

# Committee Agenda



## Epping Forest District Council

### ***Area Planning Subcommittee East Wednesday, 12th March, 2014***

You are invited to attend the next meeting of **Area Planning Subcommittee East**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping  
on Wednesday, 12th March, 2014  
at 7.30 pm .**

**Glen Chipp  
Chief Executive**

**Democratic Services  
Officer**

Adrian Hendry - The Office of the Chief Executive  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk) Tel:  
01992 564246

#### **Members:**

Councillors Mrs S Jones (Chairman), P Keska (Vice-Chairman), K Avey, W Breare-Hall, A Boyce, Mrs H Brady, T Church, P Gode, Mrs A Grigg, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND  
APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN  
COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.**

#### **WEBCASTING/FILMING 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. The meeting may also be otherwise filmed by third parties with the Chairman's permission.**

**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.**

**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 or otherwise indicate to the Chairman before the start of the**

meeting.

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 (or filmed) and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery.”

**2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)**

General advice to people attending the meeting is attached.

**3. MINUTES (Pages 9 - 22)**

To confirm the minutes of the last meeting of the Sub-Committee, held on 12 February 2014 (attached).

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

**6. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

**7. DEVELOPMENT CONTROL (Pages 23 - 54)**

(Director of Planning and Economic Development) To consider planning applications as set out in the attached schedule

Background Papers:

(i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.

(ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

**8. DELEGATED DECISIONS**

(Director of Planning & Economic Development) Schedules of planning applications determined by the Head of Planning & Economic Development under delegated powers since the last meeting of the Sub-Committee could be inspected in the Members’ Room or on the Planning & Economic Development Information Desk at the Civic Offices in Epping.

**9. EXCLUSION OF PUBLIC AND PRESS**

Exclusion

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

Agenda Item No	Subject	Exempt 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 Subcommittee before leaving.

### **What can I say?**

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

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

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

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

Area Planning Subcommittee East 2013-14  
Members of the Committee:



Cllr Jones	Cllr Keska	Cllr Avey	Cllr Boycel	Cllr Brady
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Cllr Breare-Hall	Cllr Church	Cllr Gode	Cllr Grigg	Cllr Jacobs
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Cllr McEwen	Cllr Morgan	Cllr Philip	Cllr Rolfe	Cllr Stellan
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Cllr Waller	Cllr Whitbread	Cllr Janet Whitehouse	Cllr Jon Whitehouse
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## EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee East    **Date:** 12 February 2014

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 10.25 pm

**Members Present:** Mrs S Jones (Chairman), P Keska (Vice-Chairman), K Avey, W Breare-Hall, A Boyce, Mrs H Brady, T Church, Mrs A Grigg, D Jacobs, Mrs M McEwen, J Philip, B Rolfe, D Stallan, G Waller, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** -

**Apologies:** P Gode, R Morgan and C Whitbread

**Officers Present:** J Shingler (Principal Planning Officer), P Seager (Chairman's Secretary) and G J Woodhall (Democratic Services Officer)

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### 82. 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.

### 83. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### 84. MINUTES

**Resolved:**

(1) That the minutes of the meeting held on 15 January 2014 be taken as read and signed by the Chairman as a correct record.

### 85. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors J H Whitehouse and J M Whitehouse declared a personal interest in the following items of the agenda by virtue of being members of the Epping Society. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2417/13 30 Bower Hill, Epping; and
- EPF/2544/13 30 Bower Hill, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of having been the Chairman of a Council Overview & Scrutiny Sub-Committee which examined the construction of golf courses within the District. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2570/13 Blakes Golf Club & Restaurant, Epping Road, North Weald Bassett.

(c) Pursuant to the Council's Code of Member Conduct, Councillor J H Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois & District Rural Preservation Society. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2659/13 Oak Hill Farm, Coppice Row, Theydon Bois.

#### **86. ANY OTHER BUSINESS**

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

#### **87. DEVELOPMENT CONTROL**

##### **Resolved:**

(1) That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

#### **88. DELEGATED DECISIONS**

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

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1683/13
<b>SITE ADDRESS:</b>	The Acres Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LU
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Retention (with modifications) of agricultural building and erection of agricultural building. *** Revisions to building ***
<b>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=552731](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552731)

**REASONS FOR REFUSAL**

1. The information provided fails to adequately demonstrate that the proposed buildings are necessary for the purposes of agriculture within the unit and they are therefore considered to be inappropriate development harmful to the openness of the Green Belt, contrary to Policies GB2a and GB11 of the adopted Local Plan and Alterations.
2. Insufficient information has been submitted to show that the proposed intensification of use of the site, as a result of the development, will not result in harm to residential amenities of neighbours from increased noise and disturbance from traffic and from odours from effluent storage and or disposal and it is not considered that these factors could necessarily be controlled by condition. The development is therefore contrary to Policies GB11 and RP5 of the adopted Local Plan and Alterations.

**POSSIBLE WAY FORWARD**

Members considered whether there was a way forward on this application, but determined that in the light of the current extant enforcement notice requiring removal of the building that had been erected and the previous appeal decision, no further time should be allowed and the unauthorised building should be removed.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1967/13
<b>SITE ADDRESS:</b>	Fenners Farm Workers Road Threshers Bush Harlow Essex CM5 0EB
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of side and rear extensions, addition of two storey extension and internal alterations. Outbuilding removed and driveway created.
<b>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=554233](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=554233)

The Officer advised that condition 2 needs to be reworded to refer to 'Farm Office' and 'Farm Boots'

**CONDITIONS**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. The area on the ground floor annotated as 'Farm Office', and 'Farm Boots', shall only be used for purposes associated with agriculture, and shall not be used for residential purposes.
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 Class A, B, and E, of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2322/13
<b>SITE ADDRESS:</b>	44 Hoe Lane Abridge Essex RM4 1AU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and erection of replacement dwelling (Revised application to EPF/0803/13)
<b>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=556331](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=556331)

Members had carried out a formal site visit to the site on Saturday and considered that the visit had been helpful. They were concerned that the proposed dwelling is set forward of the front of number 46 and although the front part of the side elevation was single storey it has a substantial two storey element just 1 metre from the flank boundary with number 46 with an eaves height significantly higher. As such Members felt that the development would be overbearing and oppressive and cause significant harm to the residential amenity of the occupants of number 46. There were in addition concerns regarding the overall bulk and massing of the building.

**REASON FOR REFUSAL**

1. The height and bulk of the proposed building together with its proximity to the boundary with number 46 and its position significantly forward of the front elevation of number 46 would result in an oppressive and overbearing relationship with that property that would have a significantly adverse impact on the residential amenity of the occupants of that property contrary to policy DBE 9 of the Adopted Local Plan and Alterations.

**POSSIBLE WAY FORWARD**

Members discussed whether there was a way forward and suggested that a revised scheme which was designed similar to number 42, where the single storey element at the side extends for the full depth of the building as well as being set away from the boundary, would be more appropriate. In addition it was suggested that a reduction in the overall bulk, and height of the building and a more sympathetic design would also help.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2544/13
<b>SITE ADDRESS:</b>	30 Bower Hill Epping Essex CM16 7AD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of shop and offices (Use Class A1 and B1) to a single five bedroom family house (Use Class C3)
<b>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=557437](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557437)

**CONDITIONS**

1. No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

2. Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any

subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

3. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

4. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
5. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
6. No development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of practice for the Characterisation and Remediation from Ground Gas in Affected Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the

buildings be transferred.

7. Within three months of the date of this decision a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
8. Within three months of the date of this decision notice details of new boundary treatment shall be submitted to the Local Planning Authority for approval. The agreed boundary treatment shall be implemented on site within three months of the date of such an agreement.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2417/13
<b>SITE ADDRESS:</b>	30 Bower Hill Epping Essex CM16 7AD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	2x non illuminated boundary signs and 2x non illuminated fascia signs.
<b>DECISION:</b>	Split Decision: Locations 1 and 2 – Grant Permission Locations 3 and 4 – 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=556797](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=556797)

**CONDITIONS – Locations 1 and 2**

1. Standard Advertisement conditions only.

**REASONS FOR REFUSAL – Locations 3 and 4**

1. The proposed free standing signage by reason of its positioning, size and height above the fencing would appear incongruous and overly prominent having a detrimental impact on the character of the streetscene contrary to policies DBE13 and CP2 of the adopted Local Plan and Alterations.
2. The proposed fascia sign, due to its siting on a residential property, is incongruous and out of keeping with the street scene and harmful to the character and amenity of the area, contrary to policies DBE13 and CP2 of the Adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2565/13
<b>SITE ADDRESS:</b>	54 Centre Drive Epping Essex CM16 4JF
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of commercial/industrial premises and construction of 14 no. two bedroom apartments and associated works.
<b>DECISION:</b>	Refuse 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=557530](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557530)

**REASONS FOR REFUSAL**

1. The proposed building due to its height and position just 1.8m from the flank boundary with Number 56 combined with its excessive depth beyond the rear elevation of number 56 would have an adverse visual impact on the outlook from the rear of number 56 and be overbearing and oppressive such that there would be an excessive loss of amenity to the occupants of that property contrary to Policy DBE9 of the Adopted Local Plan and Alterations.
2. The flat roofed design of the proposed development and its detailing fails to respect the character of the area, is out of keeping with the streetscene and as a result is harmful to the character and amenity of the area contrary to policies CP2, CP7 and DBE1 of the Adopted Local Plan and Alterations.

**POSSIBLE WAY FORWARD**

Members considered whether there was a way forward and it was clear that the principle of the redevelopment was welcomed. They suggested that a more traditional pitched roofed design would be more in keeping and that repositioning away from the boundary with Number 56 by moving the access road to that side of the building would significantly improve the scheme and reduce the adverse impact on residential amenity.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2570/13
<b>SITE ADDRESS:</b>	Blakes Golf Club and Restaurant Epping Road North Weald Bassett Epping Essex CM16 6RZ
<b>PARISH:</b>	North Weald Bassett  Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Importation of clay in order to line existing irrigation ponds.
<b>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=557572](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557572)

**CONDITIONS**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved Location Plan and Cross Section drawing.
3. Not more than 80 lorry loads of material shall be brought into the site and there shall be no more than a total of 160 lorry movements in total (80 in and 80 out).
4. Prior to the commencement of development a timetable of works shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be restricted to no more than 11 days in total, and shall be carried out in accordance with the agreed timetable.
5. The material brought in shall be blue engineering clay only and the amount brought in shall not exceed 858 cubic metres in volume, all of which shall be used for the stated purpose of lining the 3 specified lakes.
6. Prior to commencement of development details of the routing of lorries to and from the site shall be submitted to and agreed in writing by the Local Planning Authority. This routing shall ensure that all access is from the A414 only, and not through North Weald. All lorries exiting the site shall be required to turn left onto the A414. The agreed lorry routing shall be strictly adhered to.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2659/13
<b>SITE ADDRESS:</b>	Oak Hill Farm Coppice Row Theydon Bois Epping Essex CM16 7DR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed replacement perimeter fence
<b>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=557954](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557954)

**REASON FOR REFUSAL**

1. The proposed fence due to its height, industrial design and positioning, including adjacent to a public footpath, fails to respect or enhance the character and appearance of the landscape and would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt contrary to policies LL2 and GB7A of the Adopted Local Plan and Alterations

**POSSIBLE WAY FORWARD**

Members considered whether there was a way forward and suggested that a lower fence of a less industrial design (perhaps a narrower gauge chain link style fencing) would be more appropriate, but that such fencing should be restricted to the boundary of the approved residential curtilage of the site, which would be sufficient to ensure security of the house and garden and would not introduce an inappropriate feature into the agricultural land.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2660/13
<b>SITE ADDRESS:</b>	119 Theydon Park Road Theydon Bois Epping Essex CM5 9AR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of section 52 Agreement relating to EPF/1127/82 (Continued use of dwelling for residential purposes).
<b>DECISION:</b>	Refused

**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=557970](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557970)

Members refused to agree the removal of the Section 52 agreement, as they considered that the agreement was serving its intended purpose of preventing the permanent residential occupation of what had been a recreational chalet. No very special circumstances had been put forward that would warrant the removal of the agreement.

**POSSIBLE WAY FORWARD**

Members considered that the best way forward would be for an applicant to apply for recreational occupation of the building, which would be in accordance with the intention of the original development and in line with adopted policies. They did not consider that permanent residential occupation by persons other than those set out in the original agreement would be appropriate.

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## AREA PLANS SUB-COMMITTEE 'EAST'

Date 12 March 2014

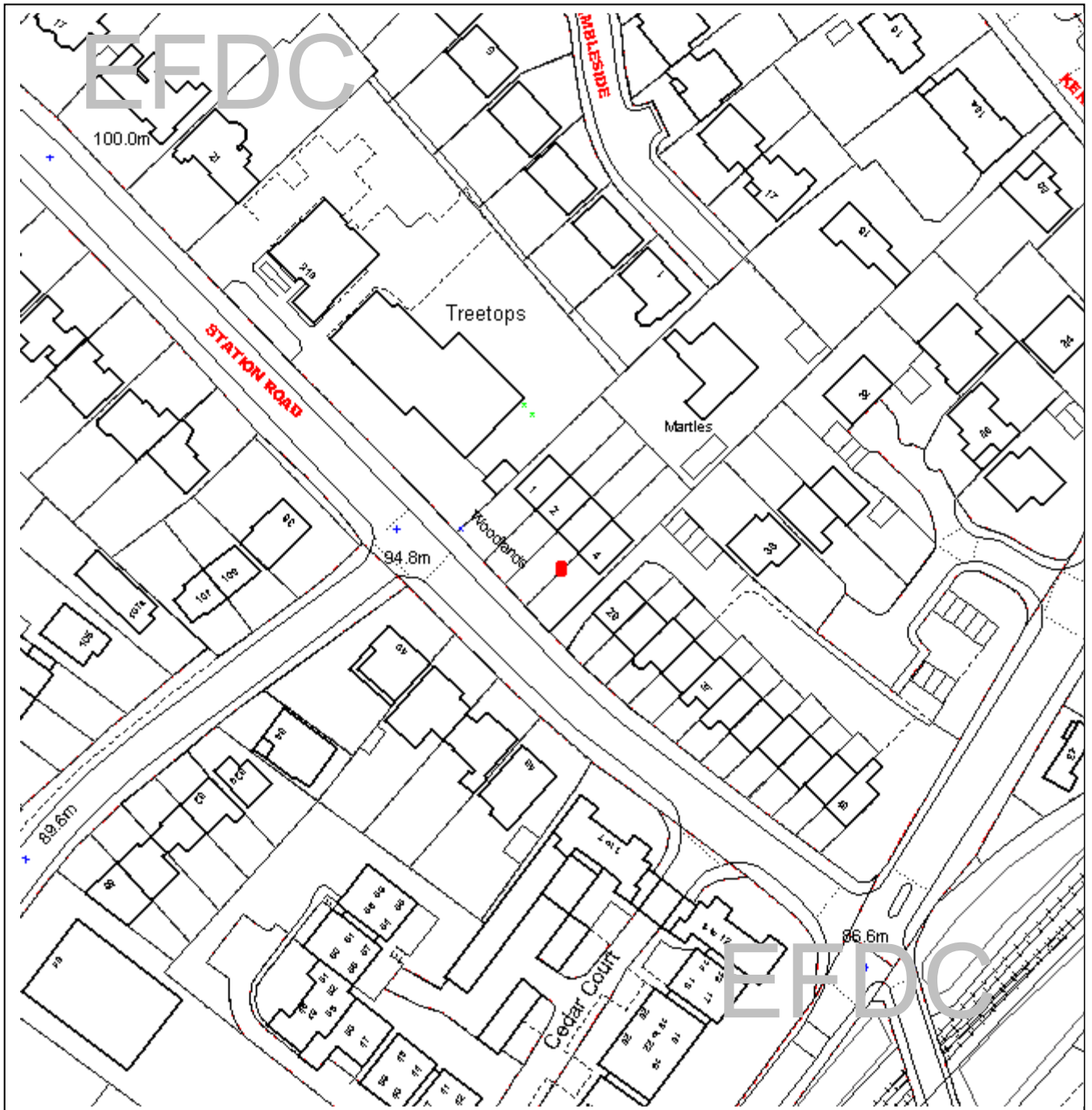
### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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1	EPF/0176/14	3 Woodlands 27 Station Road Epping Essex CM16 4HG	Grant Permission (With Conditions)	24
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3	EPF/2706/13	21 Garnon Mead Epping Essex CM16 7RN	Grant Permission (With Conditions)	32
4	EPF/2715/13	6 Carters Lane Epping Green Epping Essex CM16 6QJ	Grant Permission (With Conditions)	36
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# Epping Forest District Council

## AGENDA ITEM NUMBER 1



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Application Number:	EPF/0176/14
Site Name:	3 Woodlands, 27 Station Road Epping, CM16 4HG
Scale of Plot:	1/1250



**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0176/14
<b>SITE ADDRESS:</b>	3 Woodlands 27 Station Road Epping Essex CM16 4HG
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr Lythell
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/ EPF/7/84 - Cypress; Fell.
<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=559196](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=559196)

**CONDITIONS**

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

*This application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.*

**Description of Site:**

This modern red brick terrace of four dwellings is located on Station Road leading to Epping station. The Lawson cypress tree stands about 12 metres tall and about 4 metres from the front of the property in a peninsula of raised ground. The layout of the car park and grounds includes several roadside trees as screening greenery.

**Description of Proposal:**

T15. Lawson cypress. Fell.

### **Relevant History:**

Two other trees at similar range from the front of this terrace were removed in the late 1990s

TRE/EPF/0037/90 was granted permission to fell the Lawson cypress but the permission expired after three years, which has brought this proposal back for members' reconsideration.

### **Policies Applied:**

Epping Forest District Local Plan and Alterations:

LL9 Felling of preserved trees

### **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Had not commented at the time of writing this report.

### **Issues and Considerations:**

This proposal arose from the applicant observing works to a dominant London Plane adjacent to the corner of this site. Issues of shade from this broadleaf tree prompted action to address the problems caused by the subject cypress. These are listed, as follows:

- Unsuitable location for tree due to proximity to property.
- Concerns about stability.
- Some decay at base.

The main planning considerations are:

- Planning precedent.
- Visual amenity of the tree.
- Tree condition and growth potential.

Addressing the applicant issues in turn;

#### *Location*

T15 is too close to the applicant's property and directly in front of a ground floor study window. It is taller than the building and stands to the southwest of the front of the house. A tree of this height would ideally be some considerable distance from a domestic dwelling.

#### *Stability and decay*

The tree stands on a raised slope and buttress anchoring roots have become exposed with cavities visible between and below main groins, possibly from soil erosion around the tree base. No signs of active decay is evident but archive images of the tree taken in 1991 show large, fresh wounds to the lower trunk, which will lead to long term weakness at this stress point. Despite this, however, the tree appears stable and healthy at present.

#### Planning considerations

##### *Planning precedent*

A previous decision allowed this tree to be felled and replaced. This gives weight to the current proposal. A more suitable tree might be accommodated in this location.

*Visual amenity, health and growth potential*

The cypress is a visible, healthy tree. It contributes well to the green character of this part of Station Road but is partially obscured by two larger trees at the front boundary. Loss of amenity from its removal will be tempered by the presence of these prominent, screening trees.

The tree has some growth potential but does not appear to have grown more than a few feet since the 1991 photograph was taken. Even so, its size blights to the applicant and their neighbours and any increase in its bulk will further harm reasonable enjoyment of their property. Pruning this conical tree is not a realistic option due to the visual harm to its appearance.

**Conclusion:**

The tree has some public value but a previous decision to allow its removal on the condition that it be replaced with a more suitable alternative leads to a recommendation to grant permission to this application on the grounds that the planning precedent and the reasons given provide sufficient justification to allow the tree to be removed. The proposal therefore accords with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling it is recommended that a condition requiring the replacement of the tree, following its removal, be attached as a condition.

***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:***

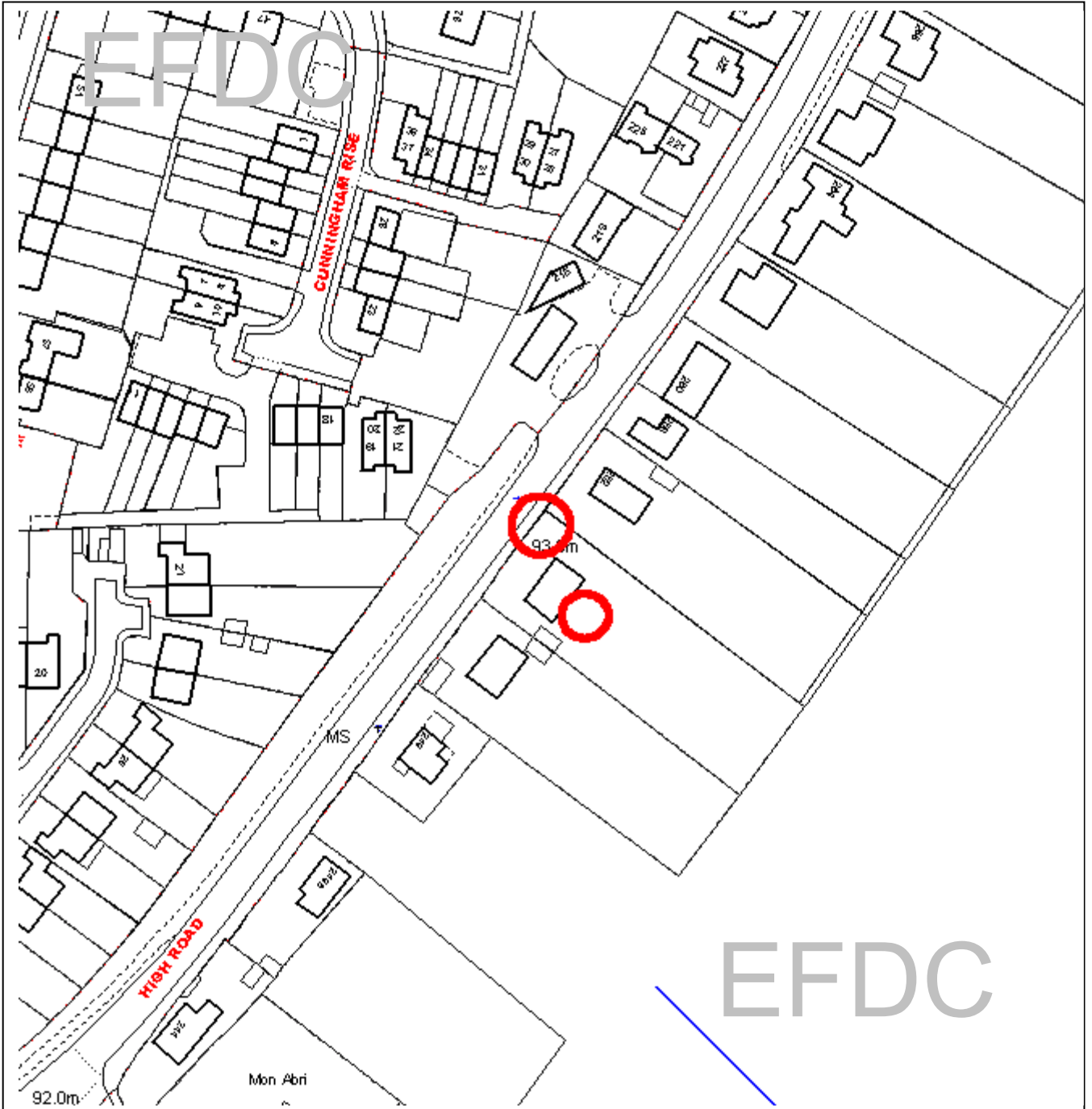
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 2



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Application Number:	EPF/0240/14
Site Name:	250 High Road, North Weald Bassett CM16 6EF
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0240/14
<b>SITE ADDRESS:</b>	250 High Road North Weald Bassett Epping Essex CM16 6EF
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr Ron Fearn
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/05/82 - 2 Willows - Fell.
<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=559550](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=559550)

**CONDITIONS**

- 1 Two replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

*This application is before this Committee because any application to fell preserved trees falls outside the scope of delegated powers*

**Description of Site:**

T1 are, in fact, two pollarded trees; T1 and T2 and currently stand three metres tall in a hawthorn hedgerow, prominent in the street scene on the front boundary of the property. The group partially screens the property and forms an island feature in a carriage driveway.

**Description of Proposal:**

**T1 - Willows - Fell**

### **Relevant History:**

Originally described as attractive trees in the hedgerow, T1 and T2 were preserved under TPO/EPF/05/82.

TRE/EPF/0702/96 was granted permission to reduce them by 60% and then TRE/EPF/1027/01 was granted permission to pollard these trees every two years for the next 10 years.

TRE/EPF/0873/13 granted permission to pollard these two trees

### **Relevant Policies:**

LL9: Felling of preserved trees. The Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree.

### **SUMMARY OF REPRESENTATIONS**

NORTH WEALD PARISH COUNCIL had no objection to this application, subject to the TPO officer determining a clear and valid need to remove the tree.

### **Issues and Considerations:**

The proposal asks to fell T1 Willows. Strictly this should read T1 and T2 because the sketch plan R.F.1 clearly points out two trees.

The reasons given for the felling are listed, as follows:

1. The trees are decayed to (the) extent (that) they are no longer viable.
2. They no longer have any amenity value.
3. Roots have infested drains – letter from Gillard, a Building and Civil Engineering Contractor.

### **Considerations of the reasons**

#### Tree condition

It is clear that the large, exposed buttress roots, decayed stump and stem wounds of both trees are now extensively rotten and under pressure from their leaning trunks. The weak shoot development following the most recent pollarding indicates that the trees have low vigour and their life expectancy is short.

#### Amenity value

These originally attractive trees' public visual amenity was significantly diminished in 1996, when they were heavily reduced, possibly prompted by the pronounced lean of both their stems. Repeated pruning and branch removal might have extended their retention by reducing the risk of wind throw but their amenity value is now accepted to be only moderate as they reach the end of their useful lifespan.

#### Root problems

A letter from a local civil engineering firm states that there are tree roots from the trees in the vicinity penetrating drains and manholes. A recommendation to remove the trees is considered to be the best solution. No further evidence or information is provided but it is possible that roots

might be obstructing drains. This alone is not normally sufficient justification to remove mature preserved trees.

#### Replacement trees

There is limited but adequate space to accommodate two replacement trees to provide ongoing landscape presence.

#### **Conclusion**

The trees are in decline and of limited amenity value. It is recommended that the trees should be replaced by suitable new plantings in the same location. It is therefore recommended to grant permission to fell the trees on the grounds that their poor health justifies the need for their removal. The proposal accords with Local Plan Landscape Policy LL9.

In the event of Members allowing the felling of this tree, it is recommended that a replacement planting condition be attached to the decision notice requiring suitable replacements be planted at a similar location, following the felling of these trees.

***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:***

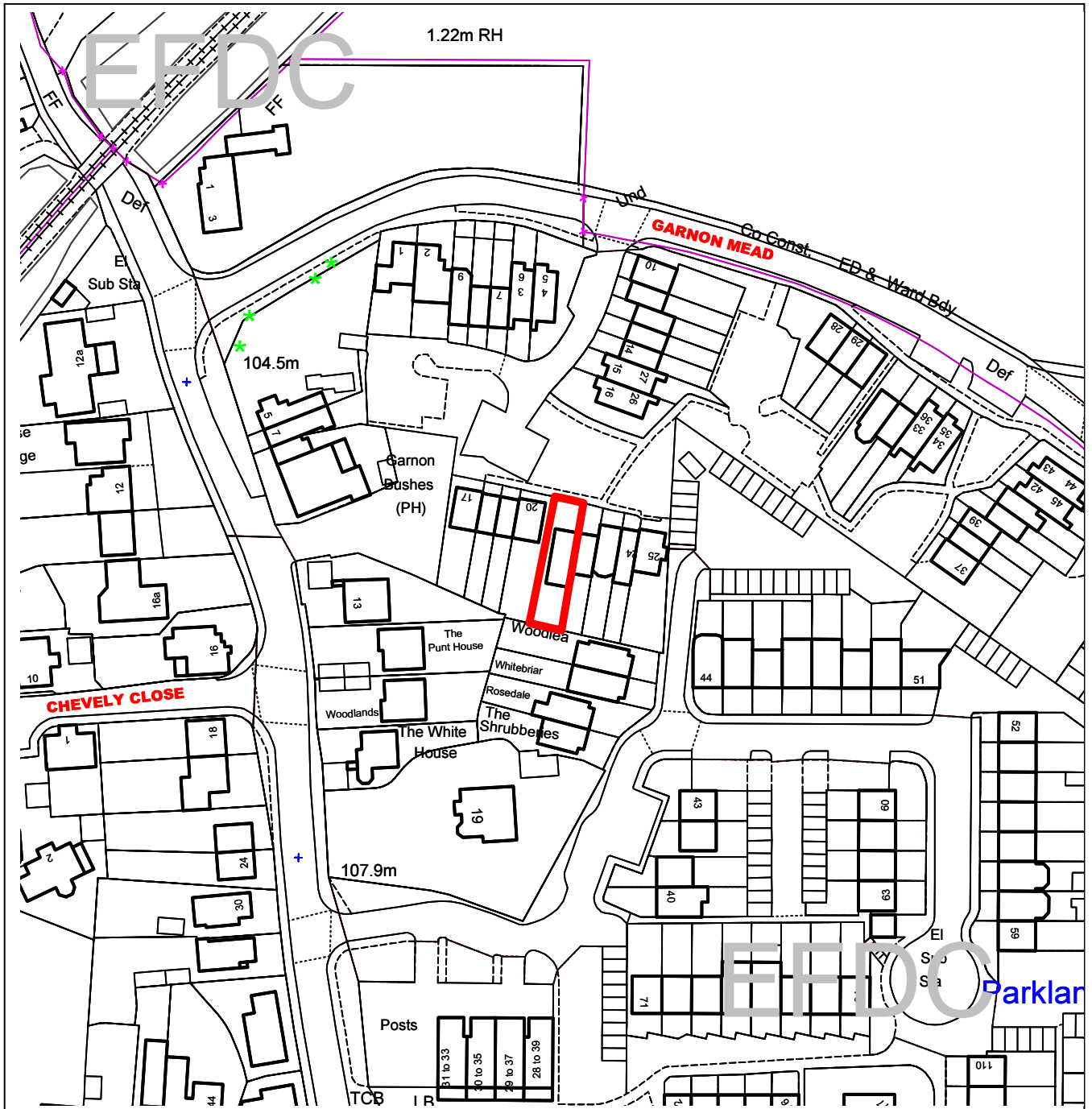
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 3



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Application Number:	EPF/2706/13
Site Name:	21 Garnon Mead, Epping CM16 7RN
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2706/13
<b>SITE ADDRESS:</b>	21 Garnon Mead Epping Essex CM16 7RN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mrs Carolyn Reed
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front extension. (Revised application to EPF/1746/13)
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=558211](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558211)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Description of Site:**

The application site is located at the end of a cul-de-sac that runs off Garnon Mead within the village of Coopersale. The site itself is long and narrow in shape comprising of approximately 165sqm and is relatively level. A double storey end of terrace style dwelling externally finished from facing brickwork is located on the site. There is no vehicle access to the site as vehicle parking is located within the car park in front of the adjoining row of terrace housing. A small private garden area is located to the rear of the site.

The site is located within an established residential area that mainly consists of terrace style housing. The site is not located within the green belt or any conservation areas and it is not within the setting of any listed buildings.

**Description of Proposal:**

Planning permission is sought for the construction of a single storey front extension to the existing dwelling. The extension would project 1.5 metres from the original front façade and have a width of 4.9 metres. It would have a pitched roof and external materials are to match those of the existing dwelling.

**Relevant History:**

EPF/0410/90 - Single storey rear extension (granted permission)

EPF/0556/98 - First floor rear extension (refused)

EPF/1053/98 - Erection of a first floor rear extension (granted permission)

EPF/1746/13 – Single storey front extension (refused)

**Policies Applied:**

Local policies:

CP2 Protecting the quality of the rural and built environment  
DBE9 Loss of amenity  
DBE10 Residential extensions

National Planning Policy Framework

**Summary of Representations**

EPPING TOWN COUNCIL:

The committee objects to this application for the same reason they objected to the original application in September 2013.

It appears to create an incongruous effect in relation to the existing building line of adjacent properties and has a negative impact on the street scene contrary to policy DBE10.

Committee also felt that the reasons for the refusal of the previous application EPF/1746/13 are still valid.

**Neighbours:**

The application was advertised to 2 adjoining property occupiers. No representations have been received at the time of writing this appraisal.

EPPING SOCIETY:

Objects on the grounds that the proposed extension would be out of keeping with the street scene and it would be harmful to the amenities of adjoining occupiers.

**Issues and Considerations:**

It should be noted that the proposal is a revised application of a previously refused application that was decided under delegated powers ref: EPF/1746/13 which was also for a single storey front extension. This application was refused for the following reasons:

- The proposed development, due to its inappropriate size and scale and its excessive projection from the principal elevation of the building and in relation to the adjacent property at No.22, would be out of keeping with the character and appearance of the existing building, the street scene and the surrounding locality. The development is therefore contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.
- The proposed development, by reason of its inappropriate size, scale and siting in close proximity to the adjoining property at No. 22, would result in an unneighbourly relationship that would set the front elevation of No.22 within a narrow tunnel causing excessive harm to the residential amenity of occupiers contrary to Policy DBE9 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

In order to overcome the above concerns, the applicant has reduced the depth of the front extension from 2.5m to 1.5m. The width of the extension would remain the same as previously.

Given the reduction in the depth of the extension, officers consider that the proposed development is now appropriate. In particular, the proposal would now reflect the character and appearance of the existing building and the surrounding locality as the reduction in its size and scale would not be as prominent in terms of massing and would therefore fit into and not be at odds with the street scene.

The terrace has an inconsistent front building line and therefore a 1.5 metre front extension would not result in any excessive harm as it would still be setback behind the principal elevation of No. 20 whilst avoiding a tunnelling effect or loss of light and outlook to No. 22. The relationship with the side entrance to No. 20 is also improved.

### **Conclusion:**

The revised application has overcome the previous reasons for refusal. The proposal is appropriate in terms of its scale, design and appearance and therefore would not result in excessive harm to adjoining property occupiers. It is in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework. Officers therefore recommended that the application be approved subject to conditions.

***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:***

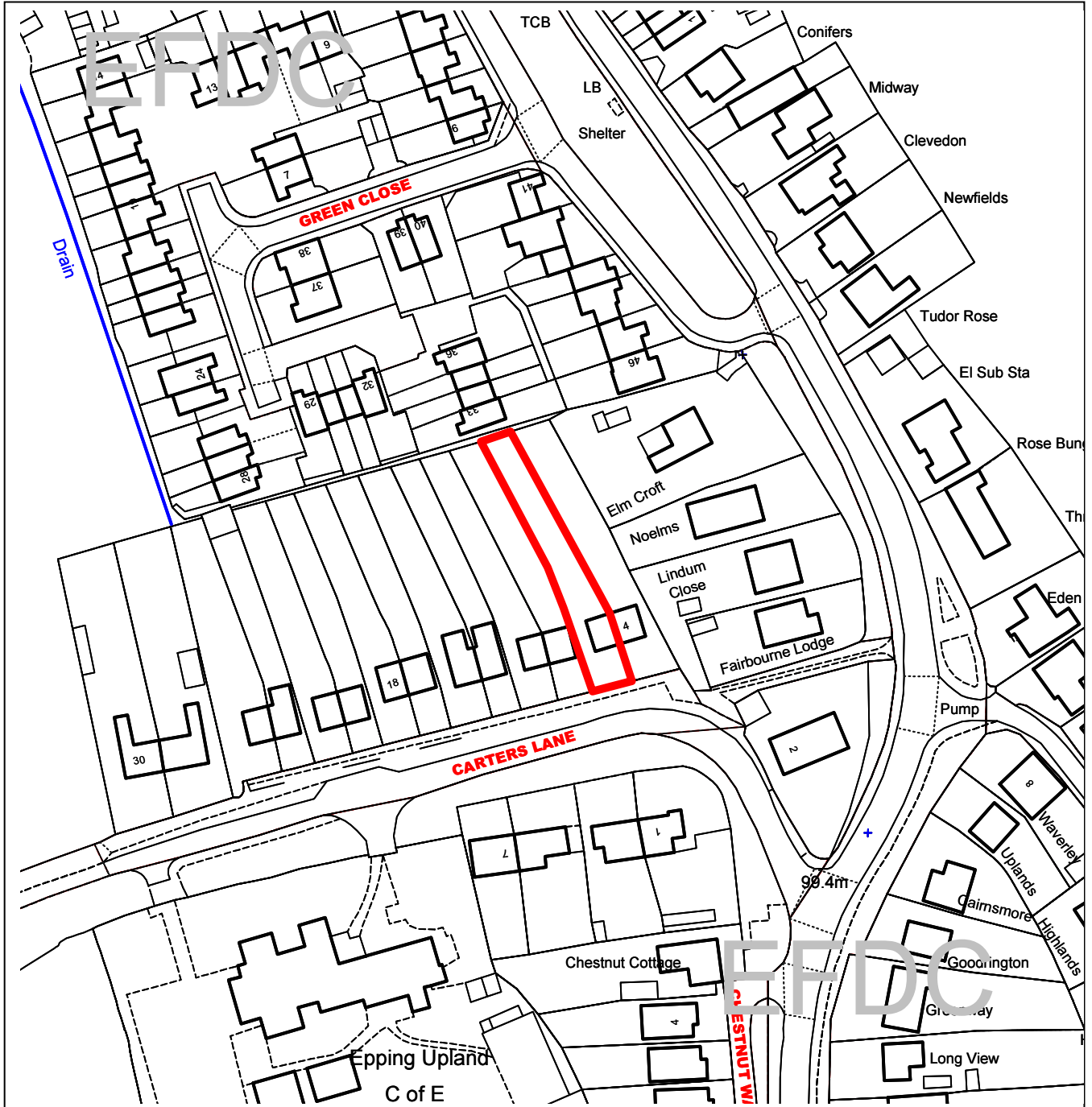
***Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564 337***

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 4



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Application Number:	EPF/2715/13
Site Name:	6 Carters Lane, Epping Green CM16 6QJ
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2715/13
<b>SITE ADDRESS:</b>	6 Carters Lane Epping Green Epping Essex CM16 6QJ
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mrs Sarah Duckett
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front and rear extensions (Revised application to EPF/2159/13)
<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=558232](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558232)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Description of Site:**

The application site is located on the northern side of Carters Lane approximately 60 metres North West of the B181 within the village of Epping Green. The site itself is relatively level, long and narrow in shape and comprises of approximately 410 square metres.

A double storey semi-detached dwelling that is externally finished from white painted render is located towards the front of the site. One off-street parking space is located on the driveway to the front of the dwelling. A medium size hedgerow is located along the side and rear boundaries of the site which provides screening for a large rear private garden area.

The site is located within a built up residential area that mainly comprises of semi-detached dwellings of varying design. The site is not located within the green belt or within a conservation area and is not within the setting of any listed buildings.

### **Description of Proposal:**

Planning permission is sought for the construction of single storey front and rear extensions to the existing dwelling.

The rear extension would project 4m from the original rear façade and have a width of 6m. The extension would have a flat roof with a skylight and a wall height of 2.8m.

The front extension would project 2m from the front façade, with the bay window and porch projecting slightly further. It too would have a width of 6m however it would have a pitched roof unlike the rear extension.

One parking space would be retained at the front of the dwelling.

### **Relevant History:**

EPF/2159/13 – Single storey front and rear extensions (refused)

### **Policies Applied:**

Local policies:

CP2 Protecting the quality of the rural and built environment  
DBE9 Loss of amenity  
DBE10 Residential extensions

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

### **Summary of Representations**

EPPING UPLAND PARISH COUNCIL: Objects for the following reasons:

- Loss of light amenity to neighbouring property, No 4; effect of both front and rear extensions
- Effect on street scene – front of extension would be out of keeping with rest of the properties and loss of front garden
- Concern as to size of extensions in relation to the original footprint of the property
- Concern as to car parking as may leave insufficient room for off street parking

### **Neighbours:**

Five adjoining neighbours notified. No representations received.

### **Issues and Considerations:**

The main issues to be addressed are:

- Design and appearance
- Neighbouring amenities

### Design and appearance:

The rear extension would not be visible within the street scene and is a simple flat roofed design which is appropriate to the dwelling and the location.

Turning to the proposed front extension, it should be noted that the previous application ref: EPF/2159/13 for a 3m deep front extension was refused as officers felt that the depth was inappropriate and would be overly prominent in the street scene. The applicant has revised the proposal by reducing the depth of the front extension from 3m to 2m in order to overcome officer's previous concerns.

There are several similar single storey front additions to other properties on this side of Carters Lane and although this proposal is about half a metre deeper, given the set back of some 5.7 metres from the front boundary, it is not considered that the addition will appear overly prominent or harmful to the street scene. The pitched roofed design and the incorporation of a bow window are also considered appropriate design features.

Both the front and rear extension would be in accordance with policies CP2 and DBE10 in that they would be in keeping with the surrounding locality, the street scene and the existing building.

### Neighbouring amenities:

Due consideration has been given to the possible harm the development might have upon the amenities enjoyed by adjoining property occupiers.

The house is separated from number 8 by about 2 metres and therefore will have no impact on the amenities of residents of that property.

With regard to the amenities of occupants of the attached property (number 2) the rear extension at 4 metres deep and 2.8m high will result in some overshadowing of the garden area and rear windows, but given the orientation of the property this will be restricted to later in the day and it is not considered that the loss of amenity would be excessive. In addition current Permitted Development Rights would allow a 6 metre rear extension in this position subject to no objection being received from neighbours and no such objection has been received.

The proposed front extension at just 2m in depth will not result in any significant loss of light or outlook.

### Other issues:

It is noted that the Parish Council have objected to the development regarding the loss of off-street parking. It is noted that there is room for one vehicle on the driveway at present. There would still be room for one off-street parking space on the driveway following the development. As there is no increase in bedrooms and no loss of parking it is not considered that the proposal will result in increased on street parking. In addition, in the event of any overspill onto surrounding highways, it would be unlikely to harm highway safety or lead to traffic congestion.

### Conclusion:

The proposal is considered appropriate in terms of its design and appearance and would not result in excessive harm to adjoining property occupiers. It is therefore in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework and recommended for approval subject to conditions.

**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: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564 337**

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

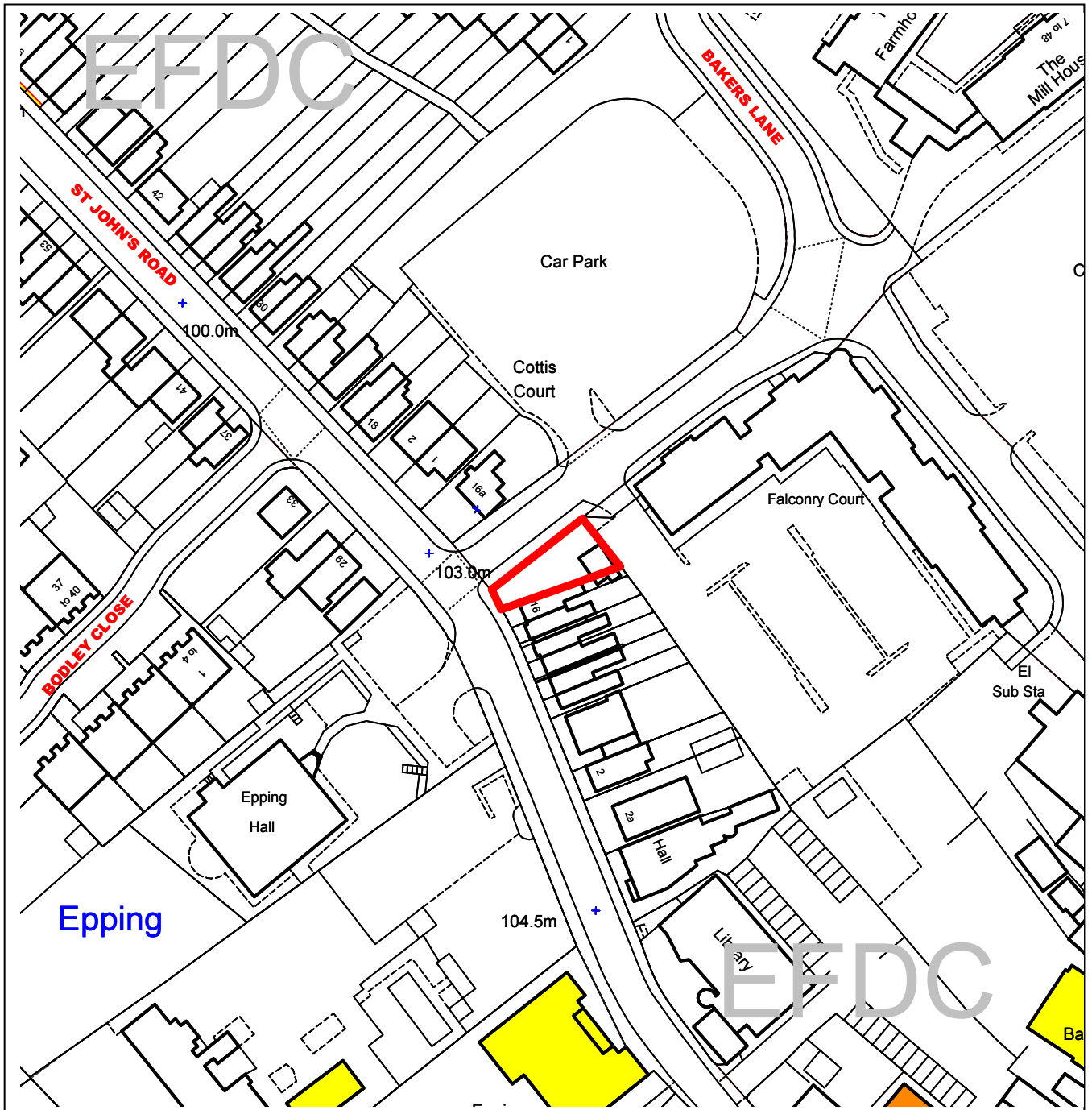


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# Epping Forest District Council

## AGENDA ITEM NUMBER 5



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Application Number:	EPF/0001/14
Site Name:	16 St. Johns Road, Epping CM16 5DN
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0001/14
<b>SITE ADDRESS:</b>	16 St. Johns Road Epping Essex CM16 5DN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Farringford Developments
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two new apartment dwellings on vacant land adj existing terraces (Revised application to EPF/1823/13)
<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=558330](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558330)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: p01b, p02b, p03b, p04b, p05b, p06c and the submitted location plan.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 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) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 7 Prior to the first occupation of the development, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not exceed 9 metres and shall be provided with appropriate dropped kerb vehicular crossing of the highway.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 9 No unbound material shall be used in the surface of the access within 6 metres of the highway boundary of the site.
- 10 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Description of Site:**

The application site is located on the southern corner of St Johns Road and Bakers Lane within the town of Epping. The site is mainly regular in shape although its frontage is smaller in terms of width than the rear boundary, is relatively level and consists of approximately 305sqm.

Currently located on the site and fronting onto St Johns Road is a double storey end of terrace dwelling externally finished from facing brickwork. A large garage is located within the private garden area towards the rear of the site. The only vehicle access at present is off Bakers Lane in which a driveway extends to the garage. Off street parking is either within the garage or on the driveway itself. Mature vegetation is located along the boundaries abutting St Johns Road and Bakers Lane.

There is a mixture of building forms and styles within the surrounding locality that vary from residential to office uses. The site is not located within the green belt or a conservation area and it is not within the immediate setting of any listed buildings.

### **Description of Proposal:**

Planning permission is sought for the construction of a double storey building that would be attached to the side of the existing dwelling known as number 16 St Johns Road. The new building would comprise of 2 two bedroom flats.

It should be noted that the existing garage to the rear of the site is to be removed to make way for the proposed development.

The principal elevation of the building which fronts onto St Johns Road would provide the communal front entrance for both the new flats and to No. 16 which is within the applicant's ownership. The principal elevation is to be constructed in line with the front elevation of the terrace whilst the northern flank elevation would have staggered setbacks ranging from 1m to 4m from Bakers Lane. The building would have maximum measurements of 7.2m by 14.7m with a height of 8.3m to its ridge which would match that of the terrace.

The existing dropped kerb along Bakers Lane would be extended to provide 3 off street parking spaces, one for each flat and one for No. 16 St Johns Road. A private communal area for the flats would be located to the rear of the site in which a bin storage area has been provided along with a secured bike rack.

### **Relevant History:**

EPF/1823/13 - Erection of 1 pair of semi-detached dwellings on land adj existing terrace (refused 31/10/13).

### **Policies Applied:**

Local Plan policies relevant to this application are:

CP1 Achieving Sustainable development objectives  
CP2 Protecting the quality of the rural and built environment  
CP3 New Development  
DBE1 Design of new buildings  
DBE2 Detrimental effect on existing surrounding properties  
DBE6 Car Parking in new development  
DBE8 Private amenity space  
DBE9 Loss of Amenity  
ST4 Highway safety  
ST6 Vehicle parking  
LL10 Adequacy of provision for landscape retention.  
LL11 Landscaping Schemes  
H1A Housing Provision

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

## **Summary of Representations**

EPPING TOWN COUNCIL: Committee objects to this application for the following reasons:

- The proposed development has a detrimental effect on the existing No. 16 St Johns Road both in amenity and functional terms, due to the creation of a shared entrance with the proposed first floor flat.
- The proposed development has private amenity space which is not of a size, shape and nature which enables reasonable use. The patio proposed for the front of the property will not have privacy on a continuing basis and the small courtyard at the rear of the property is too small to be of practical use and unlikely to receive sunlight throughout much of the day.
- The scheme appears to be overdevelopment of a small site.

It should be noted that since the Local Authority received the Town Council's comments, the applicant has revised the scheme. The main revisions included amending the size and position of the private communal amenity space so that it is located to the rear of the building and some small fenestration changes in order to provide one communal front entrance instead of two separate front entrances. The Town Council's concerns have been addressed in the below appraisal under the heading of issues and considerations.

EPPING SOCIETY: The Society objects to the application for the following reason:

- The proposal is an overdevelopment of the site with inadequate amenity space and remains vague on landscaping and tree protection.

### **Neighbours:**

Five adjoining occupiers notified by mail and a site notice displayed on site. No representations received at the time of writing this report.

### **Issues and Considerations:**

The main issues to be addressed regarding the proposed development are as follows:

- The principle and siting of the proposed development in this location
- Design and appearance
- Amenity space and living conditions
- Impact on adjoining properties
- Highway safety, traffic impact & vehicle parking
- Landscaping

### **Principle of Residential Development:**

The site lies outside the Metropolitan Green Belt, Employment Area and Commercial Areas and is, therefore appropriate for residential development. The principle of residential development is therefore considered acceptable in land use terms and the provision of additional housing is consistent with Policy H1A as the application site is within an established urban area.

The development site is located within a very built up, predominantly residential area that is close to Epping town centre and other local facilities. Furthermore there are very good transport links within this area with regular bus services and the Epping Underground Tube Station (Central Line) within walking distance from the site.

As such, it is considered that the redevelopment of this site would constitute a sustainable development in transport/location terms which is in accordance with Local Policies CP1 and ST1. The principle of residential development for the site is in accordance with the Adopted Local Policies and the National Planning Policy Framework.

*Design and appearance:*

The proposal would be in accordance with Local and National policy in that it would achieve a sustainable form of urban development. In particular, it would make the most efficient use of available land by virtue of its urban location and optimise the garden area to the side of the existing dwelling. Although garden land does not fall within the definition of previously developed land, the Framework does not preclude its development provided that the character and appearance is respected.

Following on from the above, and must be given far greater weight, a new development should be satisfactorily located and of a high standard in terms of its design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The development site is within a prominent location at the junction of St Johns Road and Bakers Lane. Whilst this does ensure that a larger building could be suitable for the corner of this site, it also means that the design of the building (including its overall bulk and scale) will need to be sensitively considered.

Although there is nothing particularly architecturally outstanding regarding the appearance of the development, the building has been designed to complement the surrounding locality incorporating local features and materials to complement the existing street scene. The size and proportions are appropriate and the mix of setbacks from Bakers Lane visually breaks up this frontage. There will be a strong visual link to the existing row of terrace housing along this part of St Johns Road, where it will integrate the scheme into its surroundings.

The proposal would be consistent with the guidance set out in paragraph 58 of the Framework in that it should respond to local character, reflect the identity of the surroundings and optimize the potential of the site to accommodate development.

*Amenity space and living conditions*

The Council's policy seeks to ensure an adequate amount of conveniently located amenity space is provided in new residential developments which is usable in terms of its shape and siting. The supporting text within local policy DBE8 suggests that communal areas for residential flats/units should allow for at least 25sqm of amenity space for each unit. Approximately 40sqm of usable amenity space has been provided to the rear of the site which is slightly below the minimum of 50sqm required for 2 residential units on the site.

Given the site is within a reasonable distance to public parks and playing fields in a town centre location and given that the character of the surrounding area generally consists of small rear garden areas, on balance, the amenity area provided is considered acceptable.

*Impact on adjoining properties:*

Due consideration has been given regarding the potential impact the proposal would have on the amenities enjoyed by adjoining occupiers in relation to loss of privacy, loss of light and visual blight.

Due to the orientation of the site and the position of the proposed building in relation to adjoining properties, it is not considered that there would not be any significant overshadowing.

The proposed development would not result in a loss of privacy to adjoining properties. Although first floor windows on the rear elevation of the building would have the potential to overlook into the rear garden area of No. 16, officers do not consider this to be a reason for refusal as some minor overlooking into rear garden areas within built up residential areas is expected and is not uncommon.

The proposed development would not be visually intrusive or overbearing to any neighbouring property.

#### Highway safety, traffic impact & vehicle parking

The Adopted Council parking standards recommends that for a two or more bedroom dwelling, a minimum of 2 vehicle spaces are required. The level of parking may be reduced if the site enjoys a good location in terms of a range of services and public transport.

Given the sustainable location that the site enjoys close to public amenities and transport, officers would expect the provision of one off street parking space for each of the proposed residential units plus one space for the existing dwelling. This has been achieved.

In addition, the Adopted Council parking standards state that the preferred parking bay size for a parallel parking space should be 5.5m by 2.9m. The parking bays provided meet the minimal sizes for parallel parking.

The application was referred to Essex County Council's highways officer who had no objections to the proposal subject to conditions if permission is granted.

Officers consider that the development would not cause traffic congestion within surrounding highways or result in harm upon highway safety.

#### Landscaping:

There is a large spreading magnolia tree adjacent to the boundary of St Johns Road. This is not being shown to be retained on the submitted plans and is most likely to be removed if permission is granted. The application was referred to Council's landscape and tree officer who stated that the tree is of no particular importance and as such is not worthy of preserving. No other objections were raised.

#### Other issues:

In relation to the Town Council's concern regarding the proposal being an overdevelopment of the site, taking all the factors into account, although this is an unusual form of development, it would not appear unduly cramped in comparison with surrounding development and would not cause material harm to the appearance of the street scene or to the character of the area generally and it would provide 2 additional small residential units in a sustainable location.

#### **Conclusion:**

The proposal is in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework. It is therefore considered to be recommended for approval subject to conditions.



**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:**

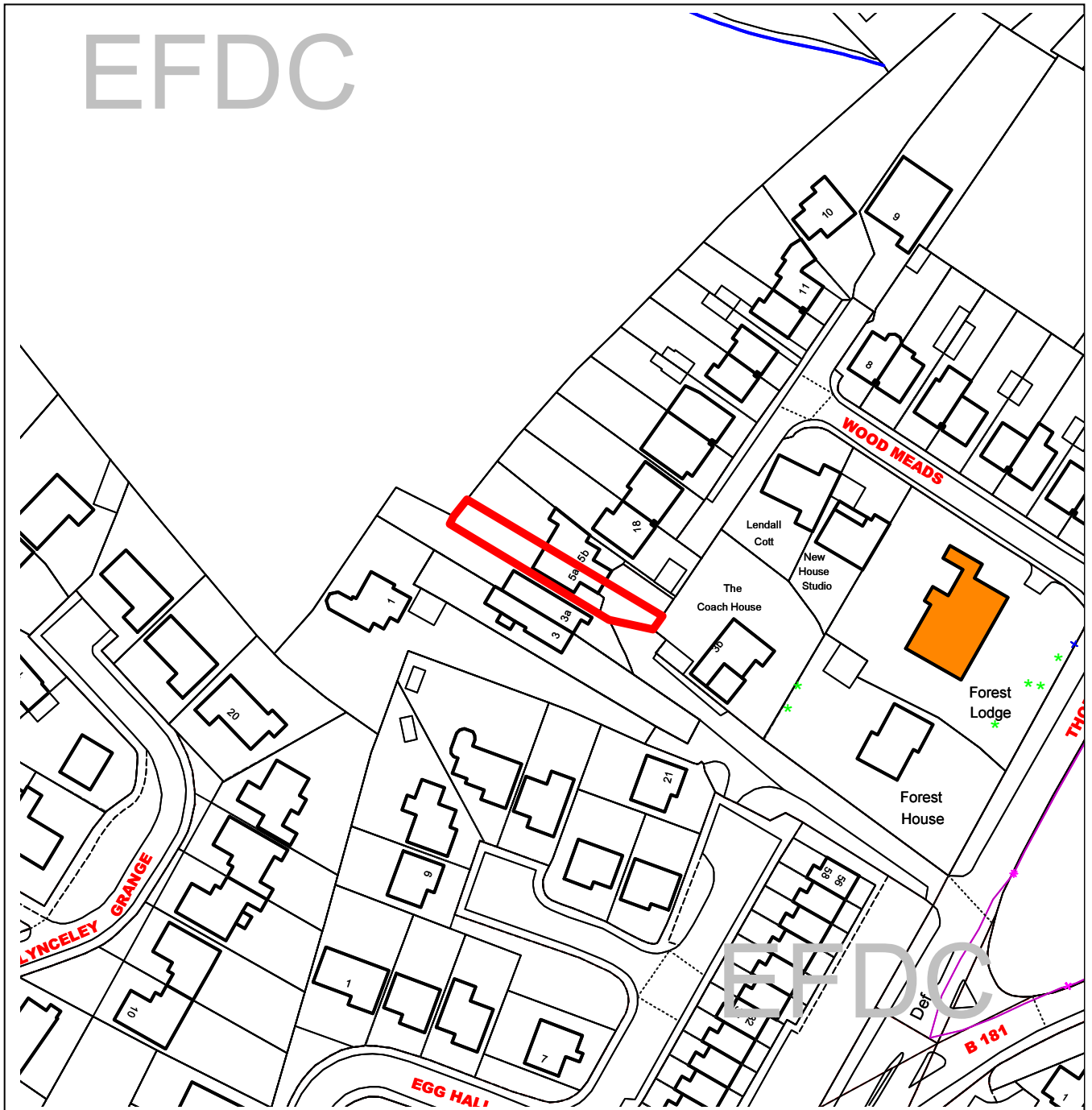
**Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564 337**

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 6



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Application Number:	EPF/0011/14
Site Name:	5A Thornwood Road, Epping CM16 6SX
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0011/14
<b>SITE ADDRESS:</b>	5A Thornwood Road Epping Essex CM16 6SX
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr Robert Shackle
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of outbuilding at front of property for storage.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=558410](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558410)

**CONDITIONS**

NONE

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Description of Site:**

No 5A Thornwood Road is located at the end of a private road which is accessed off Thornwood Road and is within the built up area of Epping, although on the outskirts of town. The house is semi detached and is one of four served by this private road. An area of hardstanding is located to the front of the houses for the parking of vehicles and beyond this is a strip of land serving No 5a and 5b which backs onto a 2.0m wall. The houses are also served by gardens to the rear.

**Description of Proposal:**

The applicant seeks consent to retain an outbuilding that has been positioned on the strip of land serving No5a on the area of hardstanding on the opposite side of the hardstanding from the house. The building measures approximately 2.7m wide x 1.1m wide x 1.8m high. The structure is finished in fairly typical horizontal boarding with a felt roof.

**Relevant History:**

No relevant history.

**Summary of Representations:**

TOWN COUNCIL: Objection. The proposed shed will interfere with parking for two neighbouring properties.

4 neighbours consulted: 2 replies received.

5b THORNWOOD ROAD: Objection. Concern that the shed hinders our ability to manoeuvre a car out of our property. The structure is an eyesore and has put our small strip of garden in the shade.

3b THORNWOOD ROAD: Comment. No objection but this outbuilding should in no way be attached to the wall behind it which belongs to 3B Thornwood Road. No permission has been given.

### **Policies Applied:**

CP2 –Protecting the Quality of the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE9 – Loss of Amenity

ST4 – Road Safety

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

### **Issues and Considerations:**

The layout of the properties is slightly unusual in that there is an area of hardstanding to the front which has the feel and appearance of a shared space. However the applicant demonstrates ownership of the strip of concrete running from the two outside edges of his house to a fence. It is the Council's understanding that the occupants of 5b have a right of access across the land and indeed would need it to reach their house.

It is not considered that there are any issues with regards to the amenity of neighbours and it cannot be envisaged how the shed would have an impact from this perspective.

From a design viewpoint the building is fairly standard, has obviously been constructed professionally and is well maintained, and as such raises no issues. Conventionally such a structure would be located in the rear garden area and there seems no clear reason why this could not be achieved in this instance. However the applicant has applied for retention of the building to the front and this is what must be judged. In terms of impact on the streetscene the structure is in place, photographs exist on file, and this aids a determination. On consideration of these photographs it is difficult to argue that this structure has an adverse impact. As stated the properties have an unusual layout and in some respects the construction of a shed on the strip of land is a better utilisation of what could be redundant space. The adjacent neighbour has similarly made better use of their piece of land by planting it with shrubs. The impact of the shed on the streetscene is reduced by the fact that it backs onto a 2.0m wall and cannot be seen when walking down the road towards the houses. As stated, any serious impact on the character of the streetscene is hard to argue and its retention in this position is generally acceptable.

The main issue of contention raised by the representations received is that the outbuilding is leading to issues with regards to parking and the movement of vehicles on the hardstanding. The building is located on what was a planted area, not hardstanding and it is evident that there will be no impact in terms of parking space that can be achieved around these houses. The occupants of No 5b have stated that the shed makes it difficult to manoeuvre a car within the site, particularly when the doors are open. The doors are very small elements of this structure and it is difficult to appreciate how they would have any impact on vehicle movement. Furthermore the distance from

the edge of the garage at 5b to their own strip of land is some 11.0m and the occupants also have the benefit of a strip of land that runs along the side of the area of hardstanding. Bearing in mind the applicant has a right of access across 5b it appears that sufficient space to exit the site would exist. The shed would have no impact on any ability to turn within 5b and would not hinder a car user's ability to exit from the adjacent site safely.

If 5b have a legal right of access over the specific area occupied by the shed then this can be pursued through civil legal means and is not planning grounds for removal.

**Conclusion:**

The proposed outbuilding is considered to have minimal impact on the streetscene and would also not lead to concerns about vehicle movements or road safety. It is therefore considered that consent is granted.

***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: Mr Dominic Duffin***

***Direct Line Telephone Number: (01992) 564336***

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

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