

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0038/08
<b>SITE ADDRESS:</b>	65 High Street Roydon Essex CM19 5EE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Bank Machine Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of an ATM machine. (Revised application)
<b>RECOMMENDED DECISION:</b>	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:**

Installation of an ATM machine. (Revised application) The ATM machine will be located externally within the existing shop frontage of 65 High Street. It will be installed in a previously clear glazed panel of the shop that now has solid blue laminate panel fitted inside the glass. The area of the panel that will surround the ATM will be fitted with a security backing.

**Description of Site:**

65 High Street is located on the west side of the High Street within the centre of Roydon Village. It is an end of terrace property with residential at first floor level and a newsagents/village shop at ground floor level. It is within the Roydon Conservation Area, but not within the Metropolitan Green Belt. It is predominantly surrounded by residential properties.

**Relevant History:**

EPF/1159/87 - Installation of shop front - App/Con

EPF/1377/07 – Installation of automated teller machine – Refused.

**Policies Applied:**

DBE12 – Shopfronts

DBE9 – Impact on amenity

HC6 – Development within the conservation area

HC7 – Development and materials within the conservation area

**Issues and Considerations:**

The main issues in this case are:

1. Impact on the character and appearance of the Conservation Area
2. Impact of the proposed ATM on residential amenity
3. Security

1. Impact on the character and appearance of the Conservation Area

The difference between this application and the previously refused application is that the ATM will be set into the existing window rather than into an additional surround and the large CASH sign has been removed. This is a significant improvement to the previous application that would respect the design of this non-traditional shopfront. Therefore the addition would preserve the character and appearance of the Conservation Area.

2. Impact on amenity

The ATM will be available for use 24hrs a day. Customers using the machine may cause disturbance to surrounding residents and this cannot be controlled. However, it is very unlikely that use of the ATM would lead to noise and disturbance as a consequence of its normal use. There is also no additional lighting that could potentially harm amenity proposed with this application.

3. Security

The shop also has a history of crime with an ATM installed inside the shop – although this problem has now been alleviated by the addition of bollards around the shop. The installation of an external ATM machine may give local residents the perception of more vulnerability considering the previous history of crimes at this location. Although the threat of crime is of concern to local residents, the size, design and method of fitting the proposed ATM is such that it is much more resistant to attack than a freestanding machine inside the shop. The previous comments from the Anti-Social Behaviour Co-ordinator have been taken into account with the additional bollards and a demarcation zone for privacy when customers are using the machine.

Conclusion

The removal of the ATM signage and surround has made this proposal acceptable compared to the previously refused application. The proposed ATM machine is therefore acceptable development that accords with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.

## **SUMMARY OF REPRESENTATIONS:**

ROYDON PARISH COUNCIL: The Parish Council objects to this application primarily on safety grounds. The cash machine within the shop has been targeted by criminals on several occasions in the past - a machine on the outside of the building will be even more of a crime target as well as a noise nuisance to neighbouring properties. The Parish Council is concerned that the response time by police to incidents at the shop has not been very good in the past as Roydon sits on the edge of a number of police areas.

THE ROYDON SOCIETY: The Roydon Society has serious reservations regarding this application as they feel that there is no need for the facility within the village; that it is an area of anti-social behaviour so therefore will not be used and with regards to security and safety of the machine and residents well-being.

68 HIGH STREET: Objection, this is a high risk location and there would be disruption from light and noise.

ANTI-SOCIAL BEHAVIOUR CO-ORDINATOR: The updated plans are ok based on the public service provided balanced against security.



# Epping Forest District Council

## Area Planning Sub-Committee



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**Agenda Item Number:**

1

**Application Number:**

EPF/0038/08

**Site Name:**

65, High Street, Roydon

**Scale of Plot:**

1/1250

**Report Item no. 2**

<b>APPLICATION No:</b>	EPF/0041/08
<b>SITE ADDRESS:</b>	Petchys Sewardstone Road Waltham Abbey E4 7SA
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Ms C Dunster
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing redundant agricultural building into two bed residential dwelling. (Resubmitted application)
<b>RECOMMENDED DECISION:</b>	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 Prior to first occupation of the building hereby approved the proposed window openings on the eastern elevation of the building shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 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 (staff) and visitors vehicles.

- 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and E 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:**

The application is seeking planning permission for the conversion of an existing redundant agricultural building into a two bedroom residential dwelling.

The existing building is a double storey brick structure with a timber lean-to. Currently it is used as an outbuilding for the existing dwelling on the site, however it was once used as a water tower for the surrounding nurseries.

The existing timber lean-to would be rebuilt as currently it is in a poor condition. The new lean-to would be the same size as the existing (5.7m by 3.2m).

It is proposed to add a third floor to the existing building by reducing the floor to ceiling heights of the current two floors and by adding a new zinc clad roof. The third floor is to be located half within the existing structure and within the new roof form.

The ground floor would comprise of a living room, kitchen and bathroom. The first floor will comprise of a bedroom and storage area and the second floor will comprise of the master bedroom and en-suite.

Off street parking for two vehicles is to be provided on the hard surface to the west of the proposed dwelling.

An area of 228 square metres is to be subdivided off the plot in which 188 square metres of it will be used for private open space.

### **Description of Site:**

The subject site is known as 'Petchys' which is located to the west of Sewardstone Road on the outskirts of Waltham Abbey.

Currently located on the site is a bungalow constructed from timber, a greenhouse and the two storey brick structure that is proposed to be converted into the dwelling. Located on the side and rear boundaries is a small to medium size timber and wire fence.

Located in the surrounding area there are a number of residential dwellings mainly in the form of bungalows, large outbuildings and greenhouses as there are a number of nurseries within the vicinity. The site and the surrounding area are located within the Metropolitan Green Belt.

### **Relevant History:**

EPF1217/75 - Proposed use of existing building as a stable (approved with conditions)

EPF/1609/80 - Retention of building as a stable for a further period (approved with conditions)

EPF/0056/86 - Renewal of temporary permission for a stable building Approved with conditions)

EPF/2137/07 – Conversion of existing redundant agricultural building into two bed residential dwelling (refused)

### **Policies Applied:**

Local Plan Polices:

DBE1, DBE2, DEB4, DBE6, DBE8 and DBE9 relating to design, impact on neighbours and locality.

LL10 Impact on existing landscaping

LL11 Landscaping provisions

Revised Local Plan Policy:

CP1 Sustainable Development

CP3 New Development

H1A Housing Land Availability

GB2A Development in Green Belt  
GB7A Conspicuous Development  
GB8A Change of Use or Adaptation of Buildings  
GB9A Residential Conversions  
DBE6 Vehicle Parking

**Issues and Considerations:**

The site is located within the Metropolitan Green Belt where the main issues to be addressed are whether there would be harm caused to the Green Belt resulting from the change of use, the design of the development, and if there are any impacts on adjoining property owners and the character of the area.

**Green Belt:**

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversions of rural buildings may be permitted where it is demonstrated that reuse for business purposes is not appropriate.

The existing structure is capable of being converted into a dwelling as it is of a permanent and substantial construction and it would be sympathetic to the character of the surrounding area.

As mentioned above the existing lean-to needs to be rebuilt so that it is appropriate to meet the required living standards for future residents. As the new lean-to would be the same size as the existing in terms of floor area, it is considered that there would not be a significant difference from existing conditions to what is proposed in terms of the potential impacts of the Green Belt.

It should be noted that the previous application (EPF/2137/07) was refused as Council considered that the erection of a zinc clad tank on top of the existing building to form a third floor would be a major change to the fabric and character of the existing building and it would therefore have an impact to the character of the Green Belt.

There is no difference in the design of the proposed scheme compared to the previous scheme. However the applicant has provided additional information proving that a large iron tank once sat on top of the existing brick structure. The applicant has supplied photos of the tank being removed in 2001 and a letter from one of Council's enforcement officers stating that the removal of it was permitted development. If this information was provided when deciding the previous scheme then Council's decision might have been different.



The height of the water tower was at one stage 8.6 metres. With the addition of the new zinc clad roof, the new height of the structure would be 7.4 metres. Given that the converted dwelling would be lower in height than the original water tower, it is considered that the proposal would not have a materially greater impact on the Metropolitan Green Belt than the original structure.

The proposed use would not be suitable for a business use for the following reasons:

The small size of the building and associated site combined with an internal layout constrained by the need to split the available floor space into three levels results in an inefficient arrangement for a business use. Furthermore, a business use of the site that is very close to an adjacent bungalow is likely to cause harm to the amenities of the occupants of the bungalow.

For the reason outlined above it is considered that the conversion of the building into a dwelling meets Policies GB2A, GB8A and GB9A.

#### *Design and the Built Environment:*

Local Plan design policies seek to ensure that a new development is satisfactory located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The only changes to the existing building apart from new window openings is the construction of a new lean-to and the erection of a zinc clad tank on top of flat roof section of the building. As the construction of the lean-to is a replacement extension, it is not considered that there would be a significant difference in relation to appearance and design from existing conditions. The new extension is considered acceptable in terms of bulk and scale.

It was considered under the previous scheme that the addition of the zinc clad roof would be visually intrusive to the surrounding area. However at the time of Council making the decision, Council was not aware that a large iron tank once sat on top of the existing structure. Council now considers that the addition of the proposed zinc clad roof is an appropriate design as it would not be as visually intrusive as what the original water tank would have been in relation to the surrounding area before it was removed. The zinc clad roof would be less than half the size of the original water tank and hence it would not be as bulky or as large in scale. It is noted that the idea behind the design is to try and replicate the appearance of a water tank on the flat roof section. The design response is considered to be appropriate.

#### *Residential Amenity Space:*

Policy DBE8 of the Epping Forest District Local Plan in respect to amenity space requires that new dwellings should have at least 20 square metres of private open space for each habitable room in the dwelling over 13 square metres in size. 188 square metres of private open space has been provided. This is considered to meet the needs of future residents.

### Highway/Parking Issues:

Policies DBE6 of the Epping Forest District Local Plan states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards. In this instance the proposed scheme has provided two off street parking spaces to the side of the proposed dwelling. This is considered to be in compliance with the above policies. It should also be noted that it is not considered that proposed development would have an impact in relation to traffic movements along the highway.

### Impact on Neighbours:

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primary in respect to privacy and overshadowing.

Given the orientation of the site and the sitting of dwellings, overshadowing to the adjoining properties private open space is minor, with the shadow generally cast over the subject site itself. It is noted that the development will cast a shadow into adjoining properties however it is believed that adequate sunlight will still be received to secluded open spaces areas and habitable room windows of the adjoining properties throughout the day.

Additional flank windows are proposed to provide more light into the first and second floor. It is considered that the existing and proposed windows on the north, south and west elevations are acceptable as there is a considerable distance between the subject building and adjoining dwellings as not to cause direct overlooking into habitable rooms. However the proposed flank windows on the eastern elevation would overlook into habitable room windows of the adjoining property which is approximately 9 metres away. If planning permission was to be granted it would be recommended that these windows be conditioned so that they are obscured glazed.

### Conclusion:

In conclusion it is considered that given the additional supporting information that was submitted as part of the application in relation to the original water tank, the proposed conversion of the building into a dwelling is now considered to be acceptable. It would not be harmful to the openness and appearance of the Metropolitan Green and it will reflect the character of the area without causing material detriment to the streetscene and adjoining property occupiers. Therefore it is recommended that the application be approved subject to conditions.

### SUMMARY OF REPRESENTATIONS:

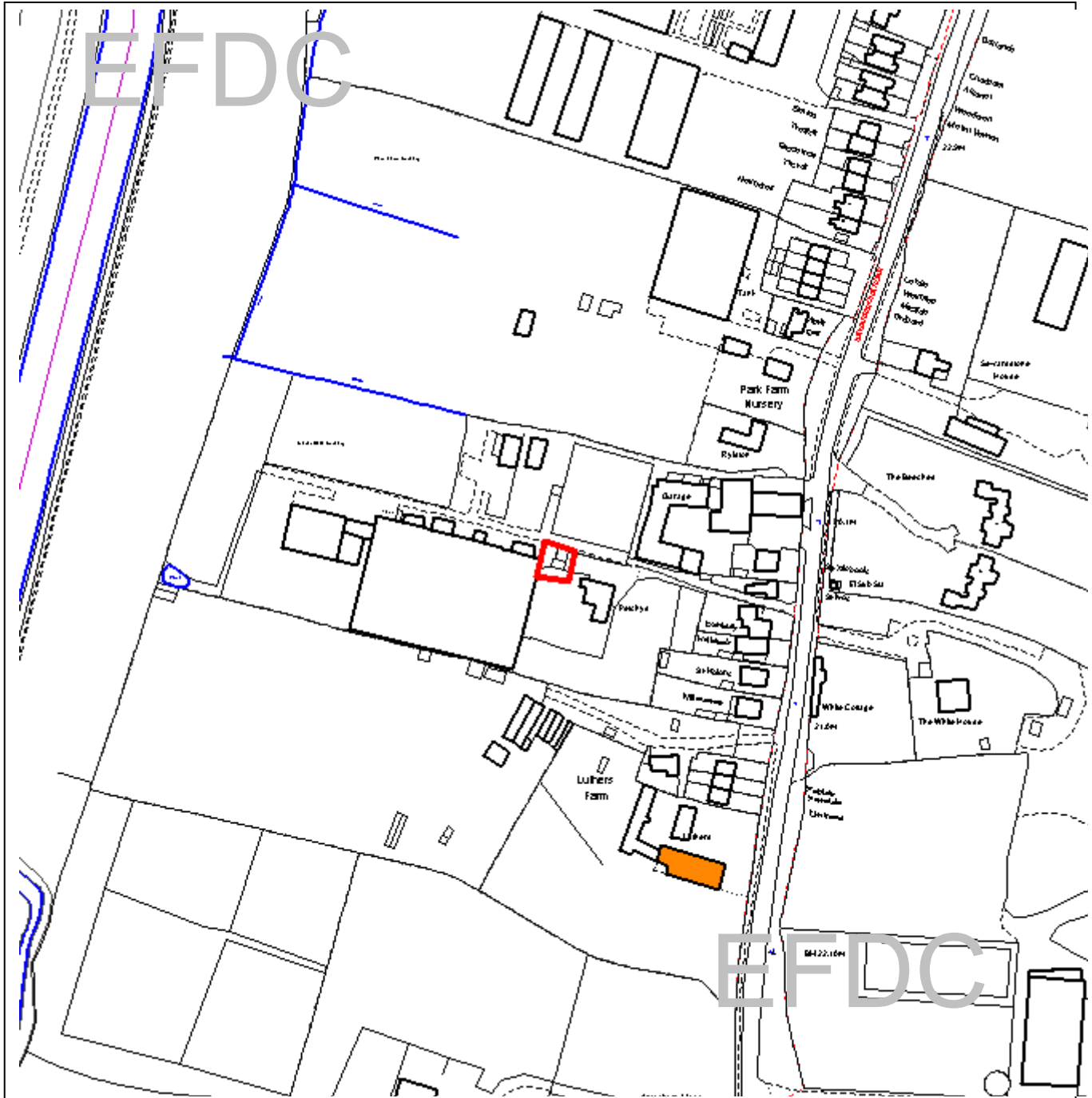
WALTHAM ABBEY TOWN COUNCIL - The committee objects to the application for the following reason: redundant outbuilding not suitable for conversion.

ST HELENS, SEWARDSTONE ROAD – The proposed development would cause a loss of privacy and would be out of character to the surrounding area.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0041/08
Site Name:	Petchys, Sewardstone Road, Waltham Abbey, E4 7SA
Scale of Plot:	1/2500