13 October 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 21 - 44)**

(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. CONFIRMATION OF TREE PRESERVATION ORDER EPF/104/10**

**Land at the Junction of Dobbs Weir Road and Eldon Road, Roydon**

**Recommendation :**

**That Tree Preservation Order 104/10 is confirmed subject to modification (removal of T2 sycamore)**

**Background:**

This Tree Preservation Order was made following pre application discussions for the demolition of the existing buildings on site, and the construction of 4 new houses. It protects two trees, a Willow and a Sycamore.

**The Grounds of Objection:**

Two objections have been received ;

1 – From an Arboricultural Consultant acting on behalf of the owner of the site. This is in respect of T2 (Sycamore) and is on the grounds that the tree has poor form at a low level which has resulted in compression forks (structural weaknesses). As a result it is considered that the tree has a realistic remaining life span of 10 -20 years due to the high potential for limb failure.

2 – From a local resident. This objects on the grounds that T1 (Willow) is a hazard to traffic as it is too close to the main road, pedestrians have to walk in the road to avoid it and it obscures the street light making it difficult to see the road junction at night.

**The Director of Planning and Economic Development comments as follows:**

The trees were assessed from the public highway and it was considered that the two most prominent, a Willow on the boundary with Dobbs Weir Road and a Sycamore on the boundary with Eldon Road were worthy of protection by this Tree Preservation Order.

The residential areas within the immediate vicinity have few trees of note and this increases the status of these two trees as valuable landscape assets in the street scene. They are therefore considered to have high amenity value.

1 – The Arboricultural Consultant's findings are accepted. This tree has several compression forks which results in a build up of pressure between the stems as they grow, with weaknesses developing at the unions where there is bark to bark contact between stems. With such structural problems it is unlikely that the tree has a safe life expectancy of more than 10 years. With this additional information it is recommended that this tree is omitted from the Order on confirmation. Had it been possible to gain access for a detailed inspection, the sycamore would not have been considered suitable for inclusion.

2 – The Willow tree, by virtue of its size, makes a considerable impact to the street

scene when driving along Dobbs Weir Road. The whole site, including this tree has been unmanaged for a number of years and the willow would benefit from having some work undertaken to it. By continuing to have this tree protected by this Tree Preservation Order, it will allow the Council to have some control over the way in which it is managed in the future. Such management would allow for the reduction of the tree in a manner which would ensure safe passage for pedestrians without having to walk in the road, and for the existing street light to be more visible.

### **Conclusion:**

It is recommended that the Order is confirmed subject to the deletion of T2 (Sycamore).

## **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):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
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.

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## **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:** 13 October 2010

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

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

**Other Councillors:**

**Apologies:** D C Johnson and W Pryor

**Officers Present:** J Godden (Planning Officer), M Jenkins (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

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### 32. 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.

### 33. 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.

### 34. MINUTES

#### RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 22 September 2010 be taken as read and signed by the Chairman as a correct record.

### 35. DECLARATIONS OF INTEREST

(a) Pursuant to the Members Code of 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 Lea Valley Regional Park Authority. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting for the duration of the discussion on the item and voting thereon:

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

(b) Pursuant to the Members Code of Conduct, Councillors Mrs M Sartin, Ms S Stavrou and Mrs E Webster declared personal interests in the following item of the agenda by virtue of being members of the Lea Valley Regional Park Authority. The Councillors declared that they had taken no part in any discussions on the proposed application, and that therefore their interests were non-prejudicial. They would remain in the meeting for the consideration of the item and voting thereon:

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

(c) Pursuant to the Members Code of Conduct, Councillor Mrs R Gadsby declared a personal interest in the following item of the agenda by virtue of being the ward member – Waltham Abbey South West. The Councillor declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration of the item and voting thereon:

- EPF/1555/10 1 Cartersfield Road, Waltham Abbey

(d) Pursuant to the Members Code of Conduct, Councillors Mrs P Brooks, J Collier, Ms S Stavrou and A Watts declared a personal interest in the following item of the agenda by virtue of being members of Waltham Abbey Town Council. In the case of Councillor Ms S Stavrou the Councillor advised that she had on occasion substituted on the Waltham Abbey Town Council Planning Committee. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration of the item and voting thereon:

- EPF/1555/10 1 Cartersfield Road, Waltham Abbey

(e) Pursuant to the Members Code of Conduct, Councillor Ms Y Knight, declared a personal interest in the following item of the agenda. The Councillor indicated that her interest was likely to be prejudicial and said that she would leave the meeting for the consideration of the item and voting thereon:

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

(f) Pursuant to the Members Code of Conduct, Councillor Mrs J Lea declared a personal interest in the following item of the agenda by virtue of working for Tesco which was situated opposite the site application in question. The Councillor indicated that her interest was not prejudicial but indicated that she would not be voting on the application:

- EPF/1555/10 1 Cartersfield Road, Waltham Abbey

### **36. ANY OTHER BUSINESS**

The Principal Planning Officer informed the Sub-Committee that the Planning Services Scrutiny Standing Panel was requesting, from members of Area Planning Sub-Committees, planning applications from the recent past which could be considered controversial. Members suggested a small number of historical planning applications for discussion at a future Planning Scrutiny meeting.

### **37. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 - 3 be determined as set out in the annex to these minutes.

**38. CONFIRMATION OF TREE PRESERVATION ORDER EPF/82/10 THE THATCHED HOUSE, HARLOW ROAD, ROYDON, ESSEX**

The Sub-Committee received a report regarding Confirmation of Tree Preservation Order EPF/82/10, The Thatched House, Harlow Road, Roydon.

The Tree Preservation Order had been served to protect the most important trees in the garden of The Thatched House, Harlow Road, Roydon, following a notification to remove T3 Maple and T4 Ash due to alleged implication in a minor episode of subsidence. It also included two further trees considered worthy of protection that were not implicated in the damage claim.

**Objection to the Tree Preservation Order**

An objection to the order had been received from arboricultural consultants acting on behalf of engineers representing the owner's claim. The objection was made on the grounds that:

1. No information detailing tree amenity assessment in making the Tree Preservation Order had been provided.
2. The value of T3 Maple was less than the compensation amount potentially payable due to the additional repair works required with T3 retained.
3. The negative environmental impact of increased concrete use in T3's retention.
4. That the retention of additional trees within influencing distances, T4 in particular, left a high risk of future damage occurring, which could require an additional engineering solution.

**Head of Planning Services Comments**

The justification for making the order was based on the assessment that the landscape character of this part of Roydon was strongly influenced by the presence of mature trees, of which the selected four were the most notable on this property. Other trees within the garden had been deliberately disregarded because they did not fulfil the criteria, thus a process of assessment and selection sought to preserve only the most valuable trees. The order enabled detailed assessment of engineering investigations in relation to the alleged implication of the trees in the damage to the house. In making this order, the Council was acting in accordance with Policy LL7 of the Adopted Local Plan and Alterations. It was considered that this justification followed the Government guidance.

Until a full body of evidence was produced the issue of a Section 203 compensation was irrelevant. It was considered necessary, in the public interest, to maintain planning control over these valuable trees until such time as sufficient information was submitted to justify their felling.

The environmental impact of increased concrete use relied on the assumption that the tree, T3, in particular was retained despite evidence to show its influence in the damage to the house. This consideration was, therefore, not relevant to the serving

of the Order, which was designed to facilitate a full assessment of the case and the most effective remedy thereof.

That other trees might be involved in the damage to the house required proof in the form of live roots, at the very least. A dangerous precedent would be set if the felling of good important trees were allowed on the basis of a theoretical influencing distance of tree roots alone.

**RESOLVED:**

That Tree Preservation Order EPF/82/10 The Thatched House, Harlow Road, Roydon, be confirmed.

**39. EXTENSION OF TIME TO ENTER S106 OBLIGATION FORMER HAY LOFT, HOME FARM, LITTLE COPPED HALL, EPPING, ESSEX**

The Sub-Committee received a report regarding extension of time to enter S106 obligation for the Former Hay Loft, Home Farm, Little Copped Hall, Epping.

The Area Plans West Sub-Committee considered planning application EPF/0513/09 for the conversion of the Former Hay Loft building at Home Farm, Little Copped Hall, Epping, to a single three bed dwelling in May 2009. Members had resolved to grant consent subject to the conditions stated and subject to the completion, within 12 months, of a legal agreement to secure the removal of part of an adjacent architectural building and all resultant materials from the land prior to the first occasion of the converted stables. The legal agreement was necessary as the removal of the building could not be conditioned as the building was not within the ownership or control of the applicant. Without the removal of the building the conversion of the hayloft to residential use would be unacceptable.

More than 12 months had elapsed since that decision and the legal agreement required had not yet been completed. The owner recently submitted an engrossed agreement and requested that it can be completed. The original timescale for completion of the legal agreement had passed a new resolution was required from members for the application to be granted.

**The Director of Planning and Economic Development Comments**

In Planning terms there had been no material change in circumstances, or in relevant policies, since the previous resolution in May 2009. Therefore it was considered appropriate to extend the period for completion of the S106 Agreement for a further 6 months to enable the planning permission to be granted.

**Conclusions**

There had been no material change in circumstances since the resolution in May 2009 granting consent, subject to the legal agreement and conditions, officers considered that the proposal was still acceptable and in accordance with adopted policies. As the owner now wished to progress the legal agreement, officers were of the view that an extension of the time period for the completion of the agreement, to 13 April 2011, was appropriate in this instance.

**RESOLVED:**

That a further period of 6 months from this date be allowed for the completion of the legal agreement under Section 106 in connection with planning

application EPF/0513/09 for the conversion of the Former Hay Loft to a single three bed dwelling.

**40. 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.

Members thanked officers for sending notices of delegated decisions to Members via email.

**CHAIRMAN**

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**Report Item No: 1**

<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>	Granted 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=517690](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=517690)

Members resolved to Grant Permission (with conditions) subject to the withdrawal of objections from Lea Valley Regional Park Authority

**CONDITIONS**

- 1 The site shall only be occupied for residential purposes by the following named persons and their resident dependants:

Margaret Brien  
Margaret Brien  
Helen Brien  
Bridget Brien  
Kathleen Connors  
Ann-Marie Connors

Joseph Connors  
Julie Connors  
Margaret Connors  
Edward Connors  
Patrick Brien  
Mary Brien

Patrick Brien  
Ann Brien  
Ann Brien  
Elizabeth Brien  
Miles Brien  
Elizabeth Brien

John Brien  
Kathleen Brien

Patrick Connors

Elizabeth Connors  
Johnny Connors  
Edward (Ned) Connors

Patrick Brien  
Ann-Marie Brien  
Helen Delaney

Tom Brien  
Margaret Brien  
Jim Brien  
Ann Brien  
Martin Brien  
Margaret Brien  
Jim Brien

John Connors  
Mary Connors  
Jim Connors  
Ann Connors  
Ann Brien

- 2 No more than the following number of caravans as defined in the Caravan Sites and Control of Development Act 1968 shall be stationed on the site at any time:  
  
Plot 1: 4, of which no more than 2 shall be static caravans and mobile homes  
Plot 2: 3, of which no more than 2 shall be static caravans and mobile homes  
Plot 3: 4, of which no more than 2 shall be static caravans and mobile homes  
Plot 4: 3, of which no more than 1 shall be static caravans and mobile homes  
Plot 5: 3, of which no more than 1 shall be static caravans and mobile homes  
Plot 6: 3, of which no more than 2 shall be static caravans and mobile homes  
Plot 7: 4, of which no more than 2 shall be static caravans and mobile homes  
Plot 8: 4, of which no more than 1 shall be static caravans and mobile homes
- 3 No caravans shall be stationed, no means of enclosure shall be erected, no hard surface shall be laid and no further vehicular access to Meadgate Road shall be formed on the land between Meadgate Road and the 8 plots as shown hatched on Plan A submitted with this application.
- 4 The site shall be used for residential purposes only and no commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items not ancillary to the residential use. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.
- 5 The hedge on the boundary of the site with Meadgate Road shall be retained in its entirety and shall not be reduced below a height of 2.5 metres above ground level.
- 6 Within 3 months from the date of the decision, or within a time scale otherwise agreed in writing with the Local Planning Authority, the disused building and water tanks within the northern section of the site and the disused building marked 'shed' on Plan Ref: JC:01 shall be demolished and all associated materials shall be removed from the site.



- 7 Within 3 months from the date of this decision, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority, and any drainage works shall be implemented and retained thereafter in accordance with such agreed details.
- 8 Within 3 months from the date of this decision, a contaminated land assessment shall be submitted to the Local Planning Authority to determine the risks from contaminants at the site in accordance with an agreed protocol. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted. Following any necessary remediation, a completion report and any required maintenance programme shall be submitted to and agreed in writing by the Local Planning Authority.
- 9 If any of the requirements of conditions 6, 7 and 8 of the decision are not met, the use of the site for the stationing of mobile homes shall cease within 28 days and the land returned to its condition prior to the commencement of the use, and all mobile homes, caravans, fencing other than that to the northern and eastern site boundaries, and hard surfacing laid in connection with the use shall be removed from the land.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1452/10
<b>SITE ADDRESS:</b>	Greenacres Tatsfield Avenue Nazeing Essex EN9 2HH
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of S106 obligation to allow 'granny annexe' to be used as separate independent dwelling.
<b>DECISION:</b>	Deferred

**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=519863](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519863)

Members deferred this item in order that further information can be obtained, regarding the implementation of the original planning permission.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1555/10
<b>SITE ADDRESS:</b>	1 Cartersfield Road Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>APPLICANT:</b>	Mr James Ahearne
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 7 'Delivery times' on EPF/1305/08, to allow deliveries to be made between 7 am - 21:00 pm Monday to Saturdays and from 9 am to 18:00 pm on Sundays and Bank Holidays. (Demolition of existing buildings and erection of new 'Lidl' foodstore and construction of five start-up industrial units. - Revised application)
<b>RECOMMENDED DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520176](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520176)

**CONDITIONS**

- 1 Within 28 days from the date of this decision notice the 3m high acoustic fence shown on Plan Ref: 2024 01 A shall be erected, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the fence shall be retained and maintained in good order.
- 2 This variation of condition 7 'Delivery times' on EPF/1305/08 shall not take place until the erection of the acoustic fence, after which time, no deliveries shall be taken at or despatched from the site outside the hours of 07:00 to 21:00 on Monday to Saturday and 09:00 and 18:00 on Sundays and none at all on Public/Bank Holidays.
- 3 Delivery vehicle engines and refrigeration units/compressors shall be switched off whilst deliveries are taking place to or despatched from the site and shall only be switched on when entering or leaving the delivery area.

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## AREA PLANS SUB-COMMITTEE 'WEST'

24 November 2010

### INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1662/10	1 Norman Close, Waltham Abbey EN9 1PY	REFUSE	23
2.	EPF/1668/10	1 Hansells Mead, Roydon, EM19 5HY	GRANT	27
3.	EPF/1898/10	Brambles, Epping Road, Broadley Common, EN9 2DH	REFUSE	31
4.	EPF/1904/10	Brambles, Epping Road, Broadley Common, EN9 2DH	GRANT	36
5.	EPF/1912/10	6 Forest Close, Waltham Abbey, EN9 3QR	REFUSE	38
6.	EPF/1984/10	Wintry Mead, Fernhall Lane, Waltham Abbey, EN9 3TL	GRANT	42

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1662/10
<b>SITE ADDRESS:</b>	1 Norman Close Waltham Abbey Essex EN9 1PY
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Mrs Maurene Garvey
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey detached house.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520517](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520517)

**REASON FOR REFUSAL**

- 1 The proposed new dwelling is located on a visually prominent junction plot where the proposed new dwelling would appear visually dominant and overbearing resulting in a visually cramped junction and setting an undesirable precedent for similar works contrary to the aims and objectives of policies CP1, CP2, CP3, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

*This application is before this Committee since it has been 'called in' by Councillor Brooks (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).*

**Description of Proposal:**

The applicant seeks permission to erect a detached 2 bedroom dwelling house on the land adjacent to 1 Norman Street. The dwelling would maintain a pitched roof with gable ends to match the existing 1 Norman Street, fronting onto 1 Norman Street and backing onto the frontage of 20 Tudor Way.

The dwelling would provide two parking spaces, one to the front, one to the rear, a private rear garden area and lounge, kitchen/diner and hall on ground floor with two bedroom sand a bathroom at first floor.

**Description of Site:**

The application site comprises the present garden area for 1 Norman Close. The remainder of the garden area, some 75sqm would remain as rear garden serving the donor dwelling number 1. The site is located immediately on the junction between Norman Close and Tudor Way forward of number 20 Tudor Way.

The site is in the generally urban area of Waltham Abbey, outside of the Green Belt and any Conservation Areas.

**Relevant History:**

None relevant

**Policies Applied:**

Epping Forest District Local Plan and Alterations policies:

CP1 Achieving Sustainable Development Objectives  
CP2 Protecting the Quality of the Rural and Built Environment  
CP3 New Development  
H2A Previously Developed Land  
H3A Housing Density  
H5A Provision of affordable Housing  
DBE1 Design of new buildings  
DBE2 Effect on neighbouring properties  
DBE3 Design in Urban Areas  
DBE8 Private Amenity Space  
DBE9 Loss of Amenity  
ST1 Location of development  
ST6 Vehicle Parking  
I1A Planning Obligations

**SUMMARY OF REPRESENTATIONS:**

10 neighbouring properties have been notified. No objections have been received.

WALTHAM ABBEY TOWN COUNCIL: No objection

**Issues and Considerations:**

The main issues that arise with this application relate to the principle of residential development, density, design, layout, parking and amenity space, impact on the street scene and neighbouring amenity.

In principle the more efficient use of presently residential land is in keeping with the Council's broader sustainability objectives.

The site area is 150sqm, equivalent to 0.015ha resulting in a density equivalent to 66 dwellings per hectare. This is an indicative measurement and should not be used alone to assess the acceptability of proposals but in the context of design, layout, impact to amenity and street scene.

The design of the dwelling as a detached gable ended property is not considered unacceptable, the height and scale of the dwelling is in keeping with the design of neighbouring properties and whilst the street is predominantly comprised of semi-detached homes, a detached property would not be unacceptable. The proposed property provides a comparable depth of garden to neighbouring properties and two off street parking spaces, this is considered acceptable. The donor dwelling would retain sufficient parking and amenity also.

With regard to street scene, the proposed new dwelling is constructed entirely forward of the building line as viewed from Tudor Way. As a junction plot the site is visibly prominent and any two storey development in this position would appear visually prominent and crowd the appearance of



the junction particularly on the approach into the cul-de-sac from Saxon Way and Tudor Way. Furthermore properties 19 and 22 Tudor Way and 16 Norman Close occupy a similar position on junction plots and whilst some of these properties have erected single storey side additions, two storey development so close to the junction has not been provided and the proposals would set an undesirable precedent. Officers are of the view that that a new dwelling in this location irrespective of scale or design would appear visually prominent and dominant at the junction to the detriment of the street scene and contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

Policies DBE2 and DBE9 seek to prevent unacceptable impacts to neighbouring amenity by ensuring new developments do not have unacceptable adverse impacts on outlook, privacy and overshadowing. The proposed new dwelling would not have any significant adverse impacts on the donor dwelling being well aligned to minimise impacts. Notwithstanding direct impacts, the proposed new dwelling would be set significantly forward of number 20 Tudor Way and as a result would have a significant impact on the outlook from this dwelling less than 10m away.

**Conclusion:**

The proposed new dwelling, whilst meeting minimum requirements in terms of parking and amenity, the junction location is visually prominent, forward of the built form along Tudor Way and number 20 in particular and would result in the crowding of the junction also setting an undesirable precedent for similar development in the locality, therefore the proposals are considered unacceptable and Officers recommend refusal.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

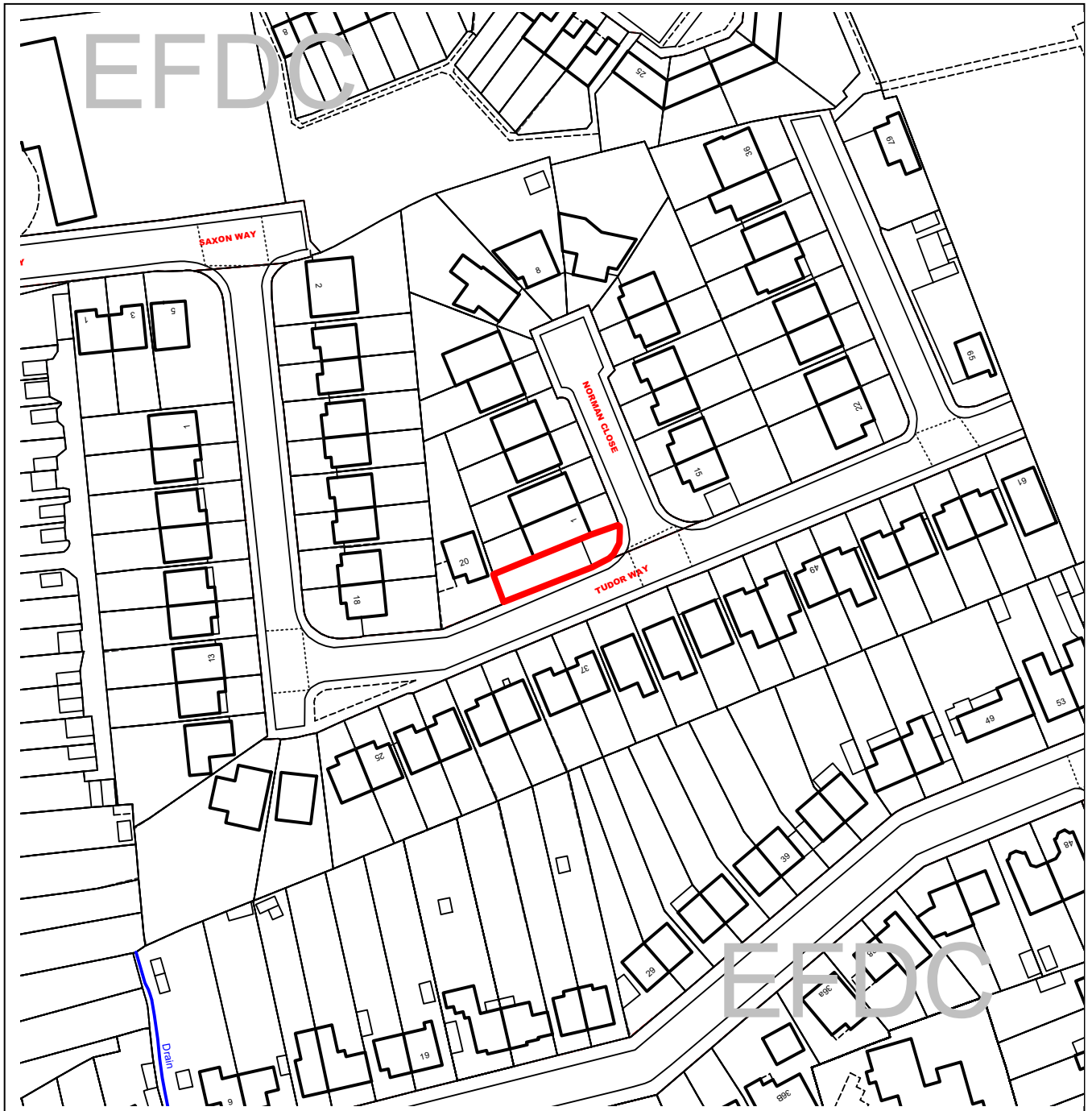
***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/1662/10
Site Name:	1 Norman Close, Waltham Abbey EN9 1PY
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1668/10
<b>SITE ADDRESS:</b>	1 Hansells Mead Roydon Harlow Essex CM19 5HY
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mrs Dyan Batterbury
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side extension and single storey rear extension to existing residential property
<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=520523](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520523)

**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.

*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:**

Consent is being sought for a two storey side extension and a single storey rear extension. The proposed side extension would be 2.3m wide and would stretch the depth of the existing house (6.5m), and would have a hip ended pitched roof that would continue the original ridgeline. The single storey rear extension would be 10.5m wide and 4.3m deep with a flat top pitched roof to a maximum height of 3.5m.

**Description of Site:**

Two storey semi-detached dwelling located on the southern side of Hansells Mead, Roydon. The property formerly sat in the corner plot of Hansells Mead and Epping Road, however the plot has been subdivided and a new detached house erected within the last 3 years. The site is located within a Flood Risk Assessment zone.

### **Relevant History:**

EPF/0788/06 - Outline application for a three bedroom detached house – approved/conditions 10/08/06

RES/EPF/2454/06 - Reserved matters application for the erection of three bedroom detached house – refused 14/03/07

EPF/0888/07 - Erection of two storey three bedroom detached house – approved/conditions 25/06/07

### **Policies Applied:**

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

U2B – Flood Risk Assessment zones

### **Summary of Representations:**

6 neighbouring residents were consulted.

PARISH COUNCIL – Object due to overdevelopment as the garden of this property has already been sold off for development.

### **Issues and Considerations:**

The main issues relate to the potential impact on the neighbouring properties, the street scene, and with regards to the design.

The proposed rear extension would extend to a depth of 4.3m; however the attached neighbour has a rear conservatory to an approximate depth of 3m. As such the proposed extension would not protrude significantly beyond the neighbour's addition. Furthermore, the proposed extension has a relatively shallow pitched roof with an eaves height of 2.5m and a ridge height of 3.5m. Therefore this proposal would not be unduly detrimental to neighbours' amenities.

The neighbour to the east of the site is the new detached dwelling which is built to the shared boundary. The proposed extensions would be set off this boundary by 1m and would contain no first floor flank windows and just one ground floor window and a side door. The neighbouring dwelling extends approximately 2m beyond the rear wall of No. 1 Hansells Mead, and therefore the single storey addition would extend just 2.3m beyond the neighbour's rear wall. This, combined with the 1m set back and relatively low height, would ensure that no loss of amenity would occur to the residents of No. 1A.

The majority of dwellings within Hansells Mead are semi-detached two storey houses of a similar design and layout to this property, with the main exception being the adjacent detached dwelling. Whilst it does not appear that many dwellings within Hansells Mead have extended two storeys to the side this is due to a lack of space. No's. 35 and 47 have had two storey side additions as these sit on larger, corner plots where such extensions are possible. However, many of the dwellings in the surrounding area have had single storey rear additions added, which vary greatly in terms of design and styles.

The two storey side extension is relatively narrow and would retain the required 1m gap to the side boundary. Whilst the side extension would continue the existing wall and roofline this would not be wide enough to unbalance the pair of semi-detached dwellings, which are already broken by a slight change in land levels (resulting in an approximate 300mm step down in ridge and eaves height). Whilst the rear extension would have a shallow pitched roof and flat top (containing rooflights), this would not be detrimental to the appearance of the main dwelling. The extensions

would be constructed of matching materials and would not detrimentally impact on the character and appearance of the street scene or surrounding area.

The parish council have raised an objection to the proposal as they consider this 'overdevelopment'. This is primarily due to the previous side garden of No. 1 Hansells Mead being subdivided and redeveloped into No. 1A. As such the remaining garden area for No. 1 is rather limited. Whilst the rear garden is somewhat small for such a property, the proposed development would result in the removal of the existing outbuilding to the rear (which would need to be removed as it partially overlaps the proposed extension), and would retain around 95 sq. m. of amenity space. Although the desired level of amenity space for the extended property (based on 20 sq. m. per habitable room as stated within the Essex Design Guide) would be 120 sq. m., this requirement only comes under consideration when dealing with new dwellings, not when assessing extensions. Notwithstanding this, it is considered that 95 sq. m. is adequate to meet the needs of the occupiers of No. 1 Hansells Mead, particularly as there are public amenity areas within the surrounding area.

The application site lies within a Flood Risk Assessment zone, however the proposed extension would only cause a negligible increase in surface water runoff and as such a Flood Risk Assessment is not required in this instance.

**Conclusion:**

In light of the above the proposal would not detrimentally impact on the amenities of neighbouring residents, would not be harmful to the overall character and appearance of the area and, whilst it would eat into the already restricted private amenity area, this would not result in 'overdevelopment' of the site. As such the proposal complies with the relevant Local Plan policies and is therefore recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

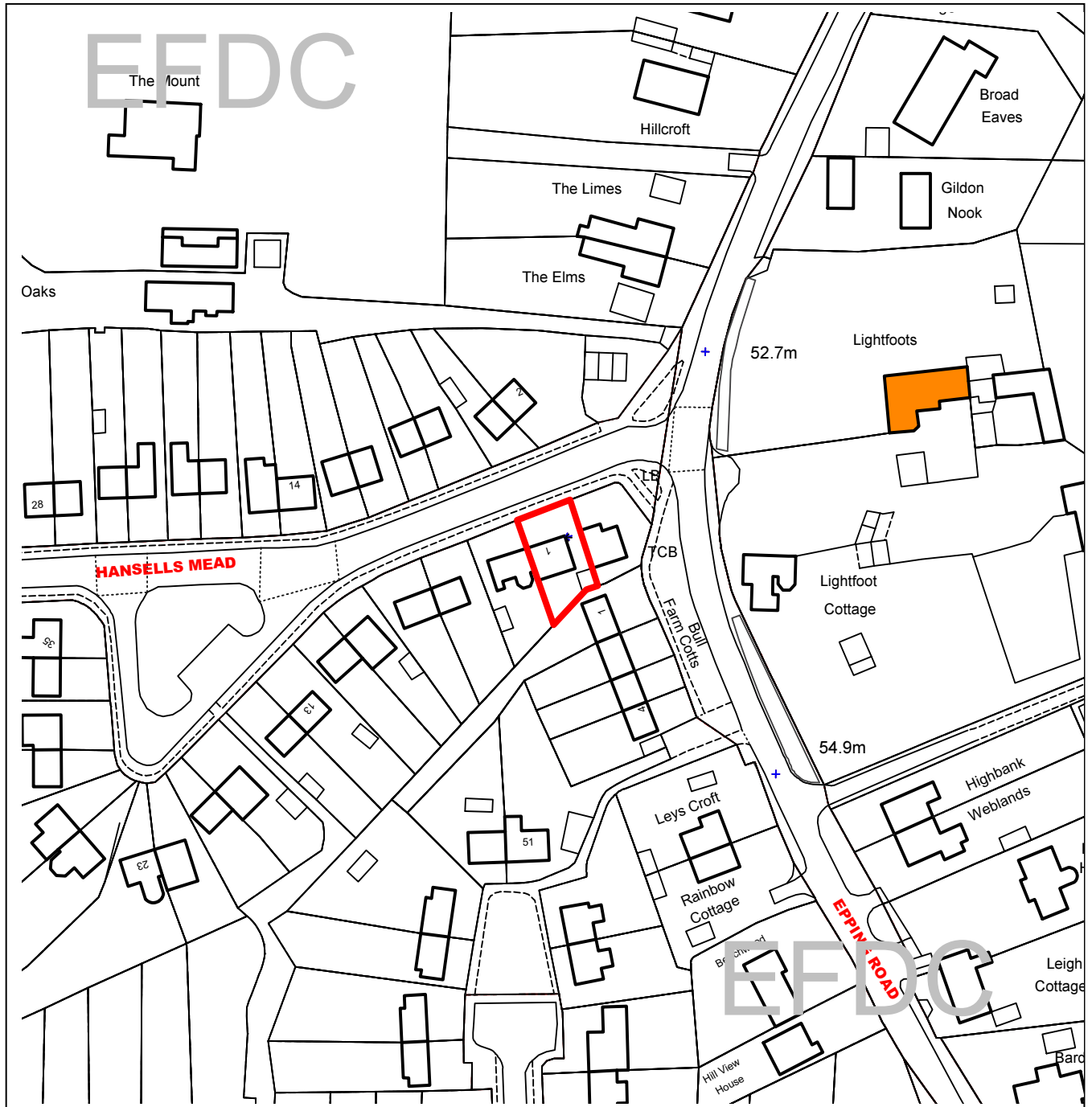
***Planning Application Case Officer: Graham Courtney  
Direct Line Telephone Number: 01992 564228***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/1668/10
Site Name:	1 Hansells Mead, Roydon CM19 5HY
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1898/10
<b>SITE ADDRESS:</b>	Brambles Epping Road Broadley Common Essex EN9 2DH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mr Philip Mitchell
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed extension to north of existing property and in-fill extension to south of existing property. (Revised application)
<b>RECOMMENDED DECISION:</b>	Refuse Permission (Householder)

**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=521422](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521422)

**REASON FOR REFUSAL**

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice and policy GB2A of the Adopted Local Plan and Alterations, in that it does not constitute a limited extension to an existing dwelling. This proposal is inappropriate development which is by definition harmful. The proposed extension, combined with the previous additions, represents disproportionate additions over and above the original dwelling. Furthermore, no very special circumstances have been submitted that would outweigh the harm to the Metropolitan Green Belt.

*This application is before this Committee since it has been 'called in' by Councillor Penny Smith (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).*

**Description of Proposal:**

Proposed extension to north of existing property and in-fill extension to south of existing property (revised application).

**Description of Site:**

Brambles is a detached bungalow with rooms within the roof space located within a large plot. The property is within the Metropolitan Green Belt and the Nazeing and South Roydon Conservation Area. The property is within the small built up enclave of Broadley Common and sits back from the main road by approximately 75m, located behind the neighbouring property Gransden. The property was originally built as an agricultural workers dwelling and has had several extensions in the past.

### **Relevant History:**

EPF/0080/10 – Bungalow – App/Con

EPF/0459/76 – Erection of ground floor extension and alterations and the construction of dormer windows – App/Con

EPF/ 0635/03 – Certificate of lawfulness for existing use of occupation of dwelling without compliance with agricultural occupancy condition – Lawful

EPF/0662/10 – Proposed extension to north of existing property and in-fill extension to south of existing property – Withdrawn

EPF/0663/10 – Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, carport, sauna, utility room, greenhouses and outdoor swimming pool and raised surround – Withdrawn

EPF/1904/10 – Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, carport, sauna, utility room, greenhouses and outdoor swimming pool and raised surround (revised application) – Concurrent Application

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations**

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development within the Green Belt

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

DBE4 – Design within the Green Belt

LL10 – Retention of Landscaping

HC6 – Character, Appearance and Setting of Conservation Areas

HC7 – Development within Conservation Areas

### **SUMMARY OF REPRESENTATIONS:**

ROYDON PARISH COUNCIL: No objection

NEIGHBOURS

9 properties were consulted and a site notice erected

No responses received

### **Issues and Considerations:**

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

- Impact on the Metropolitan Green Belt
- Amenity of Neighbouring Properties
- Design and Conservation Issues
- Retention of Landscaping

#### **Impact on the Metropolitan Green Belt**

Policy GB2A states that 'limited extensions' within the green belt may be appropriate. This property has been extended in the past and the current proposal seeks to remove some of these extensions whilst adding further extensions and increasing the roof height over part of the existing building.



The proposal, along with earlier additions to the property adds approximately 230m<sup>2</sup> of additional floorspace above the original dwelling as built in the 1950's, this figure has included the removal of some of the existing extensions as proposed. This figure results in a percentage increase of approximately 187%. The application site is relatively well screened from view by the neighbouring property, Gransden, however the increased height of the carport area will become more clearly visible. This increase in floor area and built form is not considered acceptable in line with policy GB2A as it cannot be classed as a limited extension.

This proposal is also accompanied by a Conservation Area Consent application for the demolition of an existing glasshouse, along with existing swimming pool and hardstanding. The glasshouse has a floor area of approximately 90m<sup>2</sup> and the removal of this is considered an improvement to the open character of the green belt and wider area. Glasshouses are however not considered permanent and substantial buildings and clearly are generally appropriate development in the Green Belt, unlike residential development. The pool area is effectively an area of hardstanding albeit raised and the pool wall is something that can be built under permitted development and therefore although the removal of the greenhouse is an improvement the overall removal of these areas is not considered to carry sufficient weight to outweigh the harm caused to the Metropolitan Green Belt in respect of the large amount of additions to the main house.

The application was accompanied by a design and access statement and as part of this statement the agent has suggested that the applicant would accept the removal of permitted development rights should this application be granted. However, this is not considered an acceptable compromise given the amount of existing and proposed extensions to the main dwelling. In any event it is considered that the removal of the existing garage and carport (although there is plenty of off-road space for the parking of cars) may result in further pressure on the green belt if the current or future occupiers of the site require garaging.

The design and access statement also draws attention to an application that was approved in 2010 for two new properties at Silcocks Farm, as justification for allowing this current application. This application was considered acceptable based on its special circumstances relating to the history of the site. Two new residential dwellings at Silcocks Farm were originally given approval in the 1980's and planning permission was continually renewed. Because of this history it was not considered reasonable for the Council to refuse permission after 25 years of considering the proposal acceptable. The proposal at Silcocks Farm is contrary to existing green belt policy, however the history of the site proved to be considered special circumstance to overcome this. The special circumstances at Silcocks Farm are unique to this site and not transferable to this case, nor has it considered to have set a precedent for any inappropriate green belt development in the locality.

#### *Amenity of Neighbouring Properties*

The nearest neighbour to the application site is Gransden located to the north of the site with some 20m between the proposal and the shared boundary. Although the roof height will be greater, due to the existing planting at the shared boundary it is not considered that the proposal will result in any detrimental loss of amenity to this property.

#### *Design and the Conservation Area*

This proposal is for a large extension which includes incorporating the existing link and bedrooms into the main part of the house with an enlarged roof. The proposals are considered to consolidate the appearance of the house by removing the appearance of so many additions. This is a relatively modern house within the Conservation Area and the Conservation Officer has no objection to the proposals as they are not considered detrimental to the appearance of the Conservation Area.

Retention of Landscaping

The proposal does not include the removal of any trees on site. However, the application site is within the Conservation Area where all trees are afforded a level of protection. The Tree and Landscape Officer has no objection to the proposal subject to a condition ensuring protection of the trees at the rear of Gransden which currently provide a relatively effective level of screening.

**Conclusion:**

The proposal is considered to be acceptable with regards to design, neighbouring amenity, landscaping and impact on the Conservation Area, however the size of the proposals coupled with the existing extensions are considered inappropriate development by definition harmful to the openness of the green belt in this location. In the absence of very special circumstances sufficient to outweigh this harm it is recommended that planning permission is refused.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

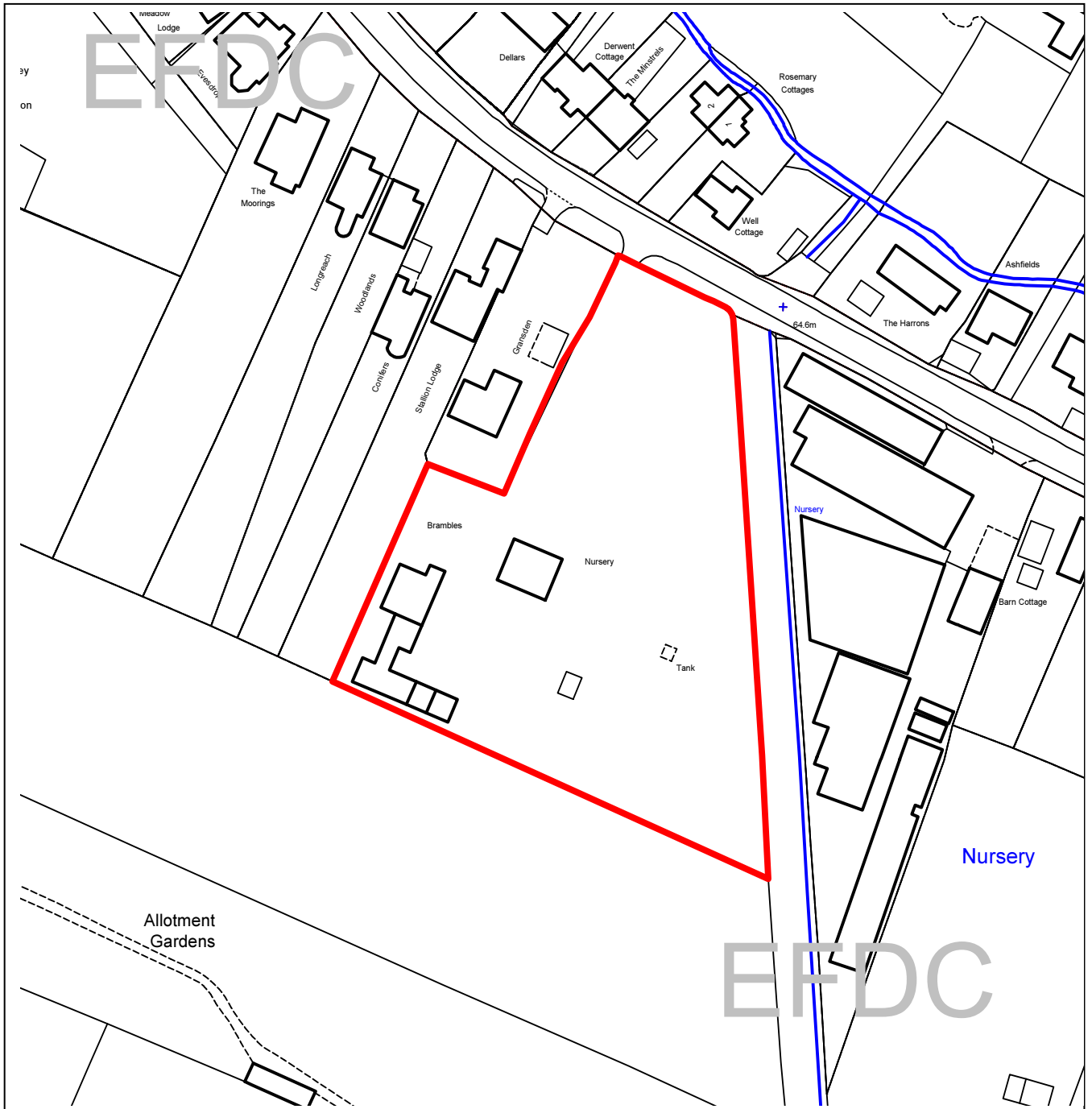
***Planning Application Case Officer: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>3 and 4</b>
Application Number:	EPF/1898/10 and EPF/1904/10
Site Name:	Brambles, Epping Road Broadley Common, EN9 2DH
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1904/10
<b>SITE ADDRESS:</b>	Brambles Epping Road Broadley Common Essex EN9 2DH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mr Philip Mitchell
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, car port, sauna, utility room, greenhouses outdoor swimming pool and raised surround. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission

**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=521453](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521453)

**CONDITIONS**

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

*This application is before this Committee since it has been 'called in' by Councillor Penny Smith (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).*

**Description of Proposal:**

Conservation area consent for the demolition and removal of loft conversion, and associated dormer windows, car port, sauna, utility room, greenhouses, outdoor swimming pool and raised surround (revised application)

**Description of Site:**

Brambles is a detached bungalow with rooms within the roof space located within a large plot. The property is within the Metropolitan Green Belt and the Nazeing and South Roydon Conservation Area. The property is within the small built up enclave of Broadley Common and sits back from the main road by approximately 75m, located behind the neighbouring property Gransden. The property was originally built as an agricultural workers dwelling and has had several extensions in the past.

### **Relevant History:**

EPF/0080/10 – Bungalow – App/Con

EPF/0459/76 – Erection of ground floor extension and alterations and the construction of dormer windows – App/Con

EPF/ 0635/03 – Certificate of lawfulness for existing use of occupation of dwelling without compliance with agricultural occupancy condition – Lawful

EPF/0662/10 – Proposed extension to north of existing property and in-fill extension to south of existing property – Withdrawn

EPF/0663/10 – Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, carport, sauna, utility room, greenhouses and outdoor swimming pool and raised surround – Withdrawn

EPF/1898/10 – Proposed extension to north of existing property and in-fill extension to south of existing property (revised application) – Concurrent Application

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations**

HC9 – Demolition in Conservation Areas

### **SUMMARY OF REPRESENTATIONS:**

ROYDON PARISH COUNCIL: No objection

NEIGHBOURS

9 properties were consulted and a site notice erected

No responses received

### **Issues and Considerations:**

The main issue that arises with this application is considered to be the following:

- Impact on the Conservation Area

#### **Impact on the Conservation Area**

The loft conversion, car port, sauna, utility room, greenhouses, outdoor swimming pool and raised surround are not considered to add any significant contribution to the character and appearance of the Conservation Area, all of which are modern additions to the application site. The Conservation Officer has no objection to the removal of these elements.

### **Conclusion:**

The proposed removal of the loft conversion, car port, sauna, utility room, greenhouses, outdoor swimming pool and raised surround are considered acceptable. Approval is therefore recommended.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1912/10
<b>SITE ADDRESS:</b>	6 Forest Close Waltham Abbey Essex EN9 3QR
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mrs Lisa Osborne
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extension, single storey rear extension and alterations to main roof to provide a flat top. (Revised application)
<b>RECOMMENDED DECISION:</b>	Refuse Permission (Householder)

**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=521479](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521479)

**REASON FOR REFUSAL**

- 1 The proposed extensions do not constitute a limited extension to an existing dwelling and are therefore unacceptable by reason of proposed size, design and siting being visually intrusive in the surrounding area in the Green Belt contrary to the aims and objectives of policy GB2A of the Adopted Local Plan and Alterations and PPG2..

*This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section CL56, Schedule A (k) of the Council's Delegated Functions).*

**Description of Proposal:**

The applicant seeks to revise a consent previously issued by Members under EPF/0555/09. The proposals retain the two storey side and rear extension and alterations to the roof, whilst now further extending the first floor from 2m as previously approved to 3m. The applicant also proposes the addition of a canopy 1m in depth at ground floor.

**Description of Site:**

The application site is situated within the Metropolitan Green Belt, at the top of a small cul-de-sac of 10 dwellings, abutting open countryside immediately to the north of the site. Neighbouring properties bound the property to the south and eastern sides of the application site and to the west is a playground area, sub station and Pynest House.

The area has a relatively urban character within the cul-de-sac, created by street lighting, footways and alterations to neighbouring properties. The land to the north, east and south of the site is more open and rural particularly to the north. The site is occupied by a two storey semi-detached property that has not been previously extended.

### **Relevant History:**

The applicant has been previously refused permission for a similar extension under application EPF/0374/08. This application was refused due to the scale of the development conflicting with Green Belt policies, and the depth of the proposals impacting adversely on the neighbouring property at number 5 Forest Close.

EPF/2210/08 was an identical scheme refused under delegated powers for the following reason: *The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice as contained within PPG2, the policies of the Local Plan and Alterations namely policies GB2A and GB14A in that it does not constitute a reasonable extension to an existing dwelling. The application is unacceptable by reason of its size, design and siting which would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and visually intrusive in the surrounding area.*

EPF/0555/09 was a two storey wrap around extension recommended for refusal by Officers and approved by Members.

The majority of neighbouring properties appear to have been extended or altered in some manner, most prior to the adoption of the 1998 Local Plan or the current Local Plan and Alterations adopted in 2006. The Green Belt has been designated and protected in this area since prior to 1964 and records indicate that the neighbouring property at number 8 has been recently granted consent for a similar scale of extensions by Members at committee.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt

DBE9 – Impact of New Development

DBE10 – Design of Residential Extensions

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL: No objection

8 neighbouring properties were notified with no objections received.

### **Issues and Considerations:**

The main issues that arise with this application are the additional impacts of the proposed further extensions, namely the additional 1m depth on the first floor rear extension and the ground floor further 1m enclosed beneath the canopy.

Policy GB14A was in use during the first two applications, however this has subsequently been withdrawn due to conflict with lawful development tolerances. Members considered that the proposals justified a departure from usual policy in 2009, however Officers maintain that larger extensions still remain contrary to the objectives of Green Belt policies GB2A and PPG2. As indicative measurement the proposals including the ground floor rear canopy result in total floor space additions in the region of 96sqm. This is in the region of an 86% increase in floor space. Officers have consistently recommended refusal of the proposals due to the size, design and siting

of the extensions as Officers do not interpret the additions as 'a reasonable extension to an existing dwelling'. For this reason Officers feel unable to support an enlarged extension with a positive recommendation.

### Design

The proposed extensions extend the existing ridge of the roofline and frontage of the property for some 3m, this results in the property appearing uncharacteristically wide compared to the attached property without any relief or reduction to the ridge. This would result in an aesthetically unsympathetic development, detracting from the character and symmetry of the original semi-detached pair of properties contrary to design objectives of policy DBE10.

### Neighbouring Properties

Previous proposals have been refused due to concerns regarding outlook from 5 Forest Close. The offset from the boundary at first floor is retained as part of the proposals therefore whilst potentially appearing prominent and dominant in the rear garden areas, the proposals do not detract from the outlook of neighbouring properties.

### Other matters

Previous application EPF/1055/08 for number 8 Forest Close, for a similar scale of development was allowed by Members against Officer Recommendation due to the individual merits of the case. Members considered that the alterations to surrounding properties in the cul-de-sac were sufficient to justify the proposals in this instance due to minimal harm that would occur in the location. The proposed extensions to number 8 would only be visible from within Forest Close and the playground area behind the site, and the development would be visible only within the constraints of the existing built up area. Officers would note that while the neighbouring developments and indeed extant permissions do form a material consideration, in this instance the location of the application site and proximity to the surrounding open countryside present a visually prominent development from within the surrounding Green Belt, furthermore Officers would maintain that there have been no details submitted that would constitute very special circumstances which are usually required to justify a departure from usual policy.

### **Conclusion:**

The proposals offer no justification for departure from Green Belt policy, and present a further increase in volume. The applicant's plot is visually prominent from the surrounding open countryside and Green Belt, and as such Officers opinion remains unchanged and refusal is recommended.

In respect of design the proposals are considered visually dominant in relation to the attached property, however Members may consider that this would be largely obscured from view in the north-western corner of the cul-de-sac.

Adverse neighbouring impacts have been largely resolved in respect of outlook through the offset from the boundary at first floor. Notwithstanding this, Members may consider the enlarged scheme to appear prominent and domineering in the rear garden of the attached property to the detriment of neighbouring amenity.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

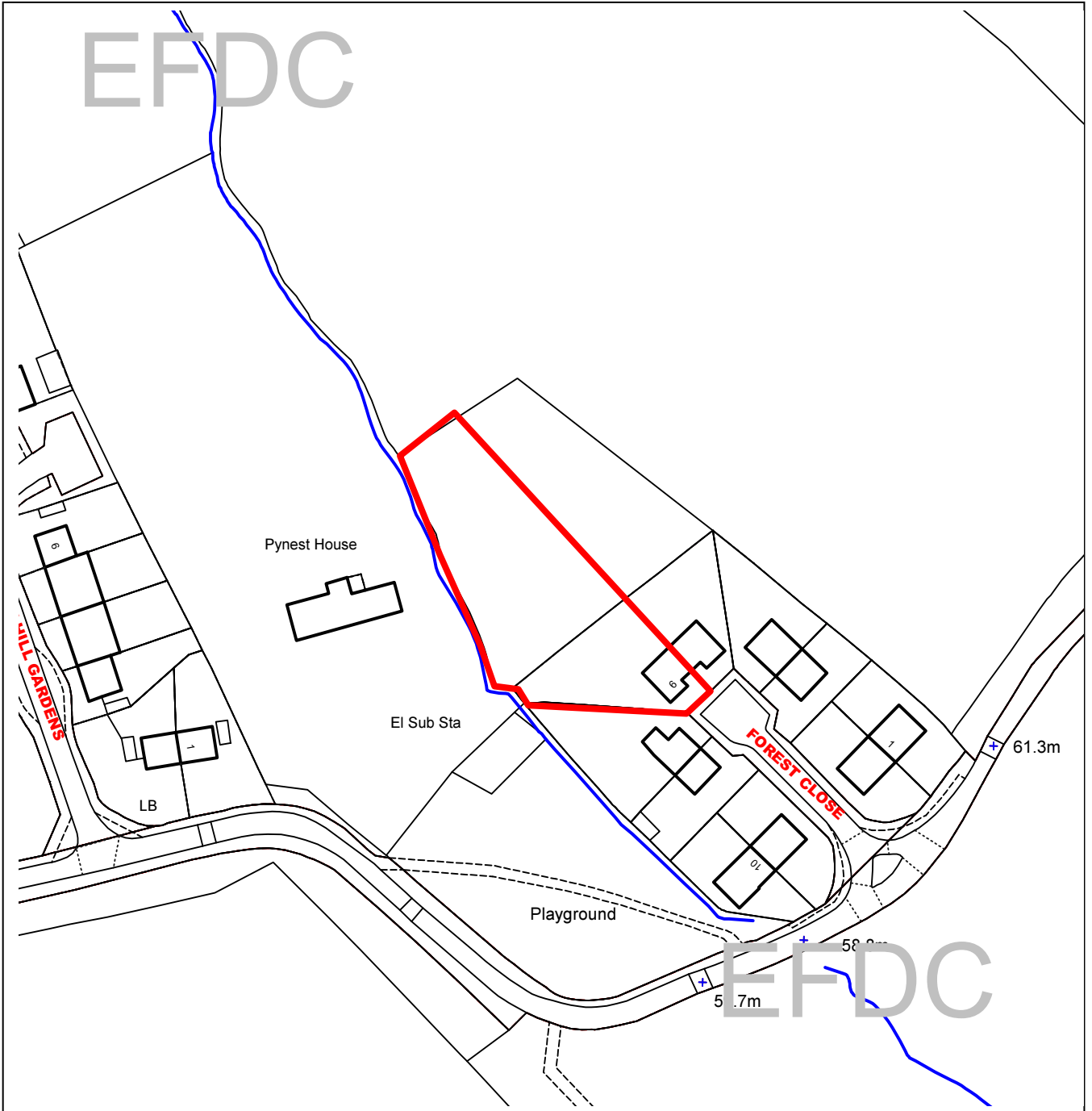
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/1912/10
Site Name:	6 Forest Close, Waltham Abbey EN9 3QR
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1984/10
<b>SITE ADDRESS:</b>	Wintry Mead Fernhall Lane Waltham Abbey Essex EN9 3TL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr Nick Gadsby
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of replacement front entrance porch, with roof overhang.
<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=521674](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521674)

**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.

*This application is before this Committee since it is an application that is submitted by or on behalf of a Councillor (Pursuant to Section CL56, Schedule A (j) of the Council's Delegated Functions).*

**Description of Proposal:**

Consent is being sought the erection of a replacement front porch. This would be 3.5m wide and 2.3m deep with a pitched roof to a ridge height of 3.2m, and would include an additional 1.1m 'storm porch' overhanging roof section. The proposed porch would replace an almost identical sized porch currently on the site, although in a slightly different location.

**Description of Site:**

The dwelling is a two storey detached property located on the north eastern side of Fernhall Lane. The site is located within a conservation area and the Metropolitan Green Belt.

**Relevant History:**

WHX/0005/63 – Extension to dining room – approved 30/01/63

WHX/0166/65 – Conversion of garage into kitchen and cloakroom extension – approved 26/08/65

WHX/0064/67 – Demolition of existing garage and erection of new garage with storage space over – approved 25/09/67  
WHX/0035/68 – Garage with store over – approved/conditions 11/03/68  
WHX/0076/73 – Extensions – approved 06/06/73  
EPF/0067/83 – Extension as accommodation for elderly parents – approved/conditions 30/06/83

**Summary of Representations:**

2 neighbours were consulted.

TOWN COUNCIL – No comment. Applicant is Member's spouse.

CITY OF LONDON – No observations.

**Policies Applied:**

GB2A – Development in the Green Belt  
DBE10 – Residential extensions  
HC6 – Character, appearance and setting of conservation areas  
HC7 – Development within conservation areas

**Issues and Considerations:**

The proposed porch would have a floor area of just 8 sq. m. and would replace an existing porch with an almost identical footprint. As such this proposal would not detrimentally impact on the openness of the Green Belt.

The replacement porch would be almost identical in size and similar in design to the existing porch to which it would replace. Whilst the replacement porch would incorporate an overhanging roof section not seen on the existing porch, this would not be detrimental to the overall character or appearance of the dwelling or conservation area. The porch would not be visible from Fernhall Lane and therefore would have no impact on the street scene.

**Conclusion:**

Due to the above, the proposed development is considered acceptable as it complies with all relevant Local Plan policies. Therefore the application is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

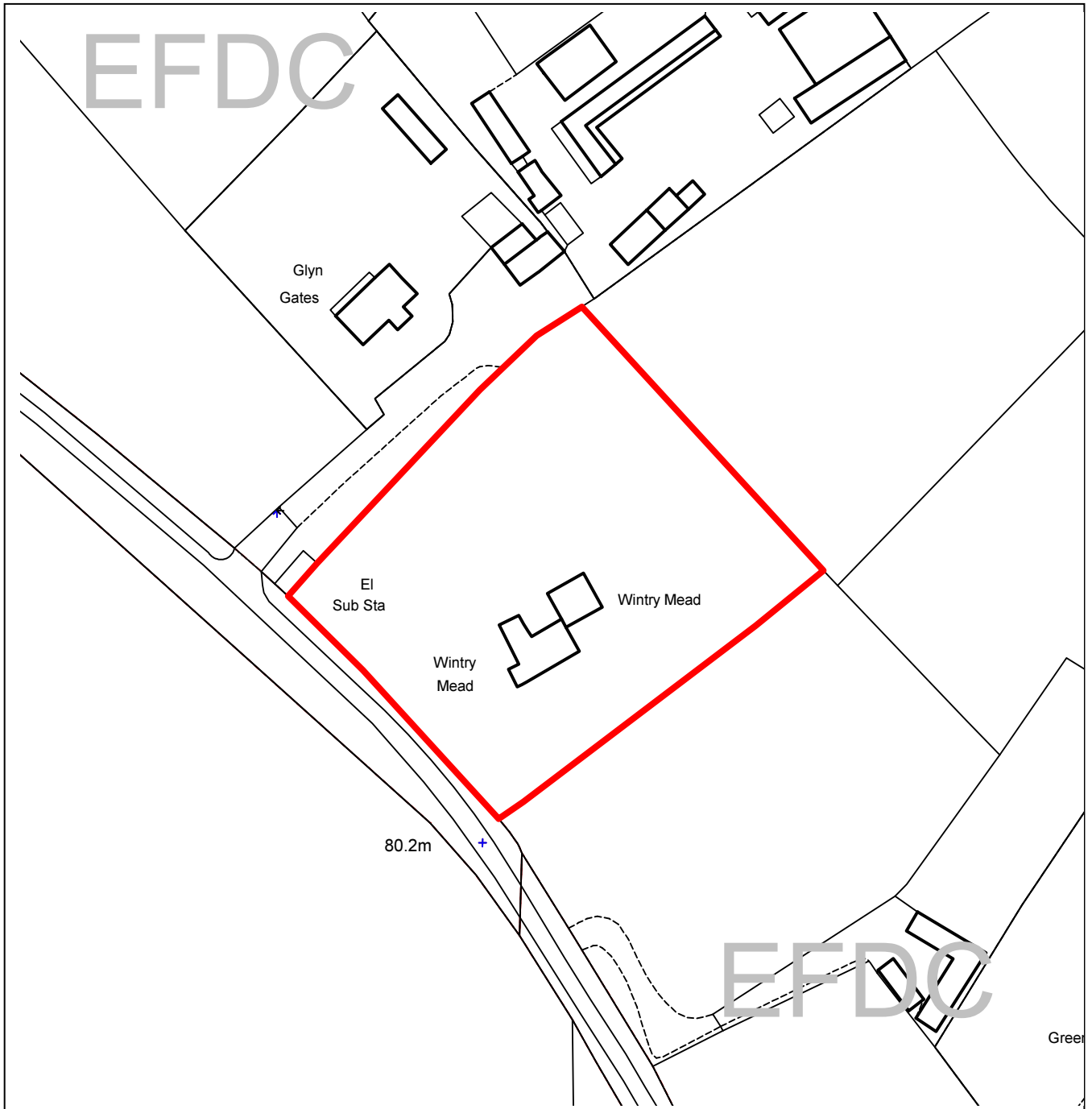
***Planning Application Case Officer: Graham Courtney  
Direct Line Telephone Number: 01992 564228***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/1984/10
Site Name:	Wintry Mead, Fernhall Lane Waltham Abbey, EN9 3TL
Scale of Plot:	1/1250