

Report Item No: 1

APPLICATION No:	EPF/2475/07
SITE ADDRESS:	St Margarets Hospital The Plain Epping Essex CM16 6TN
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	East Thames Group
DESCRIPTION OF PROPOSAL:	Demolition of existing hospital buildings and redevelopment of 46 key worker flats in two 3 storey blocks with 46 external parking spaces and associated works.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 Within two months of the development commencing a scheme of landscaping and a statement of the methods of its implementation shall be submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 No occupation of any dwelling hereby approved shall take place prior to the construction of the carriageway of the adjacent estate road to the east from The Plain to the development hereby approved.

- 7 The parking areas shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents' and visitors' vehicles.

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

with the assessment.

- 9 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

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

Description of Proposal:

This application is for the erection of 46 key-worker, affordable housing units in two, three-storey blocks. The blocks are approximately L-shaped and provide 36 one-bedroomed flats and 10 two-bedroomed flats. The blocks are of traditional design with a mix of brickwork and render and with pitched, tiled roofs.

The development, though submitted separately and with a different applicant, will read as part of the new residential development to be constructed on the eastern part of the former St Margaret's Hospital site, fronting onto the main estate road. That development has been approved in outline, but the details are the subject of a current application and have not yet been approved.

The proposed blocks will provide access through the building to the bulk of the parking areas at the rear surrounded by grassed amenity areas. Between the two buildings is to be a green centred around a large, mature oak tree.

Description of Site:

The site is formed from land currently occupied by a vacated oral-health building and two redundant in-patient wards that formed part of the old facilities at St Margaret's Hospital before the new community hospital was built and opened. The site is about 0.4 ha.

Relevant History:

In 2000 outline planning permission was granted for redevelopment proposals to provide new hospital accommodation and housing (EPF/1586/97). This followed on from consideration by the District Development Control Committee of a long-term plan for the entire hospital site, which indicated at the time some provision of key worker accommodation on this part of the site.

That outline permission was renewed in 2002 (EPF/1949/02) and again in 2006 (EPF/2297/04). Details of the new hospital building were approved in 2004 (EPF/0600/04) and details of the residential development is the subject of a current application (EPF/0070/08)

Policies Applied:

CP1, 2, 3 and 7 - Core policies re sustainable locations and development objectives
H1A-H7A – Housing policies relating to location, density and affordable provision
CF2 and CF3 – policies promoting new health care facilities and discouraging loss of health care facilities
DBE1–DBE8 – residential design policies
LL10 and LL11 – retention of trees and provision of new planting
ST4 and ST6 – highway safety and parking

Issues and Considerations:

The main issues in this case are the principle of using this site for affordable housing, the design and layout of the scheme, access and impact on surroundings.

1. The principle of residential development

The scheme proposes 46 units for key workers, provided by a housing association all for rent. The proposal is that 50% of the units would be for West Essex PCT staff and the other 50% would be for other key workers from other public organisations nominated by the Council.

The site is currently occupied by a series of redundant single storey hospital buildings, the prior uses having been relocated to up-to-date facilities as part of the hospital modernisation programme. The site is now surplus to West Essex PCT healthcare requirements. As part of the overall scheme for the site, the release of the eastern part of the site for residential development led to the loss of staff accommodation and the application site was indicated at the outset of the programme as a suitable location for replacement accommodation.

The PCT has confirmed that this development is required to replace lost facilities and adds that: “The Trust is clear that the provision of Key Worker accommodation is key to attracting much needed professionals to the West Essex Area”.

The Director of Housing comments that the scheme is fully supported by the Council as housing authority and is being provided by one of the Council’s preferred partners.

The Council’s policy is to resist redevelopment of health care sites for other uses but in this case the proposal is in accordance with a development brief already noted by the Council and provides accommodation, at least 50%, for health care workers. The location is within the built-up area and complies with the policy to use urban land to the full and is certainly a sustainable location for those working at St Margaret’s and other nearby public organisations.

The provision of 100% affordable units would be very welcome to contributing to the need for such accommodation and is fully secured by the submission of a legally-binding s106 undertaking.

No objection is therefore raised to the principle of using this land for the proposed development.

2. Design and Layout

The proposed layout has been informed by the shape of the site, by the development intentions on the site to the east and by the proximity of sensitive uses on the hospital site to the west. The buildings face east and south so that there is sufficient space between the buildings and the one and two storey mental health unit to the west. The buildings will read as part of the larger residential development that will take place to the east.

The height of the buildings has been kept to 3 storeys which will fit with the 2 to 4 storey intentions of the adjacent site and the 4 storey main hospital building. The roofs will be hipped with simple lines set against the skyline and the backdrop of trees to the north. The blocks are simple in design but are articulated to give a human scale with a rhythm of projecting bays breaking up the façade. The bays are intended to be rendered against a background of red and buff brickwork, though details of material will be required by condition.

The development provides 46 parking spaces, which for largely one-bedroomed affordable units is considered to be adequate. All but 8 of the spaces are to be provided at the rear of the buildings, minimising the impact of parked cars in the street scene. Refuse facilities are provided under cover in each block close to the drive-through access to the parking areas.

Amenity space provision is equivalent to about 23.8 sqm per unit rather than the 25 sqm suggested in policy, but the shortfall is relatively small and the space provided is adequate to create an attractive setting for the buildings and separation from boundaries. A large proportion of the amenity space is by the creation of an attractive amenity green between the buildings which is to be around a substantial oak tree that is to be included in a new tree preservation order for the site as a whole.

Apart from the retention of this tree, there is one other good quality oak to be retained on the northern boundary behind block A but other smaller trees are to be removed. The Council's Landscape Officer has no objection to the assessment of quality of these trees or the actions proposed.

The design and layout of the development is considered to be satisfactory overall, though there is a query as to how much is assumed about the larger development to the east, particularly since the details of that development have yet to be approved. However, officers are satisfied that the proposals will not prejudice nor detract from the design of that estate and adequate regard has been paid to the form of the current proposals. It might have been preferable to delay consideration of this scheme until the details of the larger scheme had been approved, but the funding of this scheme from the Housing Corporation is in danger of being lost if permission and commencement are delayed.

3. Access

All access to the proposed development will be through the adjacent residential site since it is necessary to divorce the residential traffic generated by this development from the hospital traffic. The proposed access onto The Plain has been designed to be more than adequate for both residential developments. The applicants have secured a right of access over that site from the current owner – the Secretary of State for Health.

4. Impact on Surroundings

There are no residential properties nearby to be affected by the proposals nor is this site near any public accessible land or footpaths. The scheme has taken into account the adjacent hospital uses in its design.

Conclusion

This application meets the various policy requirements and will assist the Council in meeting affordable housing needs in the district generally and particularly the needs of health professionals. The application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objections



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/2475/07
Site Name:	St Margaret's Hospital, The Plain Epping, CM16 6TN
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/2632/07
SITE ADDRESS:	23 Hemnall Street Epping Essex CM16 4LU
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	TKC Developments
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of 2 new dwellings. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 3 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of the development hereby permitted plans showing details of the proposed rear garden terraces shall be submitted to and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with these approved details.
- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.

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

Description of Proposal:

This application seeks consent for the demolition of an existing bungalow and the erection of 2 two storey dwellings. The proposed number 23a is L shaped in its plan form. Number 23b has a rectangular plan form due to the addition of a single storey attached garage, with a pitched roof. In all other regards the 2 proposed dwellings are identical.

The 2 houses are set back from Hemnall Street by some 10m and will stand 6.9m in height.

This application has been revised from the previously refused submission (EPF1662/07), by way of building height, plan form and detailed design of the proposed dwellings.

Description of Site:

The application site is currently occupied by a detached bungalow and is situated on the southern side of Hemnall Street, within the urban area of Epping. The bungalow is sited in a rectangular plot adjacent to the Epping Sports Centre.

There are 2 trees with Protection Orders on the front and eastern side boundary and the Epping Conservation Area begins to the north and east.

Relevant History:

EPF/1662/07- Demolition of existing bungalow and erection of 2 new dwellings- Refused.

Policies Applied:

Supplementary Planning Guidance

The Essex Design Guide

Adopted Local Plan

CP7A- Urban Form and quality
HC6- Development affecting Conservation Areas
DBE1- Design of new buildings
DBE2- Impact on surrounding properties
DBE9- Impact upon amenity
ST4A- Road Safety
ST6A- Vehicle Parking
LL10- Retention of trees

Issues and Considerations:

The key issues relate to the design and appearance of the dwellings in the street scene, the impact upon neighbouring properties, amenity space provision, tree issues and parking provision.

1. Design and appearance

The appearance of the proposed dwellings was previously considered problematic with regard to the street scene and adjacent Conservation Area. The overall roof heights exceeded the neighbouring numbers 19-21 by approximately 1m and proposed a roof depth which was out of character with the street scene and which was a symptom of their deep plan form (7m). However, the revised plans now feature a much reduced roof depth, which is more in keeping with the neighbouring property number 21.

In addition, the bulky front gable projection which featured a muddle of design solutions, has now been reworked into the shallower hipped roof design. The weak flat roofed car port area has also now been removed from number 23a and the proposed single storey garage area to number 23b is now of a much stronger design with a pitched roof.

5. Impact upon neighbouring properties

The main concern in terms of amenity, relates to the impact upon the first floor window of number 21, which constituted a previous reason for refusal. The proposed number 23a has now been articulated so that the 2 storey facing wall to the north east elevation has been reduced in bulk. This has resulted in an unbroken 45° angle of outlook being achieved when measured from the centre of the window. In light of this alteration and given that there will be a distance of 1m either side of the common boundary, this arrangement is now considered acceptable.

An objection has also been received from the bungalow to the east of the development (20 Nicholl Road), with concerns that the new buildings will be overbearing. The *Essex Design Guide* recommends 25m separation to the rear of houses which directly face each other. Whilst this development leaves a gap of only 22m back to back, this is the precedent for the rear spacing of other houses in the street. In addition, this revised plan has now removed the velux roof windows from the application, which generated objections to the original submission.

6. Amenity Space

Local Plan policy DBE8 states that new development should be expected to provide usable, private amenity space. This application complies with policy DBE8, providing 100m² of private rear amenity space. Whilst the rear garden areas are rather small, they would be of a size and form which is in keeping with the surrounding pattern of garden sizes in the vicinity.

7. Tree issues

Landscape officers have been consulted on this application and are satisfied the development could take place without jeopardising the health of the protected trees within the site. This is subject to the imposition of planning conditions to ensure a 'no-dig' method of construction close to the trees and that a tree protection and landscaping scheme is submitted.

8. Parking

The application complies with the *Vehicle Parking Standards* (2001) and is in a sustainable urban location, close to shops and services. There is sufficient space for 2 vehicles per house to safely park off the highway.

Conclusion

This revised application now proposes 2 dwellings which complement the street scene and the adjacent Conservation Area and will not unduly detract from the amenities enjoyed by neighbouring properties. Approval is recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL- Committee object to this application because the arrangements will be detrimental to the street scene and will result in a significant overlooking and loss of amenity to adjacent dwellings.

20 NICHOLL ROAD- Objected to previous submission due to overlooking of back gardens and loss of privacy from the velux roof lights. There are still concerns from this property regarding overlooking from the first floor windows.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/2632/07
Site Name:	23 Hemnall Street, Epping, CM16 4LU
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2690/07
SITE ADDRESS:	19 New Farm Drive Lambourne Romford Essex RM4 1BS
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Voxley Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing and erection of a two storey building to provide 2 No.1 bedroom flats and 4 No. 2 bedroom flats.(Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposals represent a cramped development, resulting in inadequate provision for on-site car parking, which would lead to parking congestion in the immediate locality and have an adverse effect on highway safety, and in inadequate facilities for bins and cycle storage. The proposals are thus contrary to policies ST4, ST6 and DBE1 of the Adopted Local Plan and Alterations and the Council's Supplementary Planning Guidance - Vehicle Parking Standards.

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

Description of Proposal:

Demolition of existing two-storey house and attached garage, to be replaced by a two-storey building to provide 2 x 1-bedroom flats and 4 x 2-bedroom flats. External brick faced walls and tiled pitch roof. Existing vehicular access to be re-positioned to serve 6 parking spaces for these 6 flats to be sited in front of the proposed building off New Farm Drive.

Description of Site:

Former police house located at the corner of New Farm Drive and A113 Ongar Road. This is a two-storey detached house with an attached ground floor extension abutting the flank boundary shared with a bungalow at 23 Sawyers Chase and a car parking area serving residents living at 1-22 (Inclusive nos.) Sawyers Chase. The site has a frontage to both roads and the rear boundary is adjacent to flats at 13-22 Sawyers Chase. Opposite to the north, is an open field between a house at 35 Ongar Road and Abridge Village Hall, which is in the Green Belt.

Relevant History:

EPF/1042/00 – Change of use of Police office to residential use. Granted permission on 11/8/00.

EPF/521/06 – Demolition of house and garage, erection of 4 semi-detached houses and garages – refused planning permission by Area Plans Sub-Committee B and subsequent Appeal was Dismissed.

Policies Applied:

Housing, Residential Development, Landscape and Highway Policies from Adopted Local Plan:- H2A, H3A and H4A – Housing location criteria.

DBE1 – New developments required to respect their setting.

DBE2 – Effect of new buildings on neighbourhood.

DBE3 – Enclosure of spaces.

DBE6 – Provision of car parking in new residential developments.

DBE8 – Provision of private amenity space.

DBE9 – Amenity considerations on neighbouring residents.

LL10 – Retention of trees.

ST4 – Road safety

ST6 – car parking.

Issues and Considerations:

The main issues are the effect of the proposal on the character and appearance of the immediate locality, the living conditions of the occupiers of adjoining and nearby properties and the effect of the proposal on highway safety, with particular regard to the adequacy of on-site parking. Finally, would the development appear conspicuous from the Green Belt. The previous planning application dismissed on appeal a year ago on 19 February 2007, is a material consideration in assessing this application.

1. Character and Appearance

The site is located in a mixed residential area and given its proximity to a limited range of community facilities and services, the redevelopment of previously developed land to a higher density residential infilling scheme in principle could be accommodated. In this respect it complies with policies H2A, H3A and H4A.

The previous dismissed appeal scheme proposed 4 houses that were close to and looked out onto Sawyers Chase. The Planning Inspector considered that proposal would appear, “...*extremely cramped and out of keeping with the surrounding development...and would outweigh the benefits of providing 4 dwellings on the site.*”

That part of the proposal closest to the Sawyers Chase, and the bungalow at no.23 Sawyers Chase in particular, keeps to the similar footprint and scale of the existing house on the site. The main part of the proposed building will be more central to the site and have a closer frontage onto Ongar Road than the appeal rejection. In plan form this is considered to be acceptable. It will still be set back from Ongar Road, which allows the retention of silver birch trees along this boundary, but relate well to the position of the other residential properties on this side of the road, in particular, the two storey flats immediately west at nos. 13 – 22 (inclusive) Sawyer’s Chase. The house on the opposite corner to the east is also further forward towards this road. Its scale and form is also similar to these flats and from the street, it would be of acceptable design. It is considered that the proposal would comply with policy DBE1 of the Local Plan.

The car parking area would be in front of the building and close to the road. Policy DBE8 generally expects car parking not be visually dominating in the street scene and there is unfortunately the potential for this to appear so. However, many properties in the locality have parking open to the street and the existing vegetation together with further planting should succeed in the visual softening of this development.

2. Living Conditions

The previous proposed houses looked out towards 23 Sawyer's Chase and was judged to have an overbearing and enclosing impact on the outlook of the occupiers of that property, resulting in actual and perceived overlooking. That scheme was also marred by the proximity of a proposed driveway and forecourt areas that would have resulted in noise and disturbance to the occupiers of this bungalow. This proposal for flats is more sympathetic in terms of its relationship to no.23. Main windows will face towards the two roads, there are no flank windows facing towards them and the access has been moved away from their property. There will be car parking in the front garden, but this will not be concentrated towards their property and is spread out over the front forecourt, leaving sufficient distance for soft landscaping to be added on the shared boundary between the two properties to lessen the impact.

In respect of the neighbours nearest on the western boundary, nos. 21 and 22 Sawyers Chase, there is sufficient separation distance. Windows to these properties facing towards the application site are secondary, with main windows serving the same rooms fronting these flats front and back, which are not affected. There is no doubt that the scheme will be visible from a number of other nearby and adjoining properties and there will be a sense of infill development, but not to the extent that it will materially harm outlook of the occupants or result in loss of light. In this respect the proposal complies with policies DBE2 and DBE9.

3. Highway Safety and Parking

Again referring to the previous appeal, the layout of the proposed houses resulted in a restricted width of access drive with little scope for vehicles to pass each other along the access drive and turn and would have to reverse back into the road. The parking area and access on this proposal is workable and there are no objections raised by the County Council Highways Officer. It is acknowledged that the access is near a road junction, but this is only serving 6 cars and the traffic movement to and from the site throughout the day will be low and not be a hazard.

On-street parking is limited in the immediate locality due to the road junction and the existence of domestic crossovers and other smaller road junctions. The parking area in Sawyers Chase appears to be extensively used with little capacity for further use, primarily because the residents are generally around during the day. Public transport in the village is not good, in fact one of the residents states a bus passes through only once an hour and at the appeal a year ago it was stated that the existing bus services were due to cease. Residents of the proposed development are likely to depend on car transport. For the appeal houses, the Planning Inspector considered that 1.5 – 2 spaces per house would be required to avoid congestion in the locality. These were going to be 3 bedroom family sized houses, whereas the proposed flats will contain smaller units, of which 2 are non-family sized. Whereas there may be in the case of smaller sized flats an argument that two spaces per unit is excessive, the requirement for 1.5 spaces per unit is justified, despite the County Council Highways Officer not raising an objection on parking grounds. The response from the Parish Council and local residents supports the view that parking provision is inadequate.

The Parish Council have stated that they would have no objection if 9 spaces were provided and Planning Officers would agree with this. However, there is no room on the site for this and reconfiguring the layout (i.e. setting it back) would result on the new building being unneighbourly on the adjacent bungalow at no.23 Sawyers Chase and the car park at the front visually being too dominating on the street scene and poor design. A lay-by exists in the front of the site, but this is existing, not in the applicants ownership and available for anyone to park as a visitor to the development or any of the neighbouring houses. This therefore does not count towards the parking provision for the development. The proposal therefore is contrary to policy ST6 of the Local Plan. Emergency vehicle access raised by local residents would be acceptable.

4. Other Matters

The concerns over the capacity of the local drainage system is covered by other legislation and in any case could be conditioned, if planning permission was approved, for details of mitigating surface water discharge.

No details have been submitted in respect of cycle parking and refuse storage. Given the layout, there is little room for this to be provided on site because of the constraints of already trying to put a building of this size and parking on the land. There is no access available into Sawyers Chase and such provision on the back edge of the site adjacent to the pavement will be unsightly and visually intrusive. The lack of these facilities is another indication of seeking to squeeze too much development onto the site.

Conclusion

The principle of a development for flats is acceptable on the site and its relationship to neighbouring residents is also considered acceptable. The scheme fails though because of the inadequate provision of on-site car parking and because of the cramped nature of the development, the lack of ability to provide cycle and bin storage areas. The application is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – No Objection, as long as the minimum of 9 no. parking spaces are provided. This would reduce the impact that this development would have on the present parking problems currently experienced on New Farm Drive and Sawyers Chase. It is felt that the people purchasing a 2 bed property at the price quoted by developers would most probably have more than 1 car. Also due to lack of public transport in Abridge, occupiers would most likely be a car owner. The developers of this property have advised that there is potential for creating further car spaces and this is feasible.

MEADOW VIEW, NEW FARM DRIVE – Strongly object, plans even larger than the refused 4 dwellings, will be gross overdevelopment, will have 5 families living here rather than one leading to extra noise, pollution, nuisance and traffic, will reduce our privacy and restrict our views. Extra parking and vehicles will create a danger to the existing residents. Inadequate parking and turnaround area for vehicles, dangerous turning and extra parking around these roads is non-existent. Car parking is limited in these roads, existing drains cannot cope with more dwellings, serious loss and harm to character and appearance of the locality, service and infrastructure is limited in this village and there is a very limited mini-bus service. Overlook Sawyers Chase and block views and daylight, harm our living conditions and privacy.

TAMARIND, NEW FARM DRIVE – Object, overdevelopment and not in keeping with surrounding buildings, parking is inadequate and force people to park in New Farm Drive, close to the busy junction and where parking is limited, local infrastructure is under pressure and put stress on the drains. Development for 2 detached houses would be ideal and compliment the surrounding area.

1 NEW FARM DRIVE – Object. Serious overdevelopment, would need a minimum of 12-14 off road parking spaces as could be 16 persons of driveable age in the development, more traffic and proximity to a busy junction would put public safety at risk. Aesthetics of the development do not match those of New Farm Drive as there are no flats in the road.

2 SAWYERS CHASE – Objections remain as on previous dismissed appeal.

33 ONGAR ROAD – Object. Suffer loss of light to our living room during Autumn and Winter months, will urbanise a previously open aspect of the village scene, poor transport links (1 bus an

hour) and parking proposed is a minimum of 6 spaces close to a road junction and pedestrian controlled crossing. Is this safe? Overdevelopment, only 1 resident on site and proposal will more than double this as well as traffic levels, noise levels, light pollution and environmental impact. Are existing severe parking problems in locality which will become worse, lay-by outside is already being used for parking by residents, windows will overlook our property, developer not providing affordable or rented accommodation for local people but getting full market value, will not add to character of the village and will cause more traffic problems.

3 SAWYERS CHASE – Would like all past issues raised be taken into account this time and note that the residents are still opposed to this.

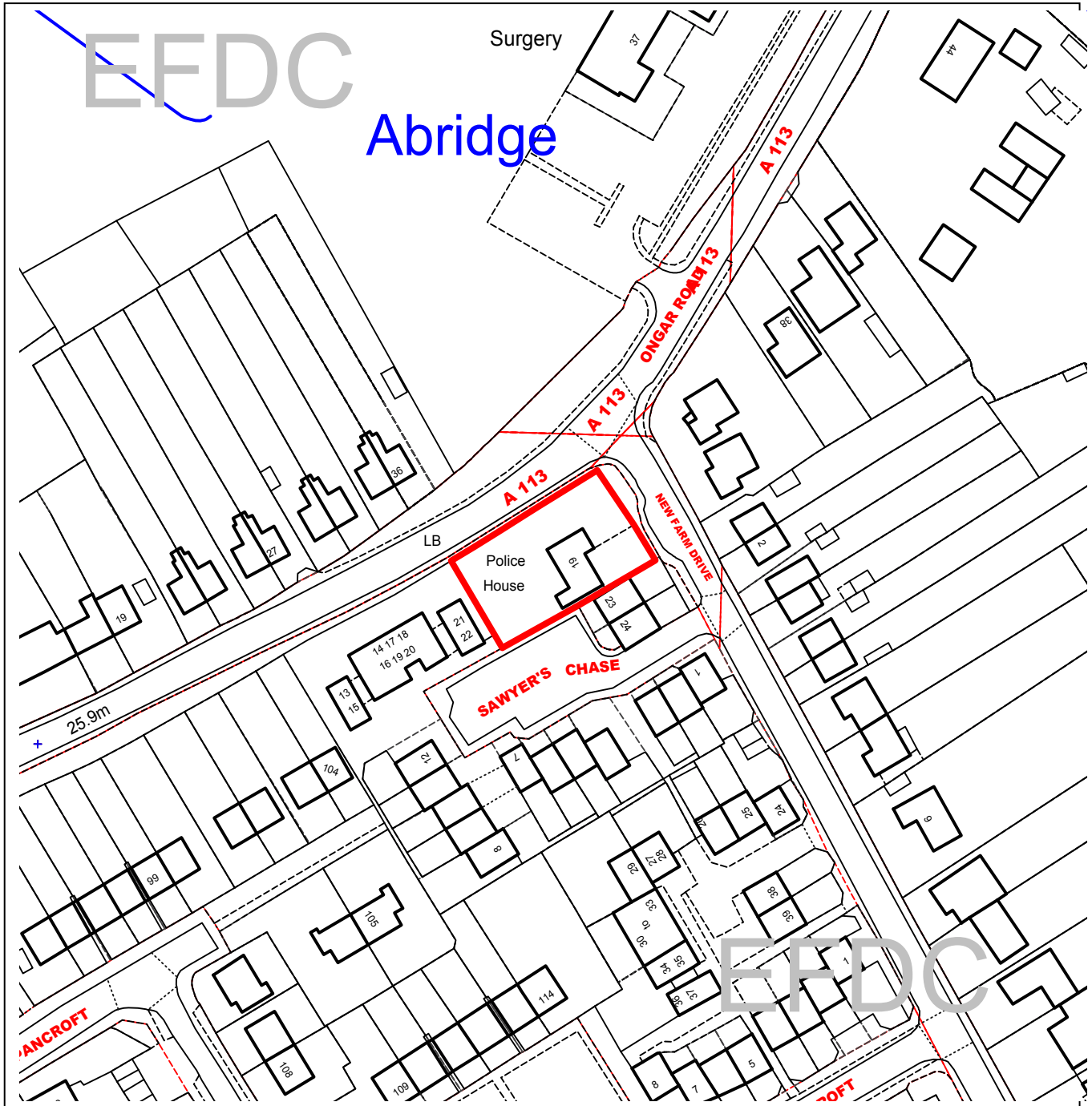
PETITION SIGNED BY 35 RESIDENTS OF PROPERTIES IN SAWYERS CHASE, NEW FARM DRIVE AND MEADOW VIEW –

Object on the following grounds – Over development, not enough parking spaces existing now in area let alone after said development, emergency access not large enough, exhaust fumes to side of 23 Sawyers Chase, obstruction of view from no.3 and 4 Sawyers Chase, detrimental to residents health issues for residents of Sawyers Chase as many residents are mainly disabled or have impaired health.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/2690/07
Site Name:	19 New Farm Drive, Lambourne Romford, RM4 1BS
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2614/07
SITE ADDRESS:	Lascelles Matching Green Matching Harlow Essex CM17 0PT
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village Moreton and Fyfield
APPLICANT:	Mr & Mrs Franks
DESCRIPTION OF PROPOSAL:	Removal of existing sun room roof, double door and windows and installation of bi-fold doors, window and glass roof.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

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

Description of Proposal:

This application seeks consent for the removal of an existing sun room roof, double door and windows and the installation of bi-fold doors and new window and glass roof.

Description of Site:

Detached Grade II Listed property accessed off a narrow private track, situated on the eastern side of Matching Green. There are 3 other buildings on the site, a cottage, a converted garage building and a pool house which is situated within the rear garden of the property.

The property is sited within a large residential curtilage totalling approximately 0.66 ha and is within the Metropolitan Green Belt. The majority of the site apart from the north west area is also within the Matching Conservation Area.

Relevant History:

EPF/1262/00- Demolition of existing garage, erection of new garage and store and formation of new pitched roof over existing covered area to end elevation of house- Approved.

LB/EPF/1263/00- Listed building application for erection of garage block and extension to house - Approved.

Policies Applied:

Adopted Local Plan

GB2A- Development within the Green Belt

GB14A- Residential extensions and outbuildings

DBE10- Design and residential extensions

HC6- Development affecting Conservation Areas

HC10- Works to Listed Buildings

Issues and Considerations:

The key issues for consideration relevant to this proposal are the appropriateness of the development in light of Green Belt policy and the impact of the alterations on the character and appearance of the Listed Building and adjacent Conservation Area.

Residential extensions within the Green Belt are only permitted provided that they are limited in nature and do not detract from the appearance of the property. The new sun room is essentially a renovation and involves only a very small increase in footprint to the building. On this basis the application is acceptable with regards to the constraints of policy GB14A.

This proposal affects the sun room to the south west corner of the property, which is a relatively modern extension to the property. County Council Conservation Officers have been consulted on this scheme and are generally satisfied with the detailed design. The design is contemporary in nature, with a glazed roof which makes the structure lighter and reduces the slight awkwardness from bringing the doors further out from the main walls of the house. It is considered to be well detailed and not overly dominant.

There are some reservations regarding the proposed finish to the timber doors and the nature of the glass sheeting to the roof. However, these issues can be controlled through the imposition of a condition on the concurrent Listed Building consent that will ensure full details are submitted.

Despite objections from the Parish Council, officers are satisfied that the alterations to the sun room do not detract from the character and appearance of the Listed Building. As with the other applications at this property, concerns have been raised that the new pool which will be constructed under permitted development will be used for commercial purposes. However, this is not the intention of the applicant and the pool will be used for private non commercial uses. Furthermore, these concerns are not directly relevant to this application.

Conclusion

The proposed new sun roof accords with Green Belt policy and is not considered to detract from the character and appearance of the Listed Building and Conservation Area. Approval is recommended.

SUMMARY OF REPRESENTATIONS:

MATCHING PARISH COUNCIL- The committee object to the whole series of applications at this property as the proposals represent gross overdevelopment out of keeping with the Listed Building.

The installation of the glass roof is totally out of keeping with the appearance of the Listed Building.

The replacement of the existing pool by a 50m pool is considered to represent a commercial development totally out of keeping with a residential property in a Conservation Area and within the Green Belt, and is unsuitable for domestic occupation.

The Committee feel if the development is allowed it would be detrimental to neighbouring properties and the resultant increase in traffic would affect the village as a whole.

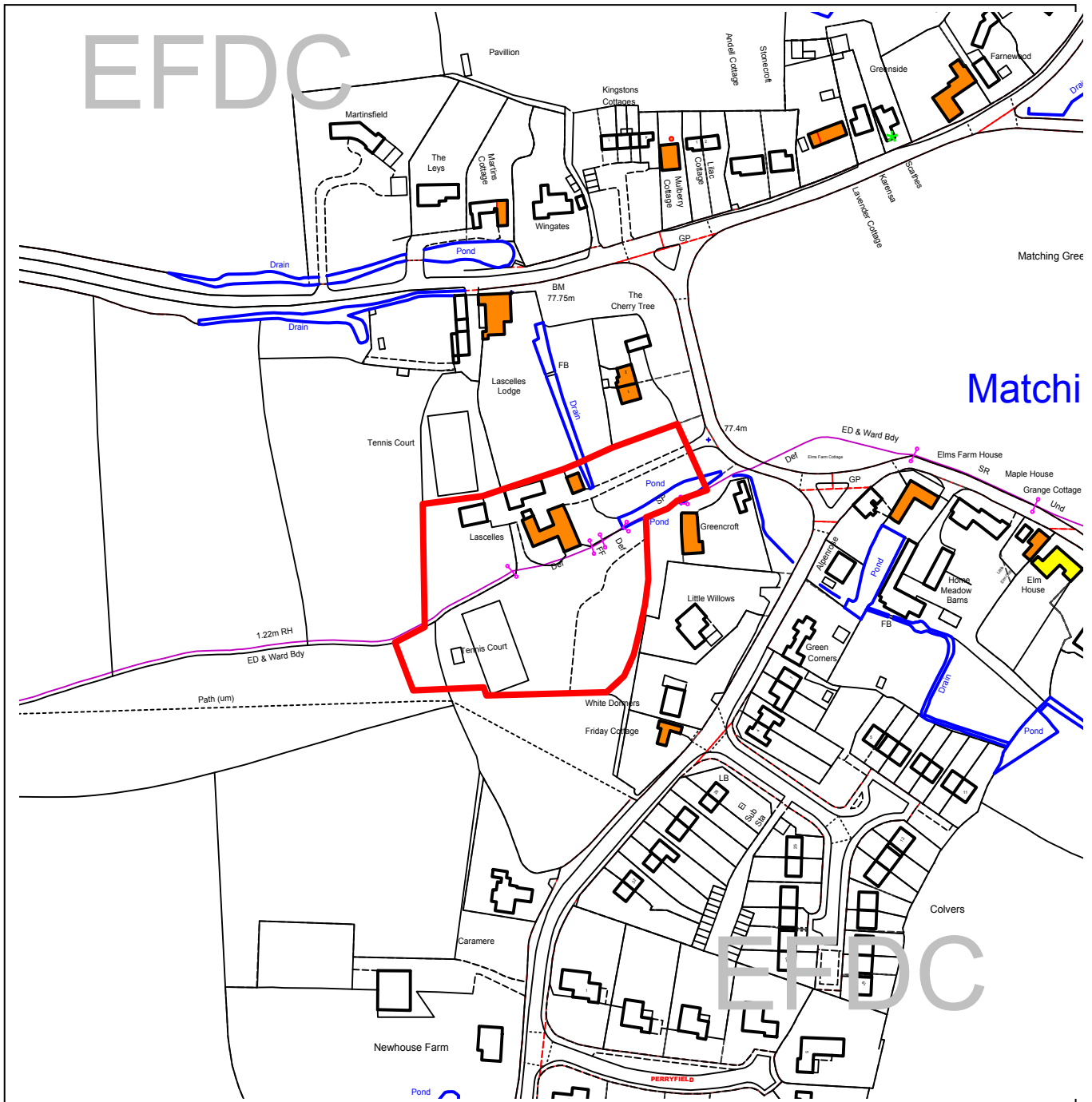
FRIDAY COTTAGE, HIGH LAVER ROAD- Concerns about the size of the pool and its intended use, (commercial).

WHITE DORMERS, HIGH LAVER ROAD- Object as the development is inappropriate. The house is one of the oldest in Epping and needs to be kept as near as possible to its original condition. The swimming pool will be used for commercial purposes.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4, 5, 6
Application Number:	EPF/2585/07, EPF/2614/07 & EPF/2615/07
Site Name:	Lascelles, Matching Green, MatchingCM17 OPT
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/2615/07
SITE ADDRESS:	Lascelles Matching Green Matching Harlow Essex CM17 0PT
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village Moreton and Fyfield
APPLICANT:	Mr & Mrs Franks
DESCRIPTION OF PROPOSAL:	Grade II listed building application for internal and external alterations including the removal of existing sun room roof, double door and windows and installation of bi-fold doors, window and glass roof.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Details of the finishings to the timbers shall be submitted to and approved by the Local Planning Authority as well as plans showing details of the roof providing a section, indicating the proposed eaves, ridge and glazing. The development shall be carried out in accordance with the approved details.

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

Description of Proposal:

This Listed Building application seeks consent for the removal of an existing sun room roof, double door and windows and the installation of bi-fold doors and new window and glass roof.

Policies Applied:

Adopted Local Plan

HC10- Works to Listed Buildings

Issues and Considerations:

The key issue for consideration relevant to this proposal is the impact of the alterations on the character and appearance of the Listed Building.

This proposal affects the sun room to the south west corner of the property, which is a relatively modern extension to the property. County Council Conservation Officers have been consulted on this scheme and are generally satisfied with the detailed design. The design is contemporary in nature, with a glazed roof which makes the structure lighter and reduces the slight awkwardness from bringing the doors further out from the main walls of the house. It is considered to be well detailed and not overly dominant.

There are some reservations regarding the proposed finish to the timber doors and the nature of the glass sheeting to the roof. However, these issues can be controlled through the imposition of a planning condition to ensure full details are submitted.

Despite objections from the Parish Council, officers are satisfied that the alterations to the sun room do not detract from the character and appearance of the Listed Building. As with the other applications at this property, concerns have been raised that the new pool which will be constructed under permitted development will be used for commercial purposes. However, this is not the intention of the applicant and the pool will be used for private non commercial uses. Furthermore, these concerns are not directly relevant to this application.

Conclusion

The proposed new sun roof is not considered to detract from the character and appearance of the Listed Building. Approval is recommended.

SUMMARY OF REPRESENTATIONS:

MATCHING PARISH COUNCIL- The committee object to the whole series of applications at this property as the proposals represent gross overdevelopment out of keeping with the Listed Building.

The installation of the glass roof is totally out of keeping with the appearance of the Listed Building.

The replacement of the existing pool by a 50m pool is considered to represent a commercial development totally out of keeping with a residential property in a Conservation Area and within the Green Belt, and is unsuitable for domestic occupation.

The Committee feel if the development is allowed it would be detrimental to neighbouring properties and the resultant increase in traffic would affect the village as a whole.

FRIDAY COTTAGE, HIGH LAVER ROAD- Concerns about the size of the pool and its intended use, (commercial).

WHITE DORMERS, HIGH LAVER ROAD- Object as the development is inappropriate. The house is one of the oldest in Epping and needs to be kept as near as possible to its original condition. The swimming pool will be used for commercial purposes.

Report Item No: 6

APPLICATION No:	EPF/2585/07
SITE ADDRESS:	Lascelles Matching Green Matching Harlow Essex CM17 0PT
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr & Mrs Franks
DESCRIPTION OF PROPOSAL:	Erection of pavilion for pool changing facility/toilet/pool plant.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of the development hereby approved the existing pool house building shall be demolished and all materials removed from the site.
- 3 Details of the types and colours of the external finishes, including the hard landscaped tiled area, timber boarding and brickwork (including the brick bond, mortar and pointing profile) shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

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

Description of Proposal:

This application seeks consent for the erection of a pool changing facility which houses a toilet and the pool plant room and store. The building would stand at 5m above ground level and have a floor area of 24m².

Description of Site:

Detached Grade II Listed property accessed off a narrow private track, situated on the eastern side of Matching Green. There are 3 other buildings on the site, a cottage, a converted garage building and a pool house which is situated within the rear garden of the property.

The property is sited within a large residential curtilage totalling approximately 0.66 ha and is within the Metropolitan Green Belt. The majority of the site apart from the north west area is also within the Matching Conservation Area.

Relevant History:

EPF/1262/00- Demolition of existing garage, erection of new garage and store and formation of new pitched roof over existing covered area to end elevation of house- Approved.

LB/EPF/1263/00- Listed building application for erection of garage block and extension to house- Approved.

Policies Applied:

Adopted Local Plan

GB2A- Development within the Green Belt

GB14A- Residential extensions and outbuildings

DBE4- New buildings within the Green Belt

HC6- Development affecting Conservation Areas

HC12- Setting of Listed Buildings

Issues and Considerations:

The key issues for consideration relevant to this proposal are the appropriateness of the development in light of Green Belt policy, the setting of the Listed Building and Conservation Area and the overall design and appearance. The rear garden is well screened and there would be no impact upon neighbouring amenity.

Local Plan policy GB14A allows for outbuildings within the Green Belt, provided that they are in scale and keeping with the building which they are to serve. This application proposes the demolition of a large wooden structure within which is an existing swimming pool. The removal of this outbuilding is considered to enhance the rural setting of the area and will benefit the setting of the Listed Building and Conservation Area.

The proposed replacement has been designed in consultation with County Listed Buildings officers and is of a suitably quality design for its location. The position of the building relates well to the main listed property, giving the appearance of an ancillary garden house.

In addition, its form, proportion and general appearance are broadly traditional and the imposition of a planning condition can ensure that suitable materials of construction are used.

The Parish Council strongly objects to this application on the grounds of gross overdevelopment. However, whilst the nature of the harm is not described, these concerns relate to the construction of the swimming pool which the applicant intends to construct under Schedule 2, Part, Class E of the Town and Country Planning (General Permitted Development) Order 1995. On this basis, the applicant can construct a swimming pool ancillary to the personal enjoyment of the main dwelling house and the objections to the application before committee are not directly relevant.

Conclusion

This proposed pool building will result in an improvement to the character of the Green Belt and setting of the Listed Building with the demolition of the poorly designed existing pool house. Approval is therefore recommended.

SUMMARY OF REPRESENTATIONS:

MATCHING PARISH COUNCIL- The committee object to the whole series of applications at this property as the proposals represent gross overdevelopment out of keeping with the Listed Building.

The installation of the glass roof is totally out of keeping with the appearance of the Listed Building. (In response to the alterations to the Listed Building itself).

The replacement of the existing pool by a 50m pool is considered to represent a commercial development totally out of keeping with a residential property in a Conservation Area and within the Green Belt, and is unsuitable for domestic occupation.

The Committee feel if the development is allowed it would be detrimental to neighbouring properties and the resultant increase in traffic would affect the village as a whole.

WHITE DORMERS, HIGH LAVER ROAD- Object to the swimming pool proposed at the property. The pool changing facility is unnecessary in a rural Essex village.

Report Item No: 7

APPLICATION No:	EPF/2433/07
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Essex CM16 6AA
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Darren Goodey
DESCRIPTION OF PROPOSAL:	Resurfacing ground used for market trader parking.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first use of the development hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

This application is before this Committee since it is an application for the Council's own development or is on its own land or property that is for disposal (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).

Description of Proposal:

This application is for the resurfacing of the existing ground to provide an additional hard standing area (3600 square metres) for vehicle parking. The extra parking is required for the market within the North Weald Airfield. The proposed development is to be located between the two runways towards the south east corner of the airfield.

Description of Site:

The subject site is known as the North Weald Airfield which is located to the north west of the North Weald. Within the site there a number of large buildings associated with the airfield which is the primary use and other buildings that have a range of uses from storage and distribution to small businesses.

Relevant History:

There has been an extensive history of applications over the years requesting planning permission for all types of buildings and works ranging from hangars, storage facilities, advertising, access, fencing and lots more.

Policies Applied:

Local Plan Policies

DBE4 – Development in the Green Belt

GB2A – Development in the Green Belt

Issues and Considerations:

The site is within the Green Belt and therefore the main concerns are the impact on the openness of the Green Belt and the visual amenity of the area.

Policy GB2A of the Adopted Local Plan states that planning permission will not be granted for the construction of a new building or works in the Green Belt unless it is appropriate in that it is for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in the Green Belt.

It is considered that there will not be an impact to the openness of this part of the Green Belt or to the visual amenity of the surrounding area due to the construction of a hardstanding area in this location. Given the existing use of the site, an additional hardstanding area would not be out of character with the site and the surrounding area. Furthermore, the use of this hardstanding for parking would be in conjunction with the lawful use of the market, and in relation to this any impacts on the Green Belt would be negligible.

It should also be noted that the application was referred to Council's Drainage Officer who advised that they had no objection subject to a flood risk assessment being submitted to Council before any works commence.

In respect of the Parish Council's concerns about this site being designated as "brown field", this site will continue to remain within the Green Belt and will also be covered by the policies in relation to the Airfield. Should any future development be proposed, it would have to accord with these requirements.

Conclusion:

For the reasons outlined above it is recommended planning permission be granted subject to conditions.

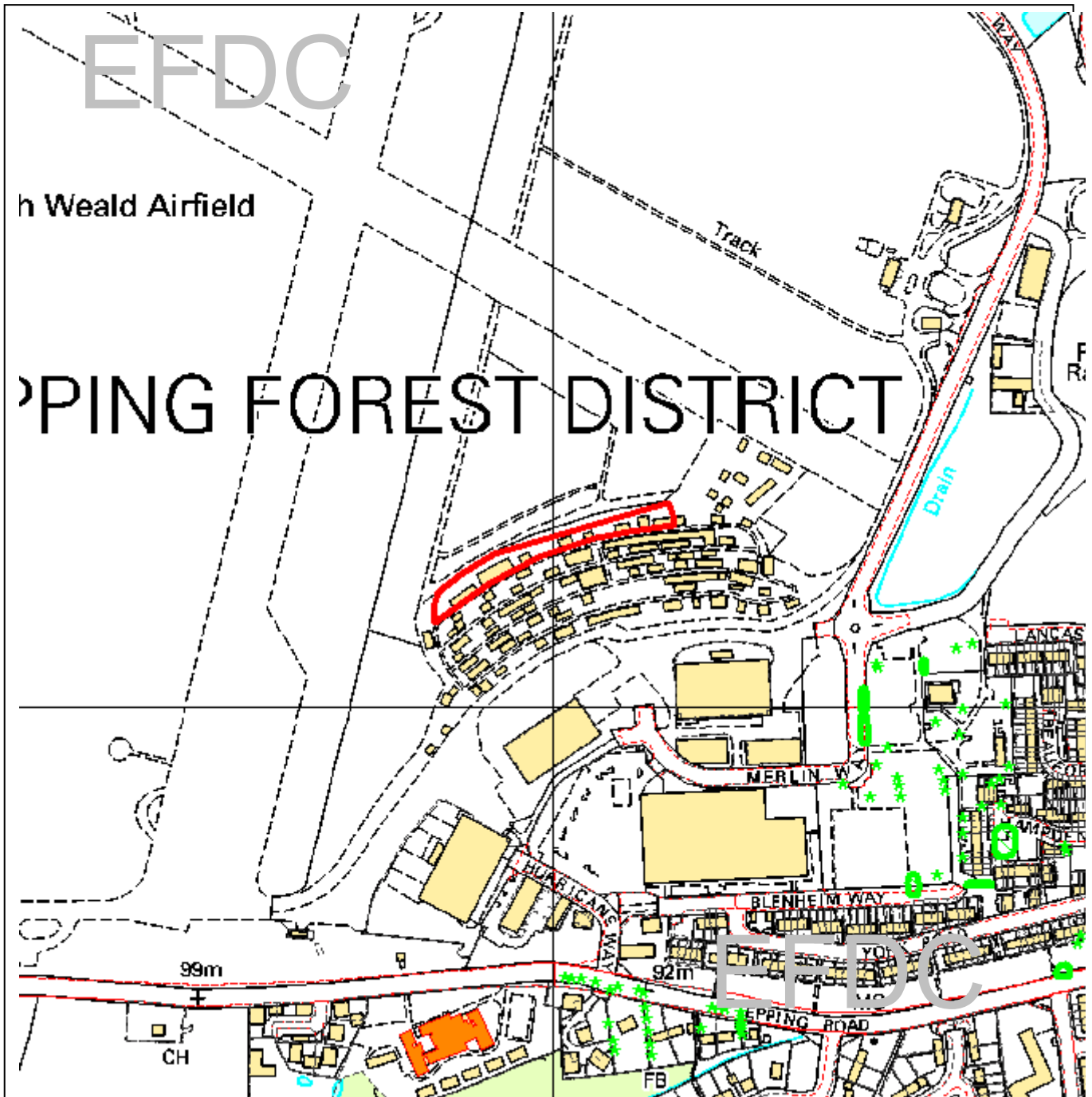
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – This Council has no objection to this application, providing that once the work has been carried out, the area concerned will not be deemed as being designated "brown field" in relation to future applications.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	7
Application Number:	EPF/2433/07
Site Name:	North Weald Airfield, Merlin Way North Weald Bassett, CM16 6AA
Scale of Plot:	1/5000

Report Item No: 8

APPLICATION No:	EPF/2471/07
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Bassett Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Darren Goodey
DESCRIPTION OF PROPOSAL:	Change of use of area of grassed parking into hardstanding to allow year round use.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first use of the development hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..

This application is before this Committee since it is an application for the Council's own development or is on its own land or property that is for disposal (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).

Description of Proposal:

This application is for the change of use of a grassed parking area into a hard standing area (8950 square metres) for vehicle parking. The extra parking is required for the market within the North Weald Airfield. The proposed development is to be located between the two runways towards the south east corner of the airfield. It is the second application on this agenda for similar works.

Policies Applied:

Local Plan Policies

DBE4 – Development in the Green Belt
GB2A – Development in the Green Belt

Issues and Considerations:

The site is within the Green Belt and therefore the main concerns are the impact on the openness of the Green Belt and the visual amenity of the area.

Policy GB2A of the Adopted Local Plan states that Planning permission will not be granted for the construction of a new building or works in the Green Belt unless it is appropriate in that it is for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in the Green Belt.

It is considered that there will not be an impact to the openness of this part of the Green Belt or to the visual amenity of the surrounding area due to the construction of a hardstanding area in this location. Given the existing use of the site, an additional hardstanding area would not be out of character with the site and the surrounding area. Furthermore, the use of this hardstanding for parking would be in conjunction with the lawful use of the market, and in relation to this any impact on the Green Belt would be negligible.

It should also be noted that the application was referred to Council's Drainage Officer who advised that they had no objection subject to a flood risk assessment being submitted to Council before any works commence.

In respect of the Parish Council's concerns about this site being designated as "brown field", this site will continue to remain within the Green Belt and will also be covered by the Policies in relation to the Airfield. Should any future development be proposed, it would have to accord with these requirements.

Conclusion:

For the reasons outlined above it is recommended planning permission be granted subject to conditions.

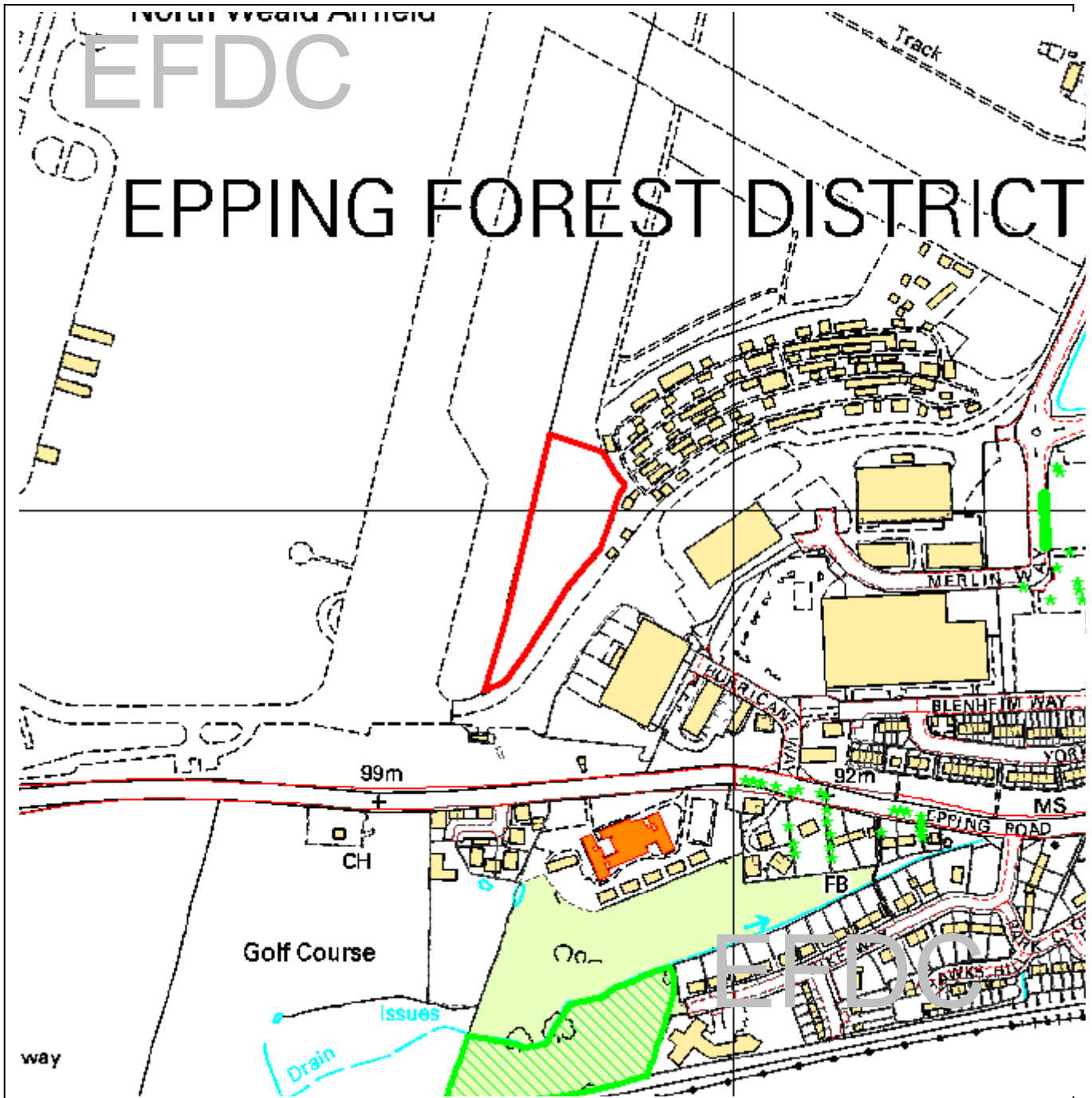
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – This Council has no objections to this application. Providing that once the work has been carried out, the area concerned will not be deemed as being designated "brown field" in relation to future applications.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	8
Application Number:	EPF/2471/07
Site Name:	North Weald Airfield, Merlin Way North Weald Bassett, CM16 6AA
Scale of Plot:	1/5000

Report Item No: 9

APPLICATION No:	EPF/2675/07
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Bassett Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Darren Goodey
DESCRIPTION OF PROPOSAL:	Installation of a gate guardian at the airfield entrance on disused grass area.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

This application is before this Committee since it is an application for the Council's own development or is on its own land or property that is for disposal (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).

Description of Proposal:

This application seeks consent for the erection of a 'gate guardian' at the entrance to North Weald Airfield. A 'gate guardian' is a former aircraft or another piece of withdrawn equipment, which provides a symbolic guardian to an airfield or other facility.

This proposed gate guardian is a scale replica of a Hawker Hurricane, of fibreglass construction and weighing 1 ton. The aircraft is mounted on a metal pole which is fixed into the ground on a concrete base. The aircraft will stand approximately 5m above ground level.

Description of Site:

The application site is situated to the eastern side of the airfield, close to the main entrance. To the north of the proposed site are the airfield reception and administration buildings. East of the proposed site beyond Merlin Way are 2 buildings belonging to the North Weald Rifle Range.

The site is situated within the Metropolitan Green Belt and within an area of recreation, sport and tourism, being within the North Weald Airfield boundary.

Relevant History:

None

Policies Applied:

Adopted Local Plan

GB2A- Development within the Green Belt

RST27- Use and development of the airfield

RST28- Protecting the airfield character and historic interest

DBE9- Amenity

Issues and Considerations:

The key issues relevant to this proposal relate to the appropriateness of the development in light of Green Belt and recreation policies, the impact upon visual amenity in the locality and highways concerns.

1. Green Belt constraint

The primary objective of Green Belt policy expressed with government guidance PPG2, is to retain the open character of the landscape. This proposal represents a large, high structure which will be clearly visible in the locality. However, it is intended as a landmark structure, symbolic of the historic heritage and use of North Weald Airfield and on this basis it is considered to be a reasonable ancillary development for the airfield. This is considered to amount to special circumstances to overcome the harm by way of inappropriate development.

2. Recreation Policies

Local Plan policy RST27 seeks to continue to promote the use and development of the airfield as a major multi functional recreational and leisure centre and showground. This development is therefore in accordance with these broad objectives, in addition to policy RST28, which seeks to protect the existing character and interest of this former RAF airfield.

3. Visual Amenity and Highways concerns

The gate guardian is to be positioned relatively high above ground level, although the nearest residential properties are positioned some 250m to the south, and will be unaffected by the structure.

The replica aircraft will however be prominent to users of Merlin Way. However, given Merlin Way is not a primary road and that most users will be visiting the airfield itself, the gate guardian is not considered to create undue distraction for motorists. The structure is not therefore considered to detract from the visual amenities of the area.

Conclusion

The proposed gate guardian is a symbolic structure, marking the entrance to the airfield and is considered to amount to special circumstances within the Green Belt. The development is also fully in accordance with broader recreation objectives for North Weald Airfield and there will not be any undue visual impact from the development. APPROVAL is recommended.

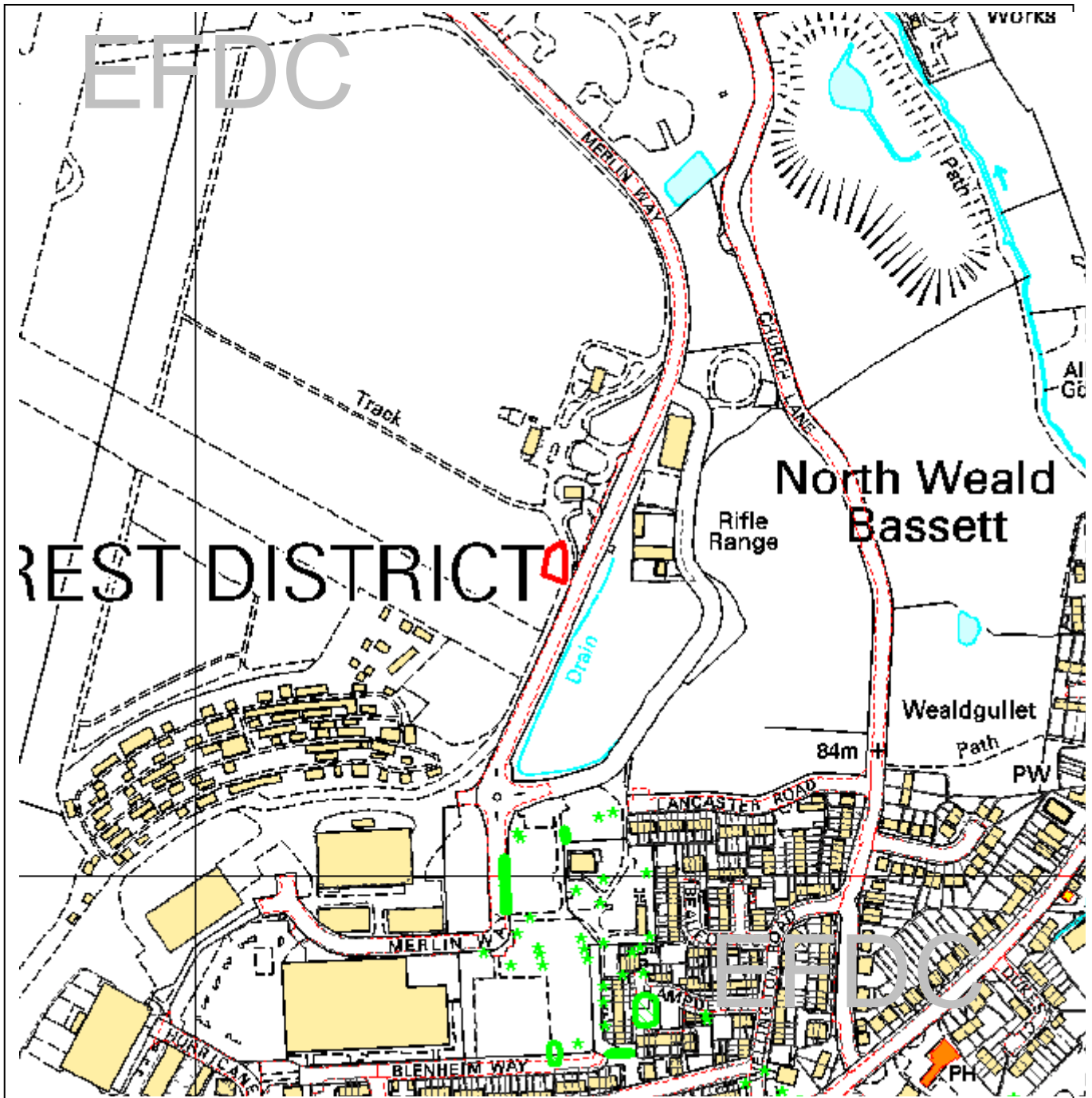
SUMMARY OF REPRESENTATIONS:

NORTH WEALD PARISH COUNCIL- Support



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	9
Application Number:	EPF/2675/07
Site Name:	North Weald Airfield, Merlin Way North Weald Bassett, CM16 6AA
Scale of Plot:	1/5000

Report Item No: 10

APPLICATION No:	EPF/2188/07
SITE ADDRESS:	162 - 164 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr & Mrs Dale
DESCRIPTION OF PROPOSAL:	Conversion of outbuilding into two storey residential dwelling.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly. Any proposed arboricultural work should be included in a written method statement and must be agreed in writing with the Local Planning Authority before commencement of work.

The statement must explain how the protection will be implemented, including

responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 7 The development shall be carried out in accordance with the amended plans received on 28th Nov 2007 unless otherwise agreed in writing with the Local Planning Authority.

This application was deferred on 12 December 2007 to allow members to make a site visit. This will have taken place by the date of the Committee. The original report is reproduced below.

This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of Proposal:

Conversion of outbuilding into two storey residential dwelling. It will have one bedroom and one parking space would be provided.

Description of Site:

A detached outbuilding measuring 6.4m x 5.2m with a monopitched roof rising to a maximum height of 3.4m. It is in the rear yard of No 162 High Street in the apex of the boundary wall with Manor House to the north and 1 St Martins Mews to the east, and is accessed via Manor Square from the High Road. The site is within the Town Conservation Area, and Manor House to the northeast is a Grade II listed building.

Relevant History:

EPF/1472/07 - Change of use of Ground Floor to A3 (Restaurant use): approved

Policies Applied:

DBE 1 & 2	Design Polices
DBE9	Impact upon amenity for neighbouring or surrounding properties
HC 6 & &	Conservation Area
HC 12	Setting of Listed Buildings
ST 4 & 6	Highways

Issues and Considerations:

The main issues in this application are:

1. Street scene and context
2. Design & the Conservation Area
3. Impact on Neighbours
4. Highways

The plans have been revised to delete the dormer windows which have been replaced by two velux windows.

1. Building in Context & Street Scene:

- This is a small site in the centre of the urban envelope of Ongar, and is a suitable site for residential development, in an area which has good services and transport links.
- Whilst the site is small, this is a small scale development which is modest and a good use of previously developed urban land, which is in line with Government policies on the efficient use of urban land.
- The proposal will see the original building retained, the walls raised and a new gable ended pitched roof installed, raising the height of the building to 6.2m. The other dimensions of the building will remain the same.
- The resulting building, although higher than the existing will not be readily visible from the street and would not have an adverse effect on the character and appearance of the area.

2. Design & Conservation Area

- The scheme has been revised to remove the dormers on the advice of the Councils Conservation Area Officer and now has a simple and attractive appearance which is appropriate to this area.
- It removes a rather unattractive monopitched roof and ensures the survival of this building with a modern and appropriate use.
- The new roof will enhance and improve the appearance and character of the building within the Conservation Area, and the Conservation Area Officer raises no objections to the scheme.
- The scheme will have no adverse effect on the setting of The Manor House.
- Materials will match.

3. Neighbours' Privacy and Amenity

- The scheme has been designed so that there will be no adverse overlooking of the properties in St Martins Mews or The Manor House. It should be noted that the elevation of The Manor House which faces the side of the development is the front elevation which is less sensitive to overlooking in any event.
- The Manor House is also screened by a mature tree line on the southern boundary which gives a very high degree of screening, and the Councils Tree Officers have raised no objections subject to the appropriate conditions.
- There will be no loss of privacy to any neighbour by this scheme.
- The dwelling will be 15m from the back of No 162, and there will be some overlooking from the first floor windows, but the distance and the layout of the site means that this would not justify a refusal on these grounds.
- The distance from the front of The Manor House to the conversion is 8m, and due to the location and screening it is considered that there is no adverse effect on the outlook from The Manor House.
- Although it is close to the Manor House it is considered that in this Town Centre Location there will be no adverse disturbance caused to the occupant of that property by the use of the building as a dwelling.
- There will be no significant loss of light or sunlight to any of the 3 gardens of neighbours, and no loss of sunlight to any rear elevation.

4. Highways

- Parking associated with the use is unlikely to be excessive.
- The one parking space complies with the Essex Parking standards for this type of use.
- The Highway Authority has raised no objections to the scheme.

- A neighbour has raised a comment that the grant of permission for the restaurant use required parking to be provided at the rear of the property. This is not the case and this topic is not mentioned in the report or in the conditions on the planning permission.

5. Other Matters

- It is the case that there may be some disturbance caused to the amenity of the occupant by the use of the site as a restaurant, but an extraction system is required for this site and any occupant will be aware of this use.
- Whilst there is no amenity space provided this is a small flat for a single occupant in a town centre location and this is not considered to justify a refusal on these grounds.
- Any matters regarding to the building work proposed to the boundary wall will be dealt with under the Party Wall Act.

Conclusion

The scheme is for a modest single dwelling in an innovative use of the site. There will be no harm caused to the amenities of the neighbouring properties, and the scheme enhances the appearance and character of the Conservation Area and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Site is not easily accessible and the Council has therefore been unable to ascertain the level of intrusion the development represents to neighbours. The Council would not support a development which resulted in the neighbouring property being overlooked to the extent that the development represented a significant intrusion.

THE MANOR HOUSE - OBJECT, Manor Square already has a parking congestion problem, and this will add to the problem. Recent grant of change of use of 162 to a restaurant based on provision of parking to the rear of the facility, which this contradicts. Drawings do not show the proximity of the front (south elevation) of Manor House. It is no more than 6m from the development, and will be built on and upwards on our boundary wall. It will restrict light to the front rooms. The height must be over 6m double the current height. This will reduce sunlight and increase shadow. We have single glazing and we will be affected by noise.

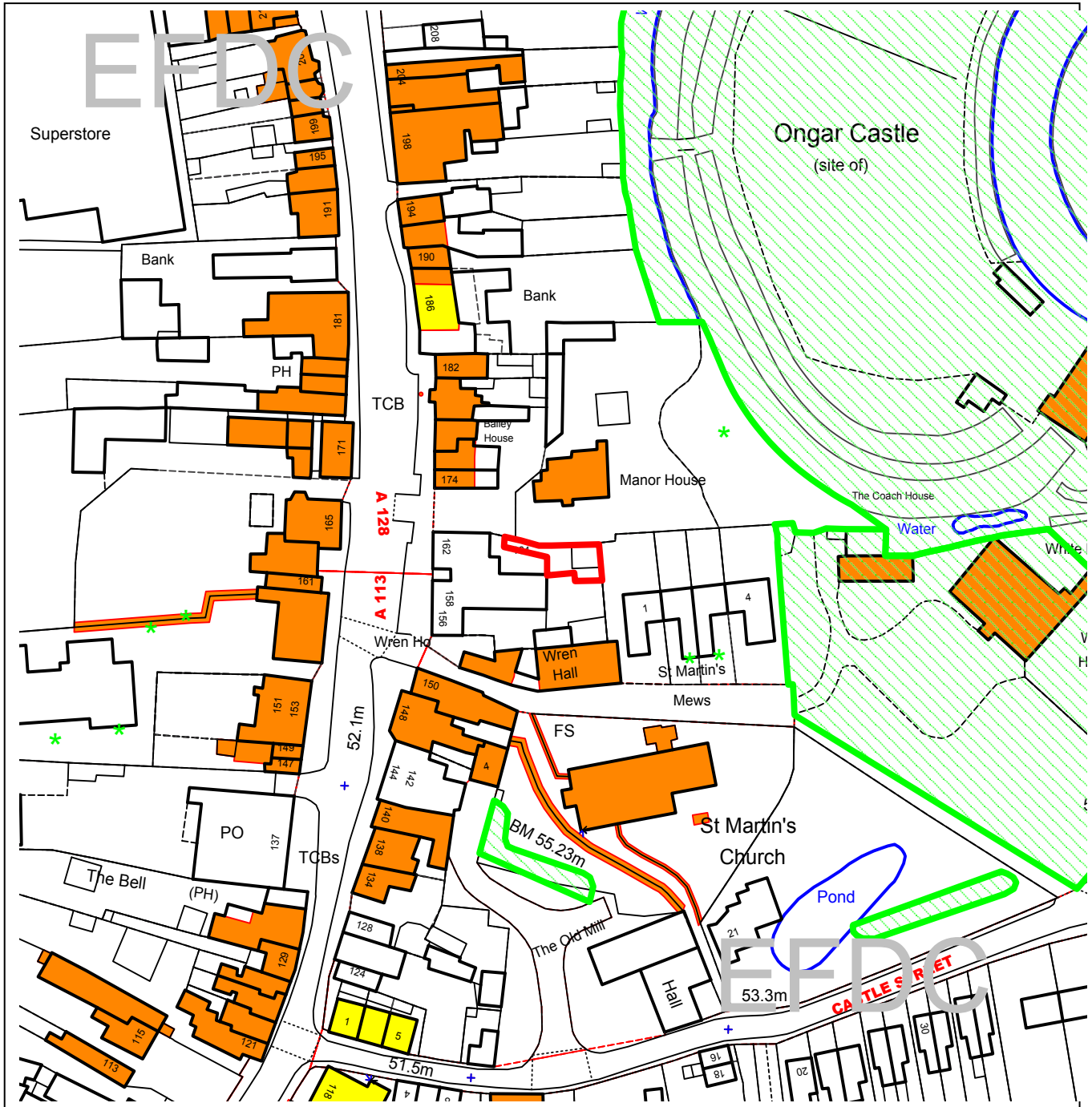
1 ST MARTINS MEWS – OBJECT, the size of the building proposed will seriously affect the amount of sunlight I get into my garden, blocking the evening sunlight, and will overshadow half of my garden. The existing boundary wall does not need to be taken down. We are in a conservation area and works to building will have an impact on the roots of the trees

2 ST MARTINS MEWS – OBJECT, will be visible from my rear windows and will obstruct views of trees and prevent light into my garden. Any windows that look across my site will affect privacy.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	10 & 11
Application Number:	EPF/2188/07 & EPF/2189/07
Site Name:	162-164 High Street, Ongar, CM5 9JJ
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/2189/07
SITE ADDRESS:	162 - 164 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr & Mrs Dale
DESCRIPTION OF PROPOSAL:	Balcony to rear flat roof and erection of entrance gates, removal of cellar flaps to basement.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Details of the types and colours of the external finishes, wooden screening and wooden gates shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

This application was deferred on 12 December 2007 to allow members to make a site visit. This will have taken place by the date of the Committee. The original report is reproduced below.

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 P4, Schedule A (k) of the Council's Delegated Functions). (Since a related application is reported elsewhere on the agenda.)

Description of Proposal:

Balcony to first floor flat rear roof, erection of entrance gates, and removal of cellar flaps to basement.

Description of Site:

A first floor residential flat above a restaurant at No 162 High Street. Manor House to the north and 1 St Martins Mews to the east, and the site is accessed for vehicles via Manor Square from the High Road. The site is within the Town Conservation Area, and Manor House to the northeast is a Grade II listed building.

Relevant History:

EPF/1472/07 - Change of use of Ground Floor to A3 (Restaurant use) - approved

Policies Applied:

DBE 1 & 2	Design Polices
DBE9	Impact upon amenity for neighbouring or surrounding properties
HC 6 & &	Conservation Area
HC 12	Setting of Listed Buildings
ST 4 & 6	Highways

Issues and Considerations:

The main issues in this application are:

1. Street scene
2. Design & the Conservation Area
3. Impact on Neighbours
4. Highways

The plans have been revised to show a raised wooden screen on top of the parapet.

1. Street Scene:

- This is a small site in the centre of the urban envelope of Ongar, and consists of a first floor residential flat over a retail shop which was recently granted permission for a change of use to a restaurant.
- The main part of the application is to change a first floor flat roof at the back of the property to a roof terrace for use by the occupants of the flat. This would consist of installing a 1.1m high parapet and a .07m high wooden screen on the existing 'L' plan floor, and installing a door in the rear elevation to allow access.
- A wooden sliding gate would be installed in the existing gap in the boundary wall onto Manor Square, and the cellar flaps to the basement would be removed and the opening infilled.
- These changes are relatively minor and would not have any adverse impact on the character and appearance of the street scene

2. Design & Conservation Area

- The scheme has been revised to include the wooden screening, and has no adverse effect on the character and appearance of the Conservation Area.
- The terrace is well designed and integrates well with the existing building, and the gates are appropriate to this area.
- The scheme will have no adverse effect on the setting of The Manor House.
- Materials will match

3. Neighbours' Privacy and Amenity

- The scheme has the potential for overlooking and disturbance to The Manor House. It should be noted that the elevation of The Manor House which faces the side of the development is the front elevation which is less sensitive to overlooking.
- However the total screening on the terrace is 1.8, which is above the average eye level and will remove the potential for any adverse overlooking.
- The Manor House is also screened by a mature tree line on the southern boundary which gives a very high degree of screening.
- The distance from the front of The Manor House to the boundary of this site is 8m, and due to the location and screening it is considered that there is no adverse effect on the outlook from The Manor House.
- Although it is close to the Manor House it is considered that in this Town Centre Location, where there will be a certain level of noise, light and activity, there will be no significant disturbance caused to the occupant of that property by the use of the roof as a terrace area.
- Noise caused by the use of the terrace will also be subject to Environment Health legislation.

4. Highways

- The Highway Authority has raised no objections to the scheme.

6. Other Matters

- It is the case that there may be some disturbance caused to the amenity of the occupant of the flat and terrace by the use of the site as a restaurant, but an extraction system is required for this site and any occupant will be aware of this approved use.

Conclusion

The scheme is for a modest change to the existing building to allow the occupants some amenity space and causes no harm to the amenities of the neighbouring properties, has no adverse effect on the appearance and character of the Conservation Area and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Site is not easily accessible and the Council has therefore been unable to ascertain the level of intrusion the balcony represents to neighbours. The Council would not support and development which resulted in the neighbouring property being overlooked to the extent that the development represented a significant intrusion.

THE MANOR HOUSE - OBJECT, Parapet will do little to stop people looking into our bedrooms, will cause a noise disturbance, possibly with music until late in the evening, lighting will add to our discomfort.

Report Item No: 12

APPLICATION No:	EPF/2638/07
SITE ADDRESS:	Hawthorns Toot Hill Road Greensted Ongar Essex CM5 9QP
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Julian Harris
DESCRIPTION OF PROPOSAL:	Replacement and additional gates.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

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

Description of Proposal:

Consent is being sought for the erection of 1 no. new gate and 1 no. replacement gate. Both gates would be electronically operated and would be timber with open railing tops, with brick piers and sweeping walls. The gates would be round topped to a maximum height of 2m. The brick piers would be 2m in height with the sweeping walls dropping down to 1m.

Description of Site:

A detached two storey dwelling located on the northern side of Toot Hill Road. This is a protected lane that, at this specific location, supports seven properties and a stable. The site is within the Green Belt.

Relevant History:

None

Policies Applied:

DBE1 and DBE2 – Effect upon the surrounding area
GB2A – Development within the Green Belt
HC4 – Development on Protected Lanes
ST4 – Highway Safety

Issues and Considerations:

The main issues here relate to the design and the potential impact on the Green Belt, the protected lane, and highway safety.

The timber gates would be to a maximum height of 2m, with open railing tops, brick piers and sweeping walls. The property opposite the site, known as Four Acres, has similar sized and designed open railing gates, and Blackberry House, further down Toot Hill Road, has similar gates which are completely timber. Four Acres has a single gate whereas Blackberry House has a double set serving a carriage driveway. As the proposed gates would be similar in design and size to these, and would be predominantly timber with an element of open railing, they would be in keeping with the surrounding properties and would not be detrimental to the character or appearance of the street scene. All the existing boundary planting would be retained to preserve the green nature of the road. This therefore complies with policies DBE1 and DBE2.

The replacement gates would be in place of an existing, similar sized, gate, with the new gates enclosing an existing access road. The gates would be similar in size to others in the immediate locality and would only be erected around the two access roads, with the planted boundary remaining around the rest of the site. Due to this the proposed gates would not be detrimental to the openness or the appearance of the Green Belt.

The Parish Council have objected to the gates as the site is accessed from a protected lane. As previously stated there are other examples of similar gates within the locality which front onto the protected lane, and the existing planting along the front of the application site would be retained. Also, the access point fronting the protected lane has existing gates that would be replaced as part of this application and the new gates would be located at an access point served by a small set back lay-by shared by the applicants and the neighbouring stables, so would not directly front the protected lane. Due to this no new gates would be created onto the protected lane and therefore this proposal complies with policy HC4. However the applicant has offered to not install these and to block up this existing access (which currently has brick piers and a gate) and to just use the set back access to the west. Members may consider that this would offset any concerns regarding the Protected Lane.

The proposed gates would be set back by at least 6m from the edge of the highway, which is considerably more than the 4.8m requirement. Due to this there is more than adequate room to allow vehicles to pull off of Toot Hill Road whilst the gates open, allowing for the continued free flow of traffic. Due to this the proposal would not be detrimental to other highway users and therefore complies with policy ST4.

Conclusion:

Due to the above the proposed replacement and new gates comply with Local Plan policies and are therefore recommended for approval.

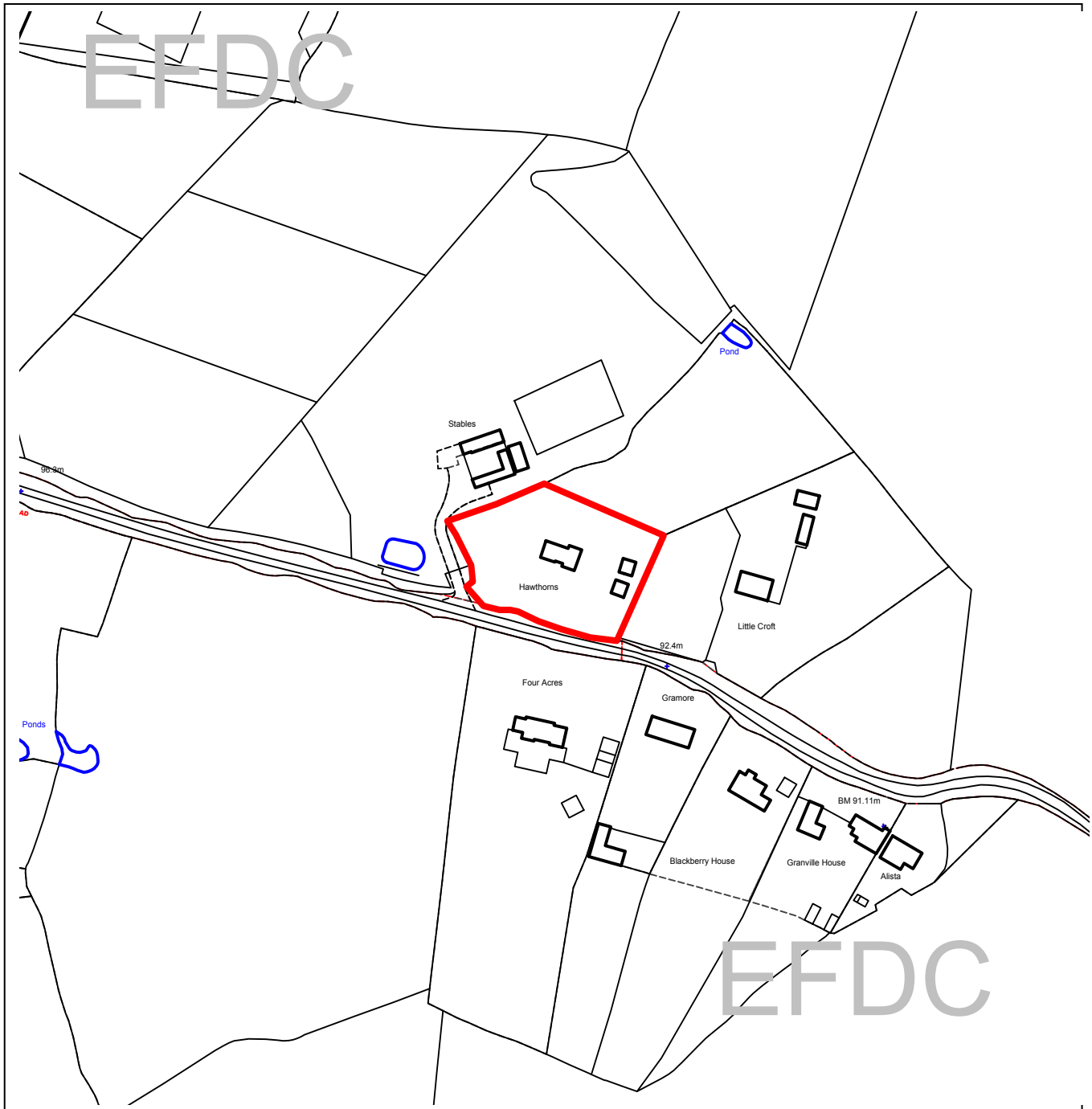
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object as this is a protected lane.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	12
Application Number:	EPF/2638/07
Site Name:	Hawthorns, Toot Hill Road, Greensted, Ongar, CM5 9QP
Scale of Plot:	1/2500

Report Item No: 13

APPLICATION No:	EPF/2681/07
SITE ADDRESS:	3 Coopers Mews Coopers Hill Ongar Essex CM5 9EE
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr C Manning
DESCRIPTION OF PROPOSAL:	Two storey rear and side extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The development shall be carried out in accordance with the amended plans received on 09 January 2008 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the rear and east flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

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

Description of Proposal:

This application is a revised application following a previous refusal for planning permission under EPF/0209/03 (see relevant history). The amendments provide for a two-storey rear and single storey side extension.

Description of Site:

The application site comprises of a detached, two-storey dwelling located on the south side Coopers Mews, a small residential cul-de-sac situated on the west side of Coopers Hill that runs

parallel with Greenstead Road to the north. The Mews comprises of a short row of five houses individually styled and accessed through a narrow private road. Rear gardens of bungalow dwellings that front Green Walk border the site to the south and these dwellings are situated on a higher level in relation to the site.

Relevant History:

EPF/2218/07- Two-storey rear and side, and single storey side extension. Refused - 04/12/2007
Reasons:

- 1. The proposed two-storey side/rear extension of this size located close to the rear boundary will cause undue loss of outlook to the occupiers of 6 Green Walk, contrary to DBE9 and DBE10 of the adopted Local Plan and Alterations.*
- 2. The proposal will result in overdevelopment of this site and appear cramped on this restricted plot, such that it would be out of character with neighbouring properties and the street scene, contrary to DBE10 of the adopted Local Plan and Alterations.*

Policies Applied:

Residential Development Policies from Epping Forest District Council's Local Plan:

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

T17 - Parking

Issues and Considerations:

The main issues and considerations in relation to this application are the design, appearance and amenity of neighbouring properties. Also taken into account is whether the current scheme has overcome the reasons for the previous refusal.

1. Amenity

- The proposal as revised from the previous refusal has eliminated the single storey side and first floor side extensions and proposes a more modest two-storey rear extension and single storey side extension. This greatly reduces the bulk of the proposal and leaves sufficient amenity space within the site.
- The neighbours directly affected are adjacent neighbours within the Mews and surrounding bungalow dwellings that back onto the site.
- The revised scheme has eliminated the first floor side extension thus reducing the bulk and the two-storey rear extension maintains the width of the existing dwelling. The proposed two-storey rear extension spans a width of 5.5m onto the boundary with properties that front Green Walk, specifically onto the shared boundary with 6 Green Walk.
- Properties that front Green Walk are on a higher level in relation to the proposal site approximately 0.3m with long rear gardens and there is a 2.2m high boundary fence with a tree and shrubs that will offer additional screening. Also, this revised scheme has no proposed windows on the south and east flank wall. Therefore, the reduction in the bulk and revised window position overcome the reasons for the previous refusal, as this proposal will not cause a detrimental impact to neighbouring properties that back onto the site at Green Walk.
- Within the mews, garages border the site to the east and west. The revised window position looks onto the side garage at 4 Coopers Mews and there are no windows on the flank wall of this property, therefore none of the neighbours within the mews will be overlooked or overshadowed from this proposal.
- With the reduced width and bulk of the extension and revised window position onto the west flank wall, there are no concerns of overlooking, loss of privacy or overshadowing to the amenities of surrounding neighbours and there is sufficient amenity space provision within the site.

2. Design

- The two-storey rear extension adopts a similar ridge height to the dwelling with a hipped end that reduces the bulk of the proposal in relation to properties that back onto the site. The additional window on the west flank wall matches the fenestration of the main dwelling.
- The single storey side extension proposes a pitched hipped end roof and double-glazed doors that open directly into the garden. There are no windows proposed on the single storey side extension only a roof light and with matching materials, the extension will compliment the existing dwelling.
- There is a close boarded fence surrounding the site and the bulk of the side extension will not be visible from within the mews and also, as the two-storey extension is located at the rear of the property and the dwelling is set back from the main road, Coopers Hill, this reduces the impact of the development within the mews and on the street scene in relation to Coopers Hill.
- Parish Council raises no objection to the proposal and neighbours objections have been noted. However, for the reasons stated above, this revised scheme has overcome the reasons for the previous refusal and meets with the relevant policies regarding appearance, amenity of surrounding neighbours and design.

3. Parking

- Although not clearly shown, the revised scheme will create a possible three-bedroom dwelling and neighbours objections are noted however, the single garage with one parking space in front is sufficient to meet parking standard requirements.
- Potential access concerns during construction are not planning considerations.

Conclusion

The revised scheme is acceptable as it will not be visually intrusive, will be in keeping with the existing and surrounding dwellings and will not cause any detrimental harm to the amenities of surrounding neighbours. It complies with relevant Local Plan Policies DBE9 and DBE10 and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: No objection to the proposal.

6 GREEN WALK: Building will be too close to the boundary with the site.

4 GREEN WALK: Overlooking, loss of privacy, bulky and out of scale with neighbouring properties.

4 COOPERS MEWS: Proposal will make this the largest property in the mews. Overdevelopment and restricted parking. Potential to convert dwelling into flats.

1 COOPERS MEWS: Imposing development will cause loss of views, overlooking and loss of privacy. Proposal will also create parking issues and access concerns during the development.

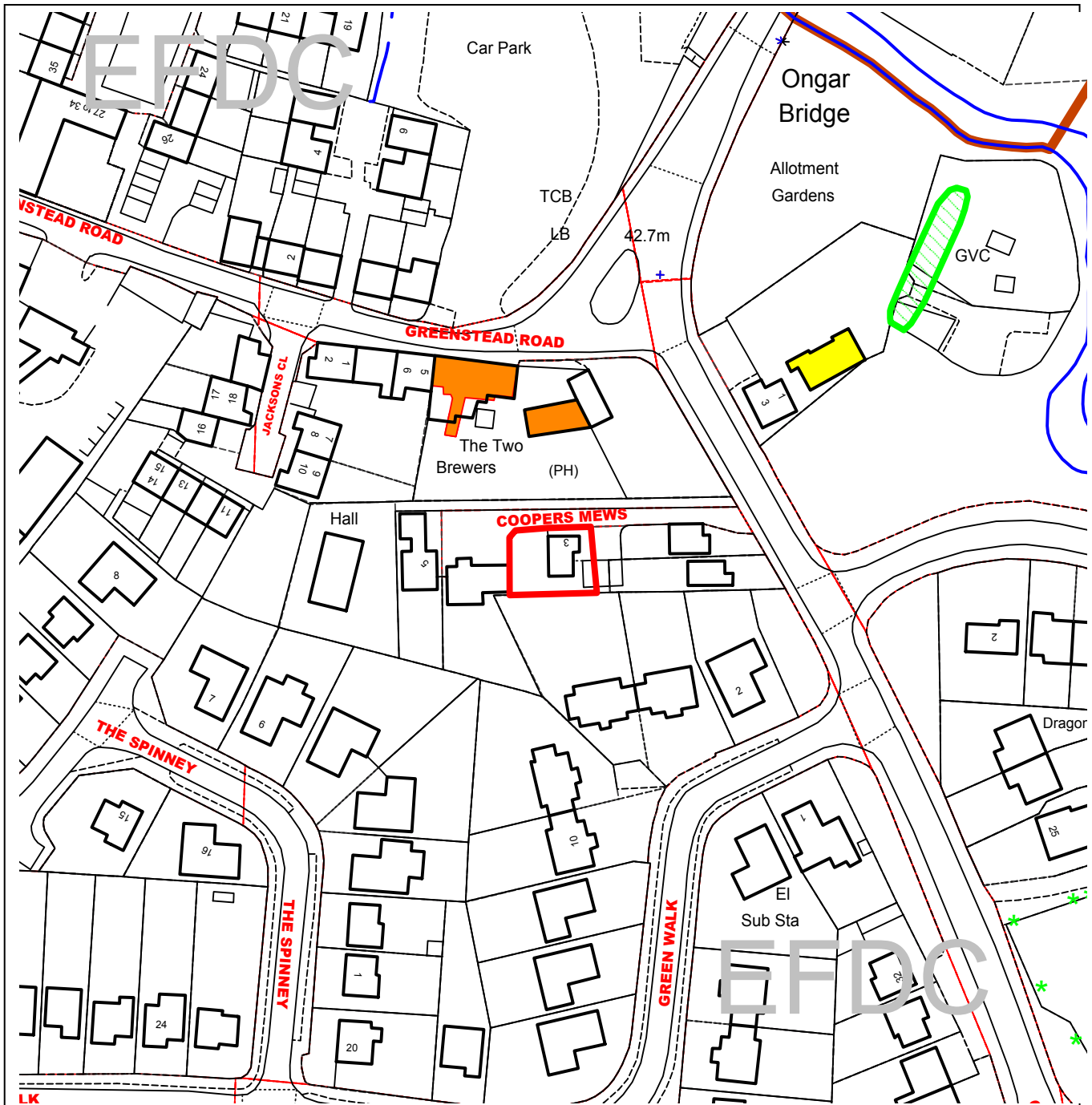
5 COOPERS MEWS: The proposal is bulky, overbearing and out of scale with neighbouring properties and will result in overdevelopment within the site. There will be potential parking concerns from the proposal. Concerned about access to site during construction. Concern relating to the use of the dwelling following development.

2 COOPERS MEWS: Development of this size will cause disruption and noise during construction. Problems with skips, builders vans etc as no readily apparent area available other than allocated area for No. 3. how will this be addressed? Concerned about light and privacy to other properties. Not sure property will be in keeping with others in Mews.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:

13

Application Number:

EPF/2681/07

Site Name:

3 Coopers Mews, Coopers Hill,
Ongar
CM5 9EE

Report Item No: 14

APPLICATION No:	EPF/2565/07
SITE ADDRESS:	High House Farm Stapleford Road Stapleford Abbots Essex RM4 1EJ
PARISH:	Stapleford Abbots
WARD:	Passingford
APPLICANT:	Five Star Properties
DESCRIPTION OF PROPOSAL:	Reserved matters application for the erection of 6 new dwellings, 1 replacement dwelling and a parish room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Details of the lamp-posts proposed along the access road shall be submitted to and agreed by the Local Planning Authority before work commences on site. The details as agreed shall be carried out thereafter.

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

Description of Proposal:

Demolition of former agricultural buildings and a house, to be replaced by seven dwellinghouses and a parish room building.

This submission is the detail to the 2007 outline planning permission, but follows the general layout of that submission. This takes the form of housing at the end of the current access road off Stapleford Road, in the area where the derelict agricultural buildings are to be removed. The general design and form concept takes the form of a "manor" house at the end of a long drive with two houses on the south side of the drive, before the "manor" house, and a group of three linking cottage-style houses on the north side with a garage block in front to form a courtyard. At the front of the drive, close to the exit to Stapleford Road, one of the new houses will replace an existing two-storey detached house, whilst on the other side of the drive, a single-storey parish meeting room with offices is proposed, together with a parking area for 9 cars.

Means of access was agreed at the outline planning permission stage.

Description of Site:

The application site consists of a grouping of derelict farm buildings, set back from the main road, and a detached house, close to the road, of some 2048 square metres footprint. Access to these

buildings is via a 40 metre roadway from Stapleford Road. The applicant's ownership of the site extends beyond these buildings to include some 40 hectares of agricultural land, west of Stapleford Road and includes two public footpaths. The land falls north to south with the derelict farm buildings occupying the higher ground.

The whole site is in the Metropolitan Green Belt as is the surrounding area. The more built up area of Stapleford Abbots is to the south-east towards the junction with Bournebridge Lane. The village hall and primary school are 1.2 kms north on Stapleford Road.

Relevant History:

EPF/916/89 – Change of use to golf course – Granted subject to a legal agreement signed in 1994.

EPF/627/91 – Removal of some redundant agricultural buildings and change of use of remaining buildings to Class B1 (Business) – Appeal against non-determination, which was dismissed 6/2/92.

EPF/1000/96 – Change of use of land to leisure and recreation park – Refused 29/1/97.

EPF/571/99 – Renewal of Planning Permission EPF/916/89 for a golf course – Granted subject to a legal agreement, which was not renewed and the permission lapsed.

EPF/1688/99 – Outline application for residential development consisting of 22 houses with associated parking and open space – Appeal against non-determination but subsequently withdrawn.

EPF/26/01 – Outline application for demolition of farm buildings and farmhouse with redevelopment for housing including woodland planting, footpaths and village green – Refused 28/11/01.

EPF/422/02 – Outline application for demolition of existing buildings and redevelopment comprising 10 residential units – Refused 2/7/02.

EPF/1824/03 – Change of use of buildings to industrial units – Refused 18/11/03.

EPF/1075/05 – Outline application for the demolition of former agricultural buildings and a dwelling and the erection of 10 dwellings – Refused 15/2/06

EPF/1374/06 – Outline application for demolition of agricultural/industrial complex and the erection of 6 new dwellings and 1 replacement dwelling – Granted 23/1/07. Permission includes a planning condition securing £100,000 for affordable housing, provision of a parish room building, village green and footpath improvements on wider land in the applicants ownership.

Policies Applied:

Adopted Local Plan:

- GB2A General restraint to development in the Green Belt, unless a Green belt defined appropriate use.
- GB7A Conspicuous development from within the Green Belt
- DBE1 Buildings respect their setting, ensure buildings are appropriate in design and materials.
- DBE4 New buildings in Green Belt respect landscape setting and are of local character, tradition and detailing.
- LL2 Development in countryside to respect and enhance the character of the landscape.
- ST4 Highways Implications

Issues and Considerations:

The outline permission has been granted and therefore the principle of the development for this number of houses and a parish room have been considered, along with the access. The issues relating to this submission concern the design of the layout, visual impact on the surrounding area, landscaping and external materials.

The last outline application finally persuaded the Committee that there were very special circumstances to justify the building of 7 houses (albeit one being a replacement) on this

Metropolitan Green Belt site. The circumstances were the removal of large, unsightly near derelict former farm buildings and a large area of hardstanding from the site that was an eyesore in the landscape. The new build housing layout was shown to members to be more compact and based upon a “manor-house” estate layout, with a larger manor house surrounded by smaller “farm-worker” houses to create a courtyard development, more suitable to a rural landscape. The overall footprint would be much smaller by as much as almost 45%. Other benefits included the financial provision of £100,000 towards affordable housing, a new parish meeting room at the entrance to the site and the offer of gifting land on the opposite side of Stapleford Road as a future village green to the Parish Council. Part of the site also has a history of unauthorised tipping, which has altered the contours of the land rear of the current buildings. A planning condition on the outline permission requires the applicant to repair and re-grade the land to its natural level. Finally, the outline consent agreed a schedule of improvements to public footpaths on the wider land to the south that stretches as far as Bournebridge Lane.

The form of development is similar to the outline, although the cluster of the buildings has been altered so that three rather than four will be north of the access road and two rather than one house will be on the south side. These will be traditional styled houses with large central ridged gable ended roofs at angles of 50-degrees. Although traditional Essex rural buildings are generally externally painted render, these houses propose fair facing brick. The roof material will be plain clay tiles which is acceptable. The council have adopted the Essex Design Guide as supplementary planning guidance and it is acknowledged that the lack of render and preference for fair coloured facing brick does not tie in with this. However, previously the Committee did not consider that an Essex Design Guide layout was appropriate for this site and whilst not specifying this view in respect of external materials, it is considered that the brickwork will be appropriate for a development taking a form similar to a model farm cluster of buildings.

The design concept to the layout is that the largest house sits at the head of the access road thereby terminating the vista from the main approach road and acting as the manor house. The rest of the houses act in design terms as associated ancillary buildings, although clearly separate houses with their own garages and gardens. The entrance of the access road provides a matching pair of brick gate piers, a Parish room building, and a garage to the replacement farmhouse. These are intended to appear as a pair of lodge buildings at the entrance to the perceived estate. This will accentuate the manor house estate feel. Within the courtyard cluster of three houses on the north side of the estate road, the concept here is of a stable/worker accommodation courtyard which were often to one side of the approach to the main house and usually screened by the proposed garage block and arched entrance. The garages will have slacker pitched roofs and be finished with oak weatherboarding and slate roofs.

It is considered that this is a high quality design. The finished building will require more variation of brickwork and the introduction of more render finish to some of the houses may give it a more rural Essex feel, although most of the houses along Stapleford Road date from the 1930's or are more recent replacement houses, where brick finish generally prevails. New landscaping, including tree planting, is proposed throughout the development, including all boundaries to the houses to be hedges. Specific details of tree planting and a landscape management plan will be subject to further details as condition on the outline permission.

All the houses will enjoy off-street parking and there is a 9 space car park specifically for the Parish meeting room. There are no highway objections to the proposal. The latter will be single storey, higher than the proposed garage opposite, but it will not appear dominating in the street-scene. The replacement farmhouse at the front of the site will be set further back into the site than shown on the outline permission drawing and will be larger than the existing building it replaces. However, in respect of the layout as a whole, this is acceptable in the landscape.

Conclusion

The current appearance of the site visually harms the appearance of the countryside. The existing dilapidated buildings when viewed from Stapleford Road and particularly from Bournebridge Lane to the south and Hook Lane to the west, are noticeable eyesores on the higher ground, and are prominent from these public vantage points and from the footpaths that cross through the site.

Officers reported on the outline application to members that the basic layout for 7 houses was considered acceptable and the detail submitted here broadly remains true to the design concept based on a model farm layout. These are generally large detached houses with traditional roof span and slopes and high ridge lines. The footprint area of the buildings is very similar to the outline drawing although garage blocks have been introduced and siting moved further north, but still in the vicinity of the existing buildings and hardstanding area to be demolished.

Particularly from Stapleford Road, this will appear as an attractive development, improving the street scene before existing housing commences south onto the main part of the village. The resultant development will rely on good landscaping and the re-grading of the land around it to ensure that this development is not conspicuous in its countryside setting or visually intrusive to the Green Belt. These are well-designed houses, which will ensure an improved development on the site, however sample of materials needs to be agreed though before work commences on site.

The proposal complies with policies GB7A, DBE1, DBE4 and LL2.

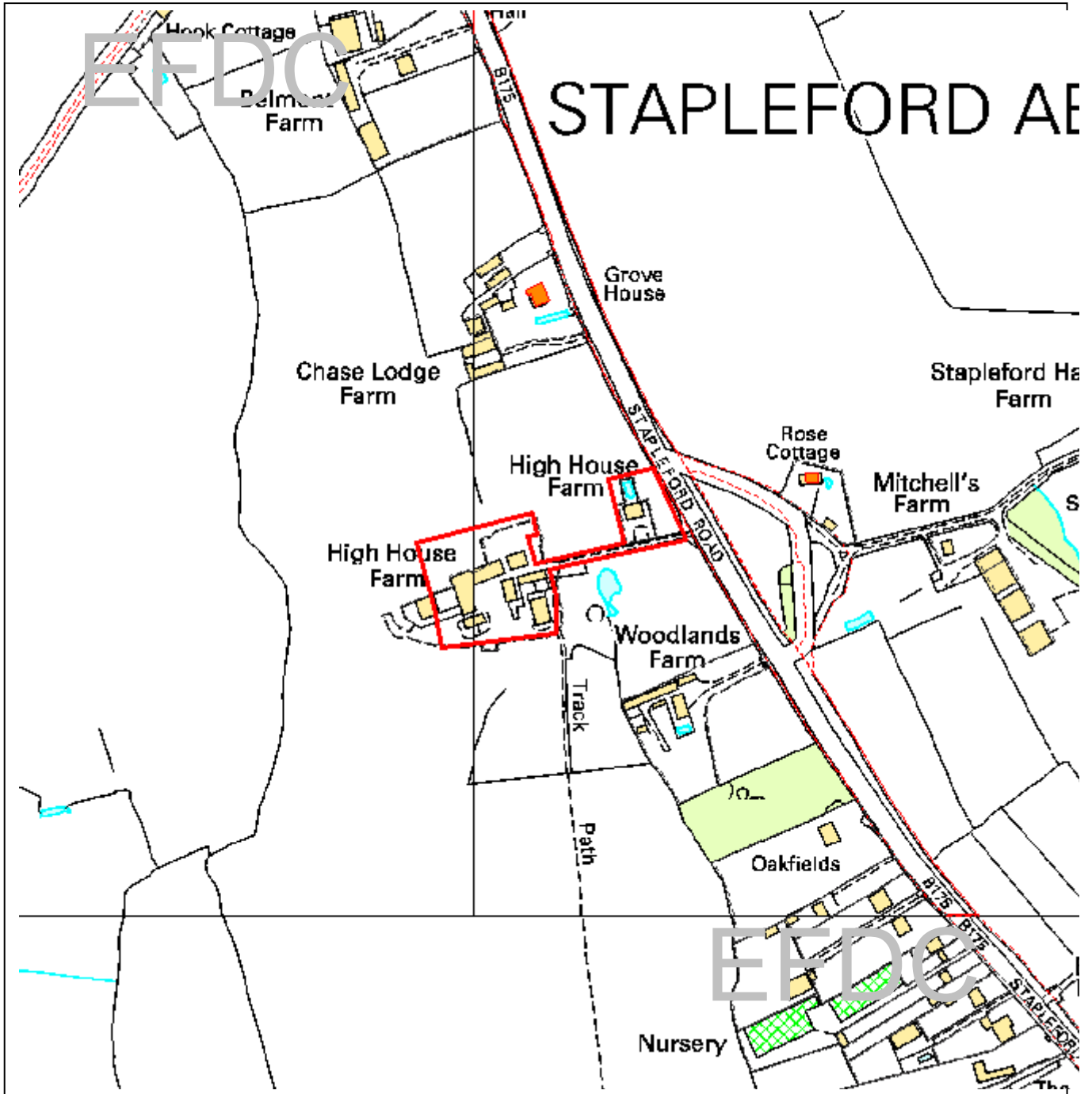
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Recommends approval, would tidy up the land that is an eyesore and will also be an asset to the village.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	14
Application Number:	EPF/2565/07
Site Name:	High House Farm, Stapleford Road Stapleford Abbots, RM4 1EJ
Scale of Plot:	1/5000

Report Item No: 15

APPLICATION No:	EPF/2531/07
SITE ADDRESS:	Piggotts Farm Abridge Road Theydon Bois Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mrs B.D. Padfield
DESCRIPTION OF PROPOSAL:	Conversion of barn into a single dwelling including the demolition of 6 grain silo's and a modern barn, the erection of an open bay cart garage.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A-E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

- 6 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.
- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 9 Prior to the commencement of the works hereby approved the grain silos and barn shown as to be removed on the approved plan shall be demolished and any resulting debris removed.
- 10 The property shall remain as a single dwelling unit at all times and not subdivided into further dwellings.

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

Description of Proposal:

Conversion of a Grade II Listed Barn into a single dwelling, with a courtyard area on the southern elevation. Six existing grain silos will be demolished and an existing modern barn removed. A 3 bay detached garage will be erected to the west of the buildings.

Description of Site:

The site is on the west side of the Abridge Road, about 350m north of Abridge Village and consists of a series of farm buildings of mostly modern construction. To the immediate south is Piggotts Farm House, a Grade II Listed Building, which was originally part of the farm complex but is now in separate ownership. To the north are Piggotts Farm Cottages.

The barn is a traditional Essex Barn, orientated southwest to northeast, and has two curtilage listed single storey extensions on the south elevation forming a courtyard, which will be separated from Piggotts Farm House by a wooden fence. The eastern extension fronts onto the Abridge Road. The lower third of this extension is in the ownership of Piggotts Farm House and is not part of this application.

An existing shed/workshop at the southwest of the site will be retained (which abuts a small barn in the ownership of Piggotts Farm House). The whole site is within the Green Belt and the ground slopes down to the south.

There are two vehicular accesses to the site, one to the north, used by farm machinery, and one to the south currently used by Piggotts Farm House. It is the case that use of this drive is disputed and subject to legal action. However any occupant of the proposal could gain access to the garage via the northern access.

Relevant History:

An extensive history for the use as a farm and:
EPF/2425/04 Conversion of barn to dwelling – withdrawn
LB/EPF/2426/07 Listed Building for above – withdrawn
EPF/2532/07 Agricultural grain store – approved

Policies Applied:

GB2A Green Belt
GB8A Change of use of Buildings
GB9A Residential Conversions
DBE 9 Excessive Loss of amenities for neighbours
HC10 Listed Buildings
HC12 Setting of Listed Buildings

Issues and Considerations:

The main issues in this application are the effect of the proposal on

1. The Green Belt
2. Design
3. Listed Building
4. Neighbours amenities
5. Highway Issues

1. Green Belt

- This scheme will see the listed barn and its attached curtilage single storey extensions converted to residential use.
- The existing agricultural use of the farm of dairy and arable farming will continue and it should be noted that permission has recently been granted to demolish the grain silos and erect a

replacement grain drying/storage barn on the west of the site, over 100m from the barn. The applicant has stated that farming will continue on the site as evidenced by the investment in the new barn. During the Officer's unannounced site visit there were a large number of cattle on the site.

- The applicant has argued that the buildings are now redundant for agricultural use due to changes in modern farming techniques and machinery; this argument is accepted by the Council on the basis of other similar applications. Indeed the silos, which were a relatively recent solution to farming needs are now considered obsolete.
- Council policy is generally supportive of the reuse of suitable buildings for residential use, if the relevant criteria are met. Several of the objectors have commented that allowing this scheme would set an unwelcome precedent, but it is the case that there are already numerous examples of barn conversions recently allowed within the district, and each case must be judged on its own merits.
- Policy GB8A of the adopted local plan allows for a change of use of buildings provided they meet a number of criteria:
 - (i) The building is:
 - (a) of permanent and substantial construction, capable of conversion without major or complete reconstruction and is in keeping with its surroundings by way of form, bulk and general design.
 - (ii) The proposed use would not have a materially greater impact than the present use of the Green Belt and the purpose of including land in it.
 - (iii) The use and associated traffic generation would not have a significantly detrimental impact on the character and amenities of the countryside
 - (iv) & (v) are not relevant to this application.
 - (i) is met, as the structure is permanent and substantial. The existing roof tiles and weatherboarding will be retained and repaired/refurbished where required and the historic internal framing would remain. The applicant has supplied a structural report which states that the building is capable of being converted to its intended use, albeit it with remedial works to bring the building up to current standards, which from the officer's site visit would appear to be an accurate appraisal.
 - (ii) is also met as this scheme sees no extensions to the building and the removal of the other building and the grain silos has a positive effect on the Green Belt by reducing the material impact of the built form of the site.
 - (iii) The use of the structure as one dwelling house will not generate significantly more traffic than using the building for agricultural use.
- In addition, for a building to be converted to residential use the criteria of GB9A will need to be achieved. The relevant criteria is:
 - (i) the building must be worthy of retention and:
 - (ii) it has been clearly proven by the applicant that business reuse in line with Policy GB8A is unsuitable.
- There is no question that the building is worthy of retention due to its listed building status. The Council wishes to see the building used productively to safeguard its long term survival.
- In this instance it is considered that the site would be unsuitable for a light industrial use or a storage/distribution use due to the site adjoining an existing residence. Whilst an office conversion would cause little such disturbance, although increased traffic flow could well

result, it is accepted that there is a considerable supply of offices in the main urban areas of the district and marketing such a scheme would be difficult.

- Therefore the principle of the suitability of a conversion to a dwelling is accepted.
- The scheme is for one single dwelling of a considerable size. It would not be unusual to use part as a self contained area for teenage children or domestic staff, and this in itself causes no harm to the Green Belt. To avoid the subdivision of the site into two houses a suitable condition can be imposed, which would stop any proliferation of dwellings on the site.
- The courtyard would be enclosed by the existing built form on the site and would not harm the character or appearance of the Green Belt.
- The cart lodge is of a traditional design and would integrate well into the new building and the existing farmhouse area.

2. Design

- The scheme is of a traditional rural design, which integrates well with the existing listed building, and is appropriate in this rural area. The materials can be conditioned.

3. Impact on adjacent Listed Building

- The farmhouse to the south is a grade II listed building. This proposal will not have any adverse impact on the character and appearance of the farmhouse, and indeed will compliment and enhance the setting of this listed building. The County Historic Building Advisor has not raised any objections to the scheme.

4. Neighbour Amenity

- There exists the possibility of overlooking of Piggott's Farm House to the south. The only window serving a living room which could cause overlooking of the farmhouse is on the southern first floor elevation of the barn, and is some 38m from the farmhouse at an 80° angle.
- The ground floor windows will be screened by the boundary fence in the courtyard.
- Therefore there will be no adverse loss of privacy to this property.
- Whilst it is the case that there is a dispute over the use of the southern access, it is the case that the amount of vehicles that this new dwelling would generate would not cause unacceptable disturbance to the occupants of the farmhouse.
- It is also the case that they will be unlikely to damage the structure of this listed building.
- In any event use could be made of the northern access.

5. Highway Issues

- The Highway Authority has raised no objection on the grounds of highway safety.

Conclusion

This scheme is a logical and sensible conversion of a listed building which the Council wishes to see retained. It does not set a precedent for this type of development and will have no adverse

impact on the amenities of the neighbours, the adjacent listed building or highway safety. For the above reasons this application is acceptable and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

THEYDON BOIS PARISH COUNCIL – OBJECT, this is excessive development in the Green Belt. In addition we would question the need for two kitchens in one dwelling. The proposal does not look like one dwelling and we are sceptical regarding the ultimate longer term plans for this development.

LAMBOURNE PARISH COUNCIL – OBJECT, concerned by the intensification of building for residential use in this rural area, and in our opinion any change from agricultural to residential use at this site could have serious implications for our parish. The proposal necessitates demolition of the silo and cowshed which are essential to the present farming activities and this paves the way for the cessation of agricultural activities on the site. However, we are not convinced that the buildings on this dairy farm have lost their useful purpose in what remains a dairy led farming area, and consider that this could still be a viable business. There are other buildings on the site, and should this proposal be granted these buildings could become redundant, and further applications for residential use could follow. If the conversion for residential use of other buildings on the site did transpire there would be an increase in the number of vehicles using the access to the site onto the main road – a situation the applicant says himself is to be avoided. We view this application as the thin end of the wedge. There are many barns and farm buildings in our parish which are ripe for conversion. Should the application be granted this would create a precedent that could be used to convert any remaining farm buildings, not only in our parish but all over EFDC. If the EFDC is minded to grant, we are not convinced by the applicants claims that there is a lack of need for office or small business units in the area. These would bring valuable employment opportunities to the area, although the same problem of an increase of vehicles onto the road would still occur.

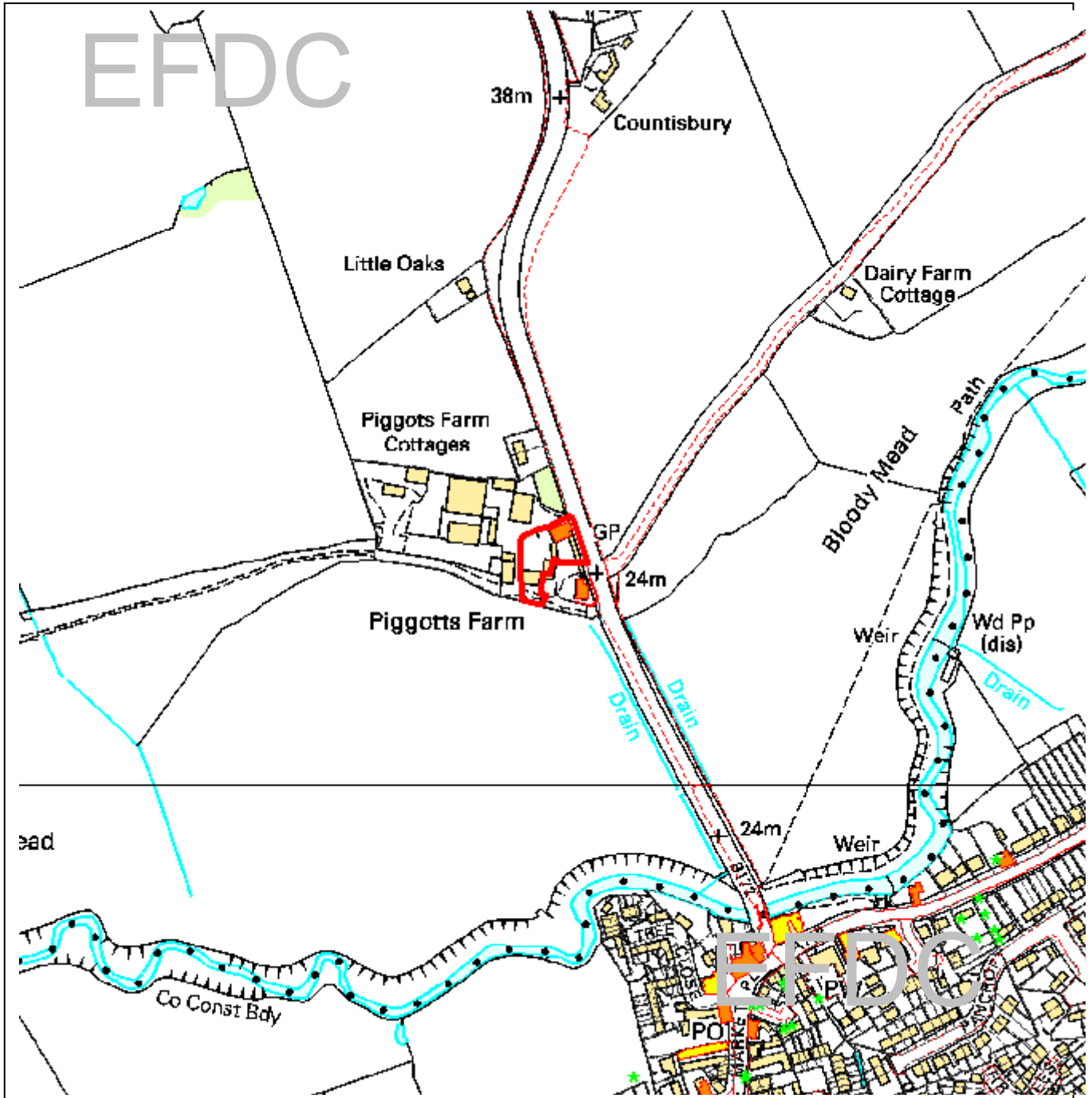
THEYDON BOIS RURAL PRESERVATION SOCIETY – OBJECT, not sympathetic to the character of the original structure and its setting. Cart lodge and landscaping detrimental to listed building and character of the Green Belt, and will set a precedent for other conversions.

PIGGOTTS FARM HOUSE – OBJECT, access to south is owned by us and there is no right of way to the farm. If use is made of the southern access, traffic will damage our house which has no foundations, and increased traffic and noise will cause disturbance to us, access through the northern access would also be safer from a highway point of view. New wall may be damaged by existing farm traffic. Window in roofline will detract from current appearance and change the character of the building. Window at roof level will overlook us and we will lose privacy. This application doesn't address previous English Heritage comments about the removal of animals and demolition of unused barns. Bedroom 6 will overlook our property, drainage unsuitable; want no damage caused to our granary which backs onto the workshop to be demolished



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	15 &16
Application Number:	EPF/2531/07 & EPF/2532/07
Site Name:	Piggotts Farm, Abridge Road Theydon Bois, RM4 1TX
Scale of Plot:	1/5000

Report Item No: 16

APPLICATION No:	EPF/2532/07
SITE ADDRESS:	Piggotts Farm Abridge Road Theydon Bois Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mrs B.D. Padfield
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the conversion of barn into a single dwelling including the demolition of 6 grain silo's and a modern barn, the erection of an open bay cart garage.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes, including boundary walls and fences.. Shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows and door to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of any works.
- 4 Details of the proposed mezzanine floor shall be submitted to the Local Planning Authority and agreed in writing prior to the commencement of any works on the site, and constructed to the agreed drawings thereafter

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

Description of Proposal:

Conversion of a Grade II Listed Barn into a single dwelling, with a courtyard area on the southern elevation. 6 existing grain silos will be demolished and an existing modern barn removed. A 3 bay detached garage will be erected to the west of the buildings.

Policies Applied:

HC10 Listed Buildings
HC12 Setting of Listed Buildings

Issues and Considerations:

The main issues in this application are the effect of the proposal on the Listed Building.

The scheme will see works to this listed building. The County Listed Building Adviser has considered the scheme and has stated that:

“I recommend that consent is granted, with the conditions that external materials and finishes are to be agreed before work begins; That designs for new window types are agreed before work begins, and that detailed designs for the mezzanine floor that has just been proposed are agreed before work begins”.

Conclusion

This application is acceptable and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

Please refer to the **previous** agenda item.

Report Item No: 17

APPLICATION No:	EPF/2317/07
SITE ADDRESS:	1 Parnells Cottage Bassett's Lane Willingale Ongar Essex CM5 0QJ
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mrs J Bucknell
DESCRIPTION OF PROPOSAL:	Two storey side extension, two storey rear extension, single storey rear extension (revised application).
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice and policies GB2A and GB14A of the Adopted Local Plan and Alterations. In the view of the Local Planning Authority the application does not comply with these policies because the proposed extensions result in disproportionate additions over and above the size of the original dwelling, which would adversely affect the openness of the Green Belt and fail to accord with the objectives of including land within the Green Belt.
- 2 The proposed rear extensions would, by reason of their siting and size, be overbearing, visually obtrusive and result in an unacceptable loss of light, to the detriment of the residential amenities of the occupiers of 2 Parnells Cottage, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

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

Description of Proposal:

The application seeks planning permission for the following development:

1. A two-storey rear extension projecting up to 3m deep, set in 1.5m from the boundary with the adjoining property.
2. A part single part, two-storey side extension.

As part of these works various existing structures would be demolished.

Description of Site:

The application site is a semi-detached dwellinghouse, that has previously undergone extensions at the side and rear, situated on the west side of Bassett's Lane. The adjoining property has also previously undergone side and rear extensions. The application property is situated in the Metropolitan Green Belt.

Relevant History:

1 Parnells Cottages

EPF/1539/07 'Two storey side extension, two storey rear extension, single storey rear extension' Refused (2007).

2 Parnells Cottages

EPF/1666/00 'Erection of two storey side extension' Granted (2000).

EPF/1354/01 'Erection of rear conservatory' Granted (2001).

EPF/0458/06 'Erection of detached double garage and installation of rear dormer to dwelling' Refused (2006).

EPF/1241/06 'Erection of detached double garage and installation of rear dormer to dwelling. (Revised application)' Granted (2006).

Policies Applied:

Local Plan:

CP2 (Rural and Built Environment);

DBE9 (Neighbour Amenity);

DBE10 (Extension Design);

GB2A (Green Belt Development);

GB14A (Green Belt Residential Extensions);

U3A (Catchment Effects);

U3B (Sustainable Drainage Systems)

Issues and Considerations:

The main issues in this case are the impact of the proposal on the Metropolitan Green Belt, the amenities of the occupiers of the neighbouring property, the environment and the character and appearance of the existing property, street scene and wider area.

1. Metropolitan Green Belt:

Council policies require that extensions to existing dwellings in the Green Belt do not impair the open character and appearance of the Green Belt; unduly harm the character and appearance of the buildings in their setting; and result in disproportionate additions of more than 40% over and above the total floor space of the original dwelling up to a maximum of 50m².

The total floor area of extensions to the property at ground and first floor level would be approximately 43.32 m². This equates to around 79% increase, considerably exceeding 40% of the floor area of the original dwellinghouse, which would be approximately 21.9m². Furthermore, the proposed extensions are deemed to represent disproportionate additions that would harm the openness of the Green Belt and therefore fail to accord with the objectives of including land within the Metropolitan Green Belt. As such the application is deemed to be unacceptable in terms of its impact on the Metropolitan Green Belt.

2. Amenity and environmental matters:

Council policies require that development not result in excessive adverse environmental impacts or loss of amenity for neighbouring properties. Officers find that the development proposed would not result in excessive adverse environmental impacts. It is noted that potential concerns have been expressed regarding the impact of the proposal on an adjacent ditch and the flooding that may result. Nonetheless it is not considered that the development would result in any demonstrable harm in this regard. However, it is considered that the proposed rear extensions would, by reason of their depth of projection, height and proximity to the boundary, be overbearing, visually obtrusive and result in unacceptable loss of light at the adjoining property. As such the impact on the amenities of the neighbouring occupiers is deemed to be unacceptable.

3. *Design and character matters:*

Council policies require that residential extensions complement the existing building and street scene. Development more widely is expected to protect the character and quality of areas. It is considered that the design of the development is such that, as could be controlled with suitable conditions, the application would be in accord with policies in these regards and acceptable.

Conclusion:

For the reasons outlined above the application is deemed to be contrary to planning policies and unacceptable. The proposal is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

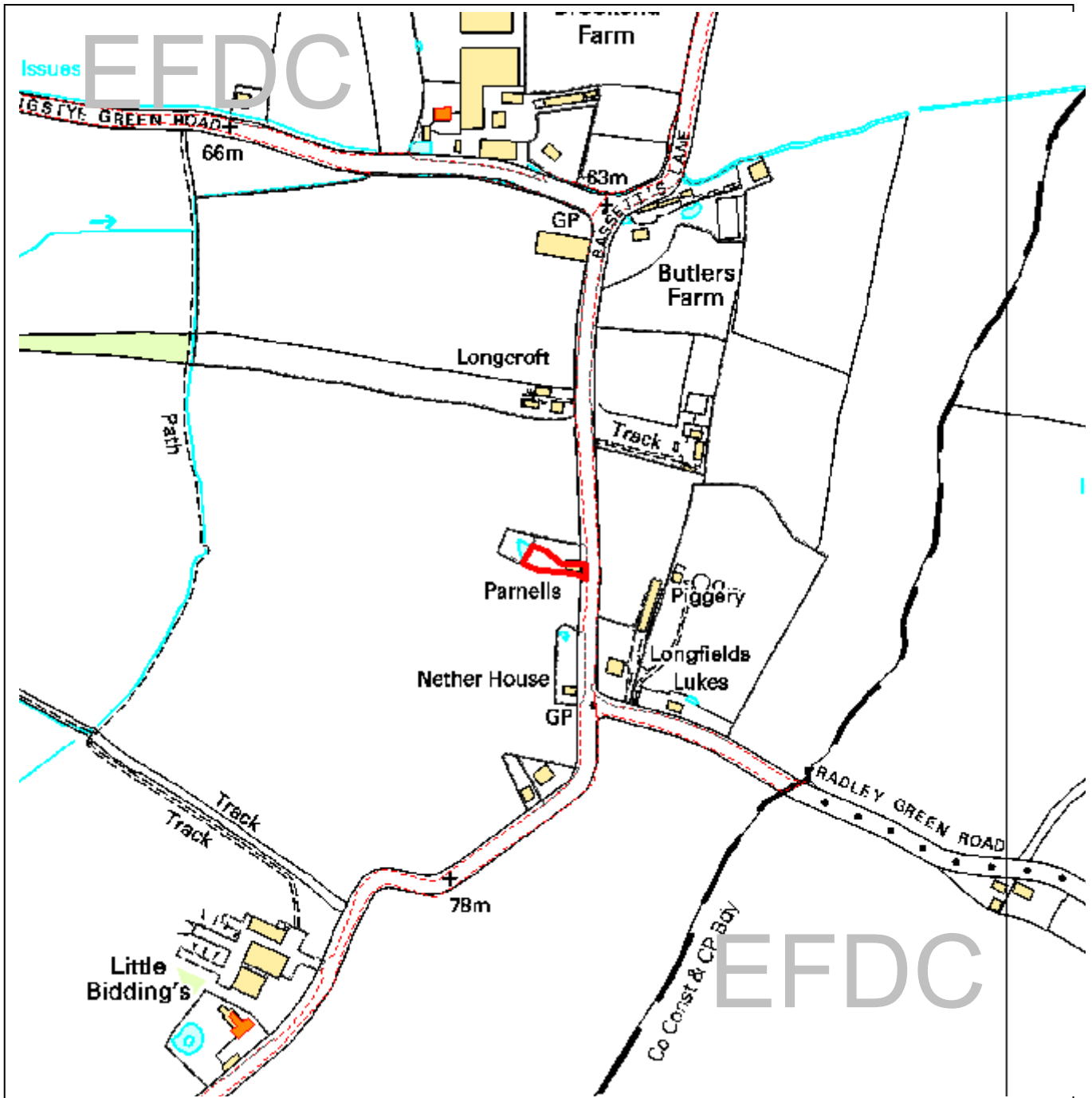
WILLINGALE PARISH COUNCIL – No objection to the proposed two storey side and rear extensions at 1 Parnells Cottage, Bassetts Lane.

NETHER HOUSE, BASSETTS LANE – Questions whether the proposal will impinge on the adjacent ditch and cause flooding.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	17
Application Number:	EPF/2317/07
Site Name:	1 Parnells Cottage, Bassett's Lane Willingale, Ongar, CM5 0QJ
Scale of Plot:	1/5000