

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0433/08
<b>SITE ADDRESS:</b>	Suttons Manor Clinic London Road Stapleford Tawney Romford Essex RM4 1SR
<b>PARISH:</b>	Stapleford Tawney
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr Graeme Drummond
<b>DESCRIPTION OF PROPOSAL:</b>	TPO 11/06; Cedar: Fell.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

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

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

**Description of Proposal:**

**T1. Cedar.** Fell and replace.

**Description of Site:**

This 20m tall tree is located about 10m from the southern elevation of this Manor House. The property is a listed mansion currently undergoing redevelopment to form a number of residential apartments. The tree contributes significantly as a framing skyline feature, which gives scale to the house and the largely lawned landscape of the rear garden and meadows. The rear garden leads to rough mown former playing fields and slopes down to the south to the motorway embankment

and the river basin. Arable land dominates the landscape view to the south, punctuated by the M25.

### **Relevant History:**

There are no records of works to this tree since the serving of TPO/EPF/11/06.

### **Relevant Policies:**

LL9: The Council will not give consent to fell a tree ..... protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified. ....any such consent will be conditional upon appropriate replacement of the tree.

### **Issues and Considerations:**

#### *Introduction*

The application is made on the basis that the tree is alleged to be in a dangerous condition, following visual assessment and technical investigation of the stem base and supporting buttress roots.

The issue is whether or not the tree's removal is justified and necessary due to the threat of it falling onto the house, other valuable specimens or on to users of the communal garden.

#### *Considerations*

##### *1. Tree condition and pruning history*

The crown and stem condition is normal for a mature and naturally grown specimen. There is evidence of previous pruning work, where boughs have been removed and wounds remain on the mid to upper trunk. However, cavities and decayed areas of wood are visible in the buttress groins at the stem base and several areas of deadwood are present as the main buttresses enter the ground.

A tree inspection report compiled by RGS Tree Services includes a detailed examination of the lower stem by means of a decay detection drill, which measures the strength of wood by showing on a graph the resistance of the wood to drilling to a depth of 400mm. This investigation focussed on three large buttress roots, which all showed lowered resistance to drilling and in two cases produced minimal or zero resistance, indicating advanced decay or cavity at those points.

##### *2. Risk of tree falling onto house*

There are clear indications that roots have become extensively weakened by decay. The tree leans away from the house, which reduces the risk of it falling onto the house. If the tree was to fall it is likely to damage a good Gingko specimen and other smaller but mature ornamental trees.

##### *3. Loss to amenity in the felling of the tree*

The tree stands in the rear garden, and therefore cannot be seen clearly from the main road. It is, however, a striking landscape feature when viewed from the motorway. This vantage point may be discounted to some degree due to the viewing distance and population of trees across the site. Its

removal will be a minimal loss in terms of public landscape amenity from London Road, should permission be granted to fell it.

#### 4. Other considerations

An alternative to felling would be to severely prune the crown. This would serve to reduce the sail area of the tree, which would lessen the chance of the tree falling. Set against this option is the loss of amenity suffered. The tree would be significantly diminished in landscape value when viewed from the south. Such harsh treatment might well kill an already diseased tree and cause unreasonable additional expense to the tree owner in removing the remains. Pruning should therefore be discounted as a reasonable alternative to removal.

A comment made by a member of the Parish Council suggests installing props to stabilise the tree. This remedy is not considered appropriate in this case due to the tree's high crown. Props work best on low and spreading limbs and are largely untested in their ability to remove the risk. The presence of very large props would also be detrimental to the tree's visual amenity.

#### **Summary**

Although the tree has public value it is considered that in this case priority must be given to safety concerns, which cannot be discounted or satisfactorily eliminated by pruning.

The tree is alive and visible in part from public places. The fears voiced about risk of falling are valid in that the house is within range of the tree, which stands exposed to high winds.

It is recommended to grant permission to this application on the grounds that the evidence of root death raise the level of risk posed by the tree to a point that justifies the need to remove it. The proposal therefore accords with Local Plan Landscape Policy LL9.

A condition requiring the replacement of this tree and a condition requiring prior notice of the works to remove it must be attached to the decision notice in the event of members agreeing to allow the felling.

#### **SUMMARY OF REPRESENTATIONS**

One Councillor of the Stapleford Tawney Parish Council commented on the application, as follows:

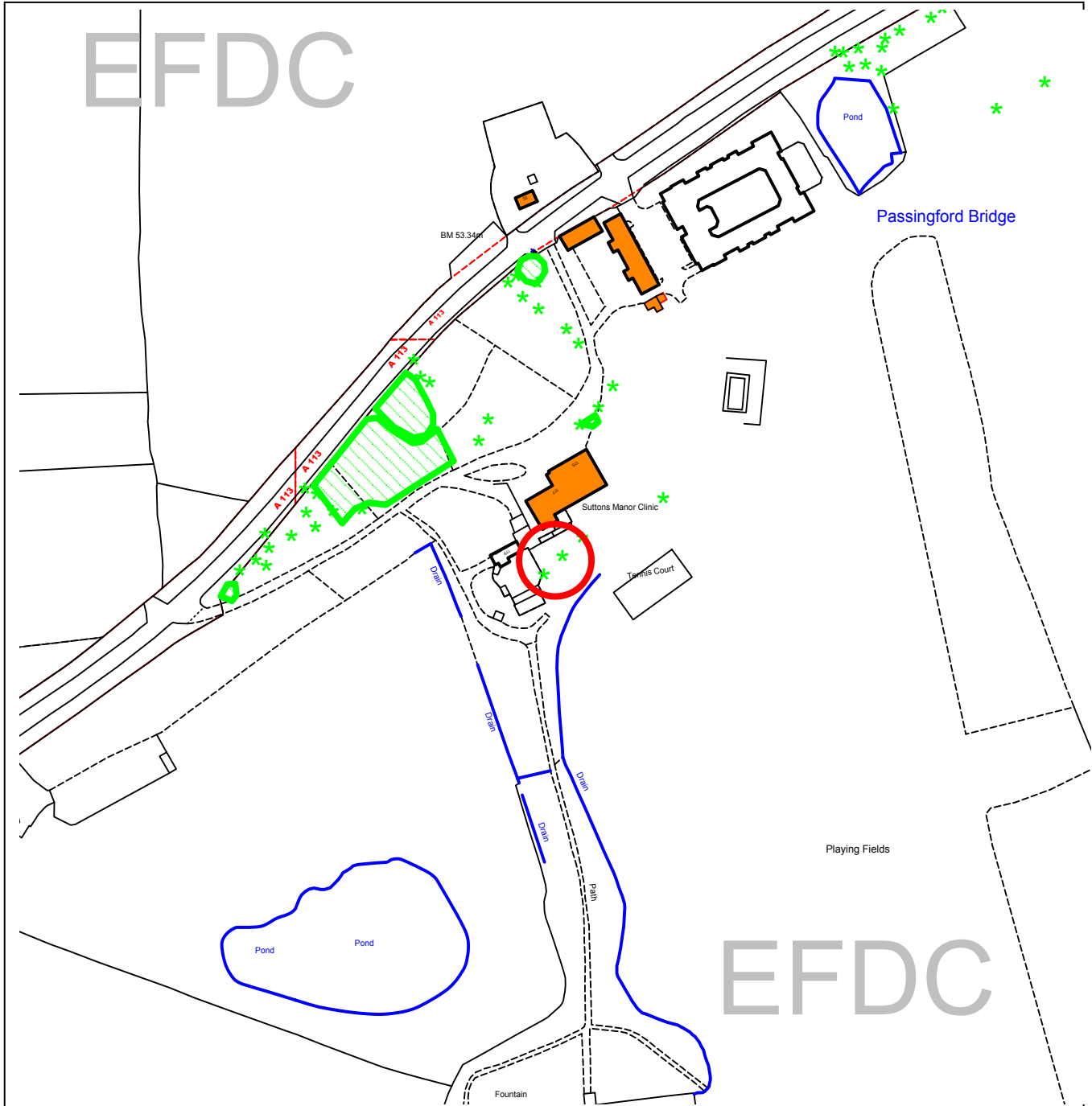
'Is this application prompted by genuine problems with the tree or because it is near the house and would be in the way when the house is redeveloped. Mature Cedar of Lebanon trees are very attractive and relatively rare. They live a long time and often have props to keep them up and safe. Why not do this to this tree?'

Other councillors suggested leaving the decision to experts.



# Epping Forest District Council

## Area Planning Sub-Committee East



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**Agenda Item Number:**

1

**Application Number:**

EPF/0433/08

**Site Name:**

Suttons Manor Clinic, London Road Stapleford Tawney, RM4 1SR

**Scale of Plot:**

1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0356/08
<b>SITE ADDRESS:</b>	175 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>APPLICANT:</b>	Robert Bell
<b>DESCRIPTION OF PROPOSAL:</b>	Fluorescent back lit stainless steel letter advertisement.
<b>RECOMMENDED DECISION:</b>	Grant Permission

**CONDITIONS**

None

*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:**

Fluorescent, back-lit stainless steel lettering advertisement. The sign is a white fascia backing with stainless steel individual lettering spelling 'Speak easy'. The fascia backing stretches across the width of the shopfront and lettering takes up approx. ½ the width of the backing.

**Description of Site:**

175 High Street is on the north east side of the High Street within the Epping Town Centre and the Epping Conservation Area. It is part of a modern block of shops that is adjacent to St. John the Baptist Church.

**Relevant History:**

EPF/1256/06 - Change of use from hairdressing salon to mixed use as coffee shop/wine bar/hairdressing salon. Granted permission.

**Policies Applied:**

DBE12 – Shopfronts  
HC6 – Development within the conservation area

HC7 – Development and materials within the conservation area

**Issues and Considerations:**

The main issue in this case is:

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

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

This sign is a modern design within the Conservation Area. However it is on a relatively modern building not one of a significant historical merit within the Conservation Area. This application has been submitted after a pre-application meeting with the Council's Conservation Officer and there have been changes made to the installation since this meeting. This included the removal of the carriage lights above the signage and the removal of the word 'Bar'; the Conservation Officer is therefore raising no objections to the application submitted and it is felt that it does not detract from the character and appearance of the Conservation Area.

The sign is not internally illuminated but back-lit in common with many other signs in the Conservation Area.

**Conclusion**

In summary, the proposal accords with the relevant policies and given the comments of the conservation officer planning permission is therefore recommended for approval.

**SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Committee object to this application because the illumination and its colouring appear very garish and obtrusive in Epping's conservation area and dominate a most important part of this conservation area.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/0356/08
Site Name:	175 High Street, Epping, CM16 4BL
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0379/08
<b>SITE ADDRESS:</b>	2 Bell Farm Cottages High Road Epping Essex CM16 4DF
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr & Mrs A Peck
<b>DESCRIPTION OF PROPOSAL:</b>	Side, front and rear extensions and alterations with demolition of existing outbuildings for provision of new garage.
<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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Details of the types and colours of the external finishes of the garage building 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:**

Side, front and rear extensions and alterations with demolition of existing outbuildings for provision of new garage. This proposal includes the demolishing of the front part of this property and rebuilding the existing forward protruding element of the house 0.4m wider than existing. This 0.4m extension will continue down the flank wall creating a side extension to this property. To the rear an 'L' shaped extension is proposed with a 2.1m depth at the boundary with No. 3 Bell farm Cottage. This 2.1m depth has a width of 3.7m before protruding a further 1.2m and continuing for the rest of the width of the property - 4.05m. The first floor extension section adjacent to No. 3 is formed from an extension to the roof slope and the insertion of a dormer window.



The proposed garage will replace a group of existing outbuildings and is proposed to be a detached traditionally designed outbuilding measuring 4.2m by 6.5m with a ridge height of 3.8m. The garage will be located in the north west corner of the site.

### **Description of Site:**

2 Bell Farm Cottage is a two storey property located on the north side of the High Road on the edge of the built up area of Epping, the property backs onto open fields. It is located within the Bell Common Conservation Area and the Metropolitan Green Belt. 2 Bell Farm Cottages is part of a row of three two-storey terraced properties that were built as Estate Workers Cottages and date from the 1950's. To the east are two further groups of terraced properties and to the west is a detached property.

### **Relevant History:**

EPF/0380/08 - Conservation area consent for side, front and rear extensions and alterations with demolition of existing outbuildings for provision of new garage. Concurrent Application

EPF/2058/07 - Demolition of existing house and outbuildings and erection of new 4 bed dwelling and outbuildings. Refused

EPF/2059/07 - Conservation area consent for the demolition of existing house and outbuildings and erection of a new 4 bed dwelling and outbuildings. Refused

### **Policies Applied:**

DBE9 – Impact on amenity  
DBE10 – Extensions to dwellings  
DBE4 – Design in the Green Belt  
GB2A – Development in the Green Belt  
GB14A – Residential Extensions within the Green Belt  
HC6 – Character, Appearance and setting of Conservation Areas  
HC7 – Development within Conservation Areas  
HC9 – Demolition in Conservation Areas

### **Issues and Considerations:**

The main issues in this case are:

1. Impact on the amenities of neighbouring properties
2. Acceptability of its design in relation to the existing house and street scene
3. Impact on the Metropolitan Green Belt
4. Acceptability of its design in terms of the Bell Common Conservation Area

#### **1. Impact on the amenities of neighbouring properties**

The changes to the front elevation will not have any undue impact in terms of loss of light or outlook to neighbouring properties as the front extension has been moved some 0.9m away from the party wall between No. 2 and 3 Bell Farm Cottages. Although the extension brings the property 0.4m closer to Bell Farm Cottage it is felt that it will not have any adverse impact on this property as a distance of some 9m will be retained between these two properties.

The rear extension has a depth of 2.1m at the party wall boundary with No. 3, this depth is within the preferred depth of 3m for rear extensions and it is felt that even with the deeper 'L' extending to 3.2m it will not cause any adverse effect at ground floor level.

With regards to impact to No.3 at first floor level, it is proposed that the roof will be continued down to the ground floor extension and a dormer window inserted into the roof slope at first floor level. This proposal therefore abides by the 45° rule to the nearest first floor window of the adjoining property which in this case is a bathroom window. Any impact to No. 3 is reduced due to the sloping roof. It is therefore felt that loss of light or outlook is not an issue at this boundary.

It is not felt that the proposal to the rear causes any harm to No. 1 Bell Farm Cottage because of the 9m distance between the two sites.

Although the garage will be moved to the boundary with No. 1 Bell Farm Cottage it is not felt that it will cause any undue harm as it is a single storey building designed in a traditional manner and there are mature existing trees at this boundary that will provide some screening.

## 2. Acceptability of its design in relation to the existing house and street scene

In terms of design the extension and alterations have been designed to complement that of the existing property and the adjoining terrace. The proposals are not out of character with the streetscene, particularly as the proposals and the existing house are barely visible from the High Road due to the mature planting to the front of the property.

The Parish Council have also objected on the grounds that the proposal will significantly harm the streetscene; however as mentioned above the proposal and the neighbouring properties are almost hidden from view when viewed from the street.

## 3. Impact on the Metropolitan Green Belt

The Local Plan Alterations policy GB14A suggests that residential extensions within the Green Belt may be acceptable provided that they do not result in disproportionate additions above 40% of the original dwelling, up to a maximum of 50m<sup>2</sup>. This scheme will add 36m<sup>2</sup> to the floorspace and will amount in additions of 42%. This scheme therefore is within the maximum floor space limit (50m<sup>2</sup>) but just outside of the maximum percentage allowance (40%) acceptable in terms of policy GB14A. Although slightly exceeding the percentage limits of GB14A it is not felt to impact on the openness of the Green Belt and the proposal is well within the floorspace m<sup>2</sup> limit.

The proposed garage replaces existing outbuildings and does not exceed the demolished buildings floorspace and is in scale and in keeping with the property and the surrounding area.

## 4. Acceptability of its design in terms of the Bell Common Conservation Area

With regards to the impact the proposal may have on the Bell Common Conservation Area, the Council's Conservation Officer is satisfied with the proposals in terms of scale and form and that the proposals are not out of keeping with the surrounding properties within the Conservation Area. The Parish Council have also objected on the grounds that the proposals will represent an incongruous building which will not fit well with the existing line of terraced properties and the Conservation Area, however it is felt the proposal has been sympathetically designed to the character and appearance of the area and it is proposed that the materials will match existing to minimise the overall impact of the property.

Three neighbouring properties that form Creeds Cottages have had rear extensions both at ground and first floor level and although these properties should not set a precedent they do not look out of keeping with the Conservation Area or the Green Belt. This proposal aims to achieve a similar

appearance on a more modern building and it is therefore felt that the proposals are acceptable in this Conservation Area location.

### **Conclusion**

The proposals are acceptable development that accord with the requirements of adopted planning policy and alterations particularly concerning policies regarding Conservation Areas and the Green Belt. It is therefore recommended that conditional planning permission be granted.

### **SUMMARY OF REPRESENTATIONS:**

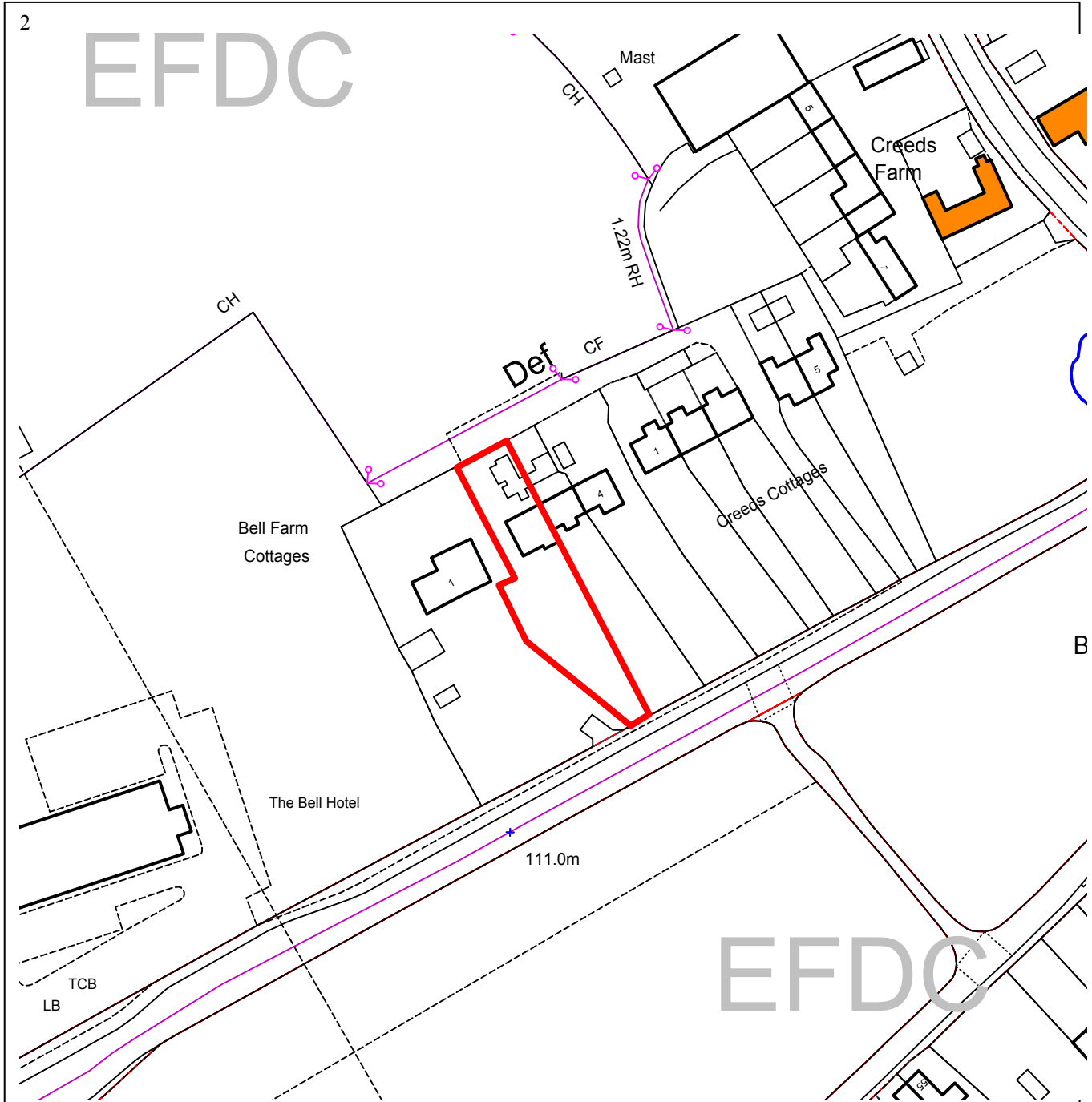
EPPING TOWN COUNCIL: Committee object to this application and are concerned that the proposals represent an incongruous building which will not fit in well with the existing line of terraced cottages which form a pleasing unit within the conservation area and within the green belt. It was felt that the proposals would, therefore, significantly harm the street scene.

1 BELL FARM COTTAGES: Felt that this was a suitable solution to modernise the cottage, but questions why the garage is being relocated and suggests that the trees in the front garden should be retained to ensure the ongoing privacy of the houses along this road.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3 &amp; 4</b>
Application Number:	EPF/0379/08 & EPF/0380/08
Site Name:	2 Bell Farm Cottages, High Road Epping, CM16 4DF
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0380/08
<b>SITE ADDRESS:</b>	2 Bell Farm Cottages High Road Epping Essex CM16 4DF
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr & Mrs A Peck
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for demolition of existing outbuildings for provision of new garage.
<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:**

This application is for Conservation Area Consent for demolition works in connection with renovation and rebuilding of the main dwelling, and for the demolition of existing outbuildings, which are to be replaced with a new garage.

**Policies Applied:**

HC6 – Character, Appearance and setting of Conservation Areas  
HC7 – Development within Conservation Areas  
HC9 – Demolition in Conservation Areas

## **Issues and Considerations:**

The main issue in this case is:

Acceptability of the demolition works in terms of the Bell Common Conservation Area

### **1. Acceptability of the demolition works in terms of the Bell Common Conservation Area**

It is proposed that the front part of the building will be demolished and rebuilt due to subsidence possibly caused by the surrounding trees. As these properties are 1950's estate workers cottages it is felt that the demolition and rebuild will have little impact on the character and appearance of the Conservation Area as the property does not make a significant historical contribution to this location. However, this property forms part of a group of three terraced properties that forms part of a larger group of properties in this location that follow a similar building line, although the front part of the property will be demolished it is intended to rebuild to retain the existing building line.

The outbuildings to the rear of the property do not make a significant contribution to the character and appearance of the Conservation Area in this location. They are not visible from the streetscene and it is felt that the removal of these buildings would enhance this location.

## **Conclusion**

The proposals are acceptable development that accord with the requirements of adopted planning policy and alterations concerning policies regarding demolition in Conservation Areas. It is therefore recommended that conditional planning permission be granted.

## **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Committee object to this application and are concerned that the proposals represent an incongruous building which will not fit in well with the existing line of terraced cottages which form a pleasing unit within the conservation area and within the green belt. It was felt that the proposals would, therefore, significantly harm the street scene.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0465/08
<b>SITE ADDRESS:</b>	Camelot P.H. Manor Road Romford Essex RM4 1NH
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Michells & Butler Limited
<b>DESCRIPTION OF PROPOSAL:</b>	Formation of hard standing and brick BBQ area with fabric canopy over, installation of hand rail to existing steps and installation of 6 no. floodlights.
<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 of the barbeque area 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 Prior to installation of the new lighting further details regarding the height, design and luminance of the floodlights hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.
- 4 The lights hereby approved shall only be on during the hours of use of the outdoor seating area and shall be turned off at all other times.
- 5 The lighting hereby approved shall be positioned and shielded so as not to overspill into neighbouring properties or to dazzle users of the public highway.

*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:**

Consent is being sought for the formation of a hard standing area and erection of a brick BBQ area with fabric canopy above, installation of a hand rail to existing steps, and installation of 6 no. floodlights to existing lamp posts. The hardstanding and BBQ area would be 7m wide and 5.3m deep, with a BBQ, chiller unit, till, bottle cooler and potato oven, and would be sheltered by a fabric canopy that would be a maximum of 2.4m in height. The hand rail would be 1.1m high and would be located adjacent to the existing steps to the south east of the garden. The proposed floodlights would be located on 3 existing lamp posts, however no technical details have been received regarding these.

### **Description of Site:**

The Camelot is a restaurant/public house located on the corner of Manor Road and Hoe Lane, Lambourne End, within the Metropolitan Green Belt. The site consists of a large building with adjoining car park and outdoor seating areas.

### **Relevant History:**

EPF/0125/96 - Erection of 4 no. 4 metre high lighting columns around car park – approved/conditions 28/05/96

EPF/0409/84 - Erection of timber fence and provision of 5 no. rooflights – withdrawn

EPF/0840/98 - Children's play area – approved/conditions 28/07/98

### **Policies Applied:**

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE9 – Loss of amenity

RP5A – Adverse environmental impacts

### **Issues and Considerations:**

The main issues here relate to the potential impact on neighbouring residential properties and on the countryside generally and in terms of design.

The application site sits in a large plot of land with a very deep car park to the rear and a large outdoor garden to the side. The public house is detached and the garden area subject to this application is bordered to the north and west by paddocks and to the south and east by the pub car park and vehicle entrance. The garden is in close proximity to Berkeley Cottage, Manor Road, however it is a sufficient distance from any other residential properties. The proposed area of hardstanding and BBQ would be located some 20m from the boundary with Berkeley Cottage, which is predominantly screened by some very high conifer trees, and the proposed floodlights would be located on the existing lamp posts between the garden and car park. Due to this the proposed development would not be visible from neighbouring properties.

The BBQ area would be located in an existing garden area, and as such would be unlikely to significantly increase the amount of activity in this area (on days which the BBQ would be operated). There are no proposals for amplified music within the garden and therefore the noise created would primarily be that from people talking, which currently occurs due to the outdoor seating area.



The proposed floodlights would be located on 3 no. existing lamp posts (two on each), which currently contain coach lights to illuminate the car park/side entrance. Whilst no technical details have been received regarding these lights, they will be able to be installed in this location without being unduly detrimental to neighbouring properties. Whilst the application site is located in a rural Green Belt location, the presence of existing coach lights and illumination from the public house itself would ensure that the proposed floodlights would not be detrimental to the character of this location. If however there were issues of light pollution occurring from these floodlights then this could be enforced by Environmental Services under light nuisance controls. Therefore, subject to conditions regarding further details of the proposed lighting including height and luminance, these floodlights would be acceptable.

There have been objections regarding the potential odour and smoke nuisance emanating from the proposed BBQ. Planning permission is not required for the carrying out of BBQ's at the public house, and any number of temporary BBQ stands could be erected, it is merely the permanent nature of the proposed BBQ which requires planning permission. Therefore, whilst it is assumed that there would be smoke and smells emanating from the proposed BBQ, this could occur regardless of this permission, and also due to the distance from neighbouring residential properties any smoke or odour pollution would not be unduly detrimental to their amenities.

The design of the proposed BBQ would be acceptable. The fabric canopy would be temporary in nature and could be removed when not in use. The proposed floodlights would likely be small in design (as there are two to a post) and not particularly noticeable, and the proposed handrail would be commonplace in a pub garden.

### **Conclusion:**

In light of the above the proposed hardstanding, BBQ area, floodlights and handrail comply with the relevant Local Plan policies and are therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – No objection but suggest the following conditions:

- Low level lighting, in power and in height, is used and these lights are directed onto seating area only and are shielded, so as not to be obtrusive to neighbouring properties and add to the level of light pollution in what is a very rural location.
- The lights would only be on during the hours the garden is in use and turned off at all other times.

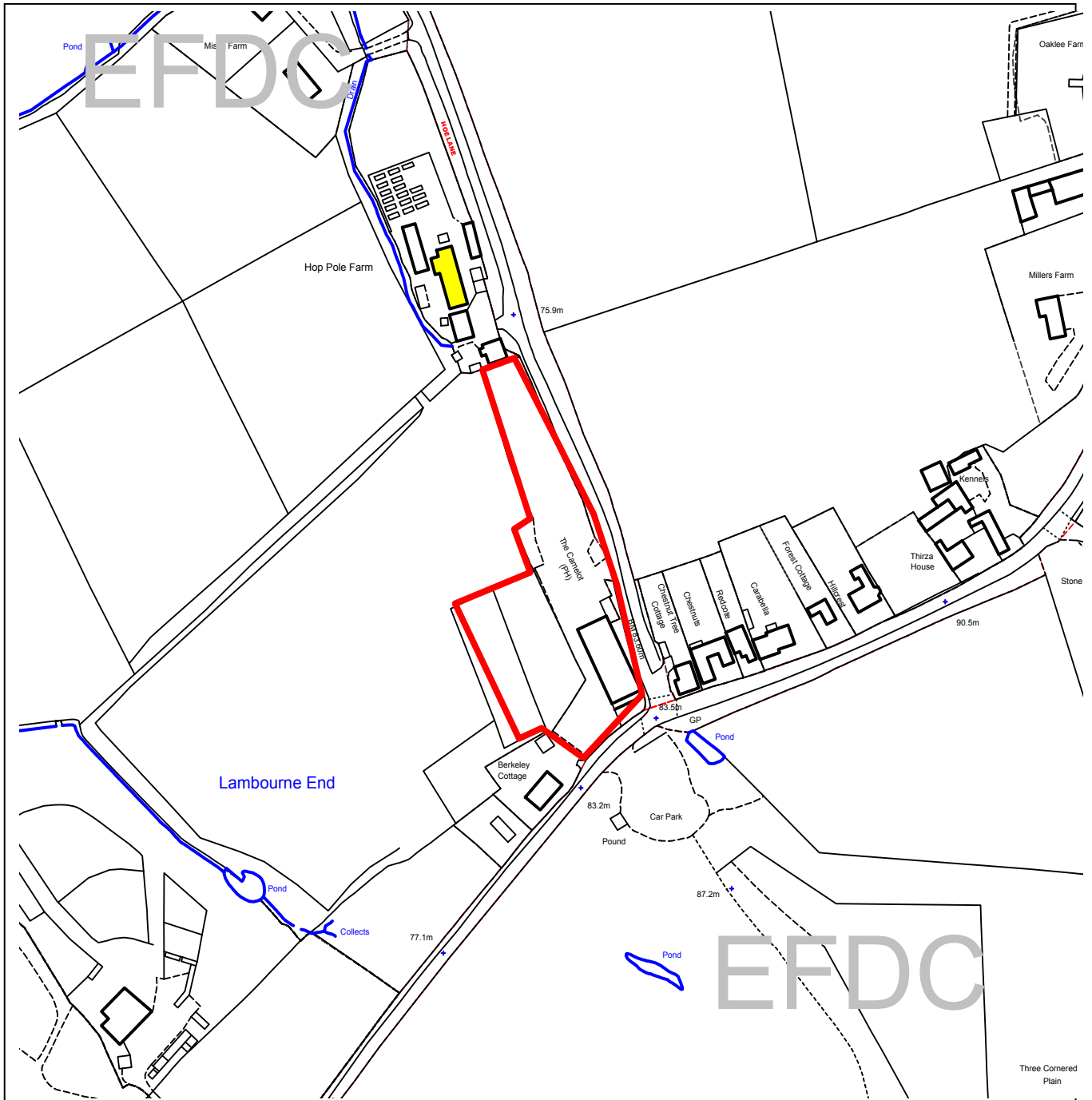
CHESTNUT TREE COTTAGE, MANOR ROAD – Object due to potential noise, increase in customers and possible smoke/odour nuisance.

BERKELEY COTTAGE, MANOR ROAD – Object due to the potential noise pollution, smoke pollution and light pollution.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/0465/08
Site Name:	Camelot P.H., Manor Road, Lambourne End, RM4 1NH
Scale of Plot:	1/2500

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2318/07
<b>SITE ADDRESS:</b>	Hangar 1 North Weald Airfield North Weald Essex CM16 6AA
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr Neal Bechtel - Becro Engineering Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to Class B2 Business Use for occupation by Steel Fabrication Business.
<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 The rating level of noise (as defined by BS4142:1997) emitted from equipment on the site shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 3 Before the permitted use commences, the developer shall submit in writing to the Local Planning Authority, measures to ensure that the predicted noise levels in the neighbouring commercial units do not exceed an LAeq of 50dBA. These measures shall be carried out, and assessed in accordance with BS9233 (1999): Sound insulation and noise reduction for buildings - code of practice. Should it be found that this level is not achieved, the use shall not commence until it has been achieved. The noise level shall thereafter be adhered to throughout the hereby permitted use.
- 4 No work using equipment used for working the steel that is likely to generate noise shall take place outside the building. All work shall be carried out within the building with doors and windows closed.
- 5 No deliveries shall be taken at or despatched from the southern part of the site outside the hours of 07.30 - 19.00 Monday to Friday and 08.00 - 14.00 Saturday nor at any time on Sundays, Bank or Public Holidays.
- 6 Before the use commences a noise barrier shall be constructed along the southern boundary of the site to a height and specification to be agreed in writing by the Local Planning Authority.

- 7 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 8 No refuse collection shall be carried out from the site outside the following times: 07.30 - 18.30 hours Monday to Friday, 08.00 - 13.00 hours Saturday, nor at any time on Sundays, Bank Holidays or Public Holidays.

*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:**

Change of use of existing aircraft hangar building with B8 and indoor market use to B2 general industrial use. (Specifically steel fabrication)

**Description of Site:**

The site comprises the disused aircraft hangar, (hangar 1) at North Weald Airfield and its associated land extending to 0.83 hectares. The building is approximately 77m x 36m with a height of about 20m. The site is located at the south eastern corner of the airfield, off Hurricane Way.

**Relevant History:**

The hangar has planning permission for B8 storage and distribution use dating from 1981 and more recently permission was granted in February 2005 for weekend and bank holiday use of the building as an indoor market. The main part of the building however is currently empty and underused.

**Policies Applied:**

CP1 Sustainable Development objectives  
CP8 Sustainable economic development  
RP5A Adverse Environmental Impacts  
E1 Employment Areas  
E2 Redevelopment of premises for Business and General industrial uses.  
ST1 Location of development  
ST3 Transport Assessments  
ST4 Road safety  
ST6 Vehicle Parking

## **Issues and Considerations:**

This site falls within an identified Employment Site allocated within the adopted Local Plan, within which, business, general industrial and warehouse uses are generally acceptable. The applicant is a local firm who currently occupies premises in Waltham Abbey, but who have outgrown the existing premises and wish to relocate to a more suitable building. They currently employ 16 people and hope to increase this in the longer term by a further 20 full time and 2 part time posts. The proposed business is engineering and steel fabrication. Sheet and beam steel is processed to produce custom steel frame structure and components, nearly all of which are used in the construction industry. The use is clearly a general industrial use falling within class B2 of the Use Classes Order.

The main issues in the determination of this application are therefore, the possible impact of the general industrial use on the nearest noise sensitive premises, the traffic and parking implications of the use and sustainability issues.

### **1. Noise**

The proposed use involves cutting, drilling, shot blasting etc of metal by computer-controlled machines and also hand welding and hand grinding. The applicants have submitted with the application a noise assessment report that sets out the noise levels of the proposed processes and the likely impact on the nearest residential properties, in Roughtallys Estate, Norway House and York Road. The assessment concludes that the predicted noise levels are insignificant when compared to the otherwise prevailing background noise levels. The Environmental Health section of the Council has assessed the proposals and the evidence submitted and is satisfied that subject to conditions restricting working hours, noise emissions from the use should not result in undue noise to residential properties. There is some concern that the loading and unloading of materials at the southern side of the site may cause some loss of amenity to the nearest residential properties and it is suggested that an acoustic barrier be erected along the southern boundary of the site and that the deliveries and dispatches from the southern part of the site be restricted. These issues can be satisfactorily controlled by condition.

There have been a number of letters from adjacent business units on the Bassett Business Centre and also from existing units which are actually attached to the south eastern side of the hangar, who are obviously concerned that the use will cause unacceptable noise within their working environment. The noise report indicates that noise levels outside the building should not cause a problem to the business units at the Bassett Business Centre, but those businesses that actually abut the main hangar building are likely to suffer from unacceptable noise levels unless additional sound insulation is provided within the building to protect these units. It is therefore suggested that an additional condition to require the installation of such sound insulation should be attached to protect the working environment within these units.

### **2. Traffic**

The applicants have submitted a transport assessment with the application. Traffic will access the site via the main airfield entrance in Merlin Way, not via the gated access off Hurricane Way, and traffic will not therefore impact on the residential area of North Weald. It is not expected that the proposed use will result in more HGV traffic than the authorised use of the site for storage and distribution and Essex County Council have raised no objection to the proposal on traffic or highway safety grounds. As access will be from Merlin Way it is not expected that the use will result in any conflict with the existing business uses with access from Hurricane Way.

### 3. Sustainability

The site is within an existing employment site with relatively good access to the highway system close to the urban area of North Weald, such that employees may be able to walk, cycle or take public transport to work. As such it is considered to be a sustainable location for the development and reuse of the existing building is also a sustainable solution, preferable to the erection of a new building. The development is therefore in accordance with the Council's core policies.

### **Conclusion**

In conclusion it is considered that the proposed development is in accordance with the employment and sustainability policies of the Local Plan and that the use is appropriate to the location, and subject to suitable noise attenuation and conditions, will not result in any significant loss of amenity to adjacent residents and businesses. The development will enable the beneficial reuse of an existing building and will enable the retention and expansion of an existing local business and the application is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL- No objection

UNIT 1, HANGAR 1, HURRICANE WAY – Concerned. Noise into our office as we are on the other side of the wall. Noise from a radio can be clearly heard so metal working will be unacceptable. Traffic is a problem, particularly on Market day our access and fire access gates already get blocked.

ACT DRIVER TRAINING, HANGAR 1 HURRICANE WAY – Concerned about potential noise, which may make our working conditions intolerable. Also concerned about traffic. Even if access is via Merlin Way many vehicles already make wrong turn into Hurricane Way causing concern and highway danger.

CAPELLA ELECTRONICS, BASSETT BUSINESS CENTRE - Concerned about noise from the metal working causing disturbance, which may mean we have to move again.

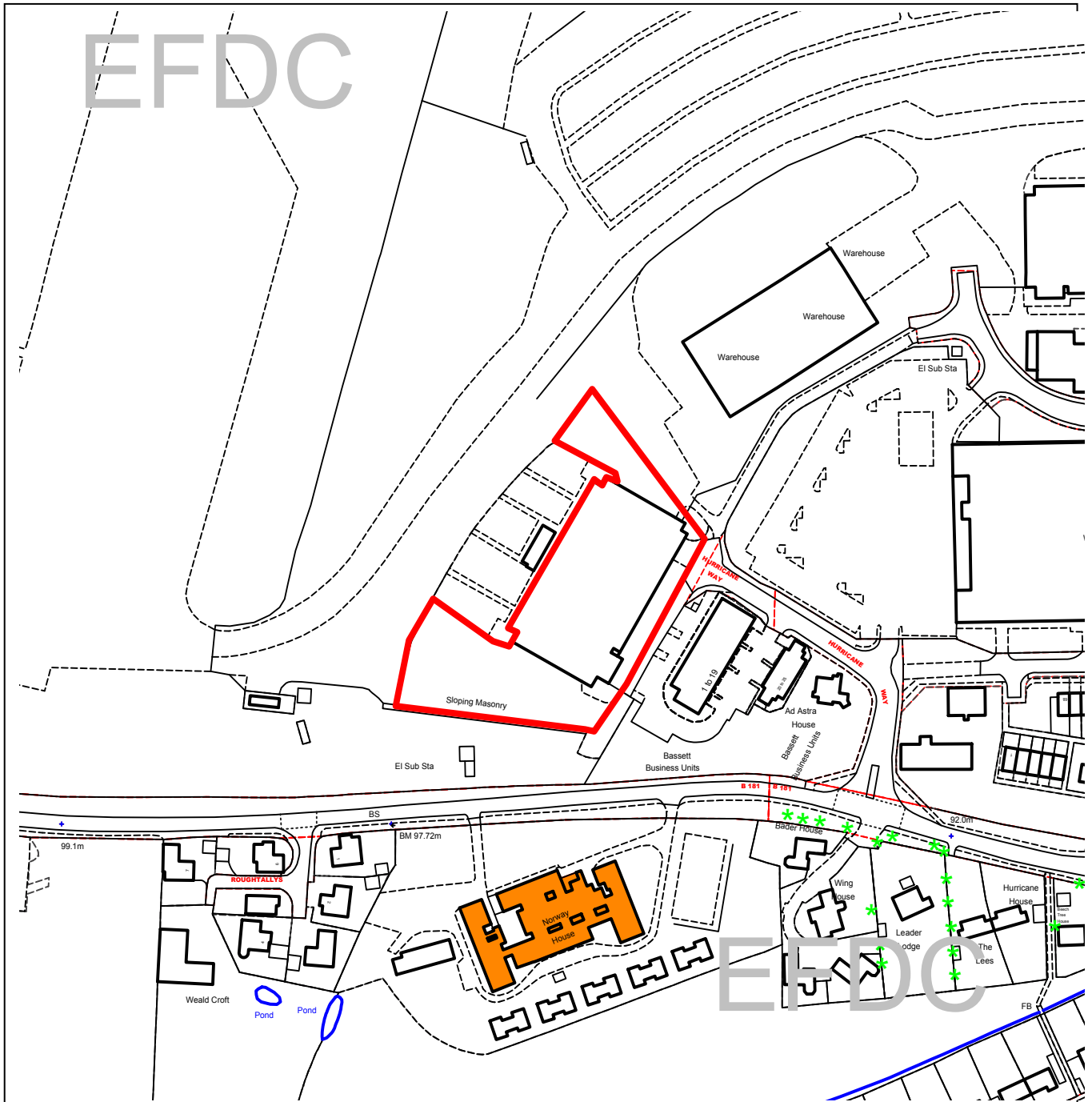
BASSETT BUSINESS UNITS (On behalf of Tenants) - Concerned about potential noise levels, will adequate measures be taken to reduce the high decibel level as our offices are located opposite the hangar. Also concerned about pedestrian access through Hurricane Way. More cars could cause problems, especially as many HGVs already turn in here trying to get to the airfield. Better signage is needed.

EGOS 25 BASSETT BUSINESS CENTRE – Object. A reasonable degree of peace and quiet is crucial to the effectiveness and efficiency of my business.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/2318/07
Site Name:	Hangar 1, North Weald Airfield North Weald, CM16 6AA
Scale of Plot:	1/2500

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0313/08
<b>SITE ADDRESS:</b>	The Rosaries Harlow Common Essex CM17 9ND
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	Mr M Conroy
<b>DESCRIPTION OF PROPOSAL:</b>	New detached double garage block and space for an Eco Friendly Biomass boiler.
<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 Materials to be used for the external finishes of the proposed garage, shall match those of the dwelling.
- 3 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 4 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.

- 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.

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 development shall be carried out in accordance with the amended plans received on 13 March 2008 unless otherwise agreed in writing with 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 applicant seeks planning permission to construct a detached garage that is to provide room for two vehicles and a biomass boiler with pellet storage area.

The garage itself will have a width of 9.1 metres by a depth of 6.7 metres and will have an overall height of 4.6 metres to the ridgeline. It will be setback approximately 3.5 metres from the front boundary and 1.2 metres from the southern side boundary. Materials for the development are to include red brick walls, stone parapet and a slate hipped roof.

### **Description of Site:**

The subject site is located on the eastern side of London Road just before the junction leading onto Harlow Common on the outskirts of Harlow. The site has a slight slope that falls from the rear of the property to the front. It has a wide frontage before it narrows in shape towards the rear. Located on the side and rear boundaries is a medium size timber paling fence and vegetation.

The site is currently vacant, however a replacement dwelling is currently under construction towards the rear. Vehicle access to the site is located on the junction of Harlow Common and London Road. A private open space area is to be located in front of the dwelling currently being constructed.

Although the subject site is located within a Green Belt, there are a number of detached residential dwellings within close vicinity of the site. Both adjoining buildings which are known as 'Maya' and 'Copper Beech' are bungalows.

### **Relevant History:**

EPF/1063/04 – Erection of new detached dwelling and detached garage. (refused)

EPF/0921/06 – Removal of existing and construction of replacement dwelling. (approved with conditions)

### **Policies Applied:**

#### Local Plan Policies;

DBE1 Building in context

DBE2 Building in context

DBE4 Urban Design Analysis

DBE9 Residential amenity

GB2A Development in Green Belt

GB7A Conspicuous Development

### **Issues and Considerations:**

The site is located within a built up area and within the Green Belt. The main issues to be addressed are whether the design and appearance of development is acceptable, whether it would have an impact to the openness of this part of the Green Belt and whether it would have a harmful impact to the amenities of adjoining property occupiers.

#### **1. Green Belt:**

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the green belt.

Council's Policy states that buildings outside the residential curtilage would not normally be supported, as they would have an impact to the open character of the Green Belt. It should be noted that the proposed development is to be constructed within the residential curtilage of the site and its use is to be in association with the residential use that is currently being constructed. In this case it is considered that the proposed development is not excessive and that its use would still preserve the open character and appearance of this part of Green Belt.

#### **2. Design and appearance:**

Policies DBE1, DBE2 and DBE4 of the Local Plan seek to ensure that a new development is satisfactorily 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.

It is considered that the design and appearance of the proposed garage is acceptable as it will be low in scale and size. It will not appear as a visually dominant feature or an intrusive development within the streetscene and to adjoining properties as existing vegetation and fencing will help screen the proposed development. The proposed development will reflect the character of the surrounding area and appear subservient to the dwelling that is currently being constructed.

It is considered that the proposed development is acceptable in terms of its form, bulk and siting and that it is in accordance with Council design policies.

Given that the proposed garage is to be located close to a large tree that is protected, the application was referred to the landscape team who advised that they had no objections with the proposed development subject to protection measures being undertaken during the construction of the development.

### 3. 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 siting 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.

Given that the proposed development is single storey, comprises of non-habitable rooms and that there is existing screening on the boundaries, it is considered that there would no loss of privacy to adjoining properties in relation to overlooking.

In relation to the concern about the environmental impacts that the proposed biomass boiler would cause, the application was referred to Council's environmental officer. It was advised that the type of boiler proposed would not cause a harm to the amenities of adjoining property occupiers.

### **Conclusion:**

In conclusion it is considered that the proposed development is acceptable in terms of its design and appearance and that it wouldn't have an impact to the protected tree on site or to the openness of this part of the Green Belt. Also it is considered that it wouldn't cause any harm to the amenities of adjoining property occupiers.

### **SUMMARY OF REPRESENTATIONS**

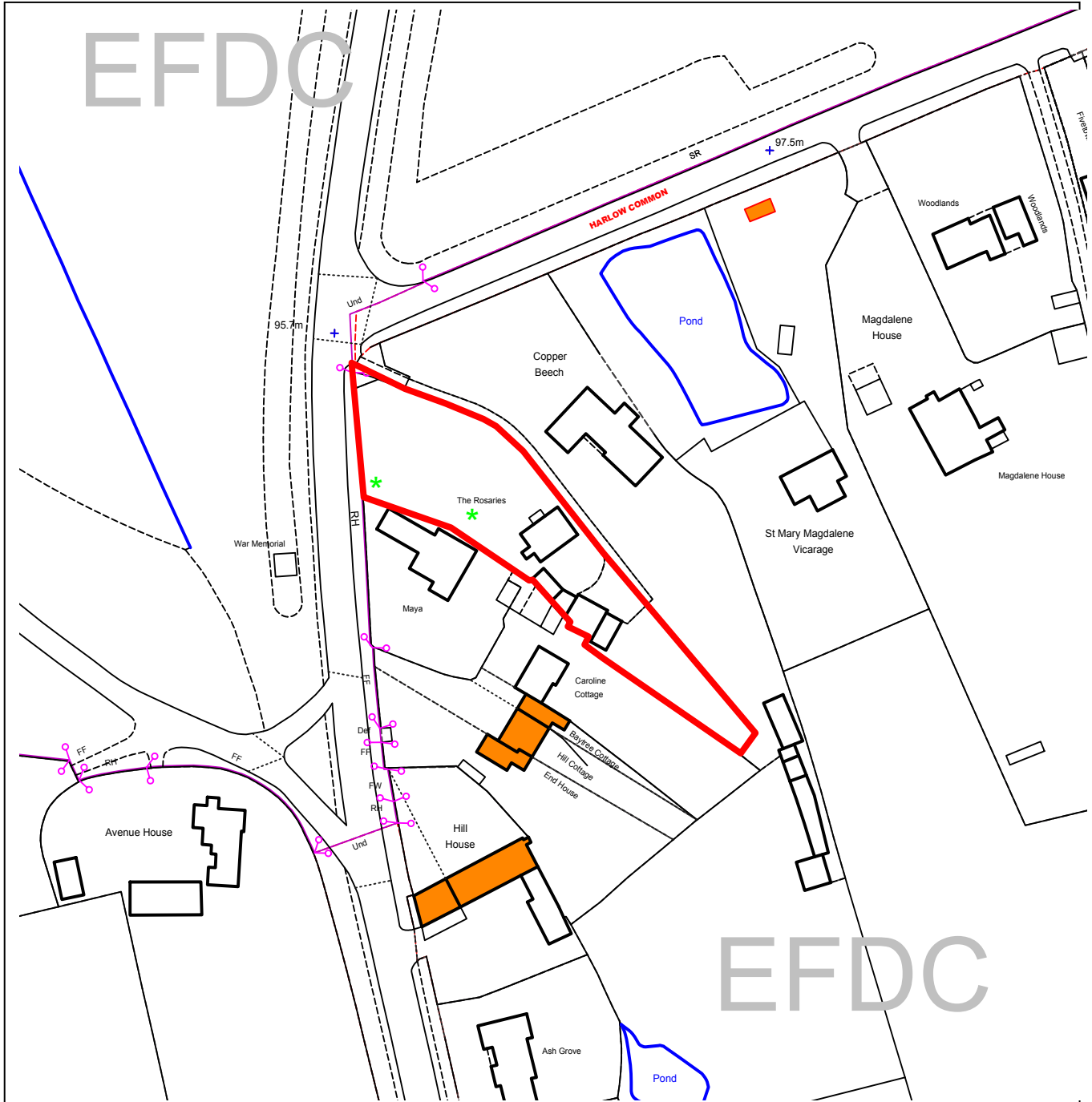
NORTH WEALD PARISH COUNCIL - The Council objects to the application as the proposal by its bulk, siting and size would represent an overdevelopment of the site.

MAYA, POTTER STREET - The proposed development would have an impact to the Green Belt. It would cause highway concerns. It would have an impact to the amenities of the adjoining property e.g. noise and loss of light. Change in the character of the surrounding area.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	7
<b>Application Number:</b>	EPF/0313/08
<b>Site Name:</b>	The Rosaries, Harlow Common CM17 9ND
<b>Scale of Plot:</b>	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0399/08
<b>SITE ADDRESS:</b>	44 Epping Road Ongar Essex CM5 9SQ
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr Cracknell
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear extensions, single storey rear extension, front porch and alterations to roof with enlarged front and rear dormer windows. (Revised application)
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice in PPG 2 and the policies of the adopted Local Plan and Alterations, in that it does not constitute a reasonable extension to an existing dwelling. This application is unacceptable, because the proposed extension, together with previous extensions, would result in a disproportionate addition to the original dwelling that would be harmful to the objectives of the Metropolitan Green Belt, contrary to Policy GB14A of the adopted Local Plan and Alterations.
- 2 The proposed first floor rear extension, by reason of its height and bulk, would be out of character with the design of the existing property and appear bulky and intrusive from neighbouring properties contrary to policies DBE9 and DBE10 of the adopted Local Plan and Alterations.

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

**Description of Proposal:**

This application seeks planning permission for extensions to the property comprising the addition of a front porch, a ground floor rear extension, extensions to the roof including hip to gable extension and increased dormers and the addition of a first floor extension at the rear.

## **Description of Site:**

The application property is a detached chalet bungalow, located on Epping Road in Toot Hill. There is a mix of property designs within the area, although the houses fronting onto Epping Road are predominantly detached. The application dwelling is the middle property in a row of three. To the west of the row is a side street (Hill Crest Road) and to the east is a small cul-de-sac.

The site is located within the Metropolitan Green Belt.

## **Relevant History:**

EPF/0144/94. Single storey rear extension, and loft conversion including the provision of front and rear dormer windows. Approved 15/03/94.

EPF/0428/04. Single storey rear extension and rear conservatory. Approved 26/05/04.

EPF/1911/06. Erection of detached garage. Approved 01/12/06.

EPF/2150/07. First floor extensions to front and rear of dwelling, ground floor extension to rear, front porch and re-roofing of dwelling with higher ridge and roof lights to front and rear. Refused 21/11/07.

## **Policies Applied:**

DBE9 – Neighbouring Amenity

DBE10 – Residential Extensions

GB2A – Development in the Green Belt

GB14A – Residential Extensions in the Green Belt

## **Issues and Considerations:**

The main issues in this case are:

1. The acceptability of the development in terms of Green Belt policy;
2. The impact of the proposed extensions on the character and appearance of the area; and
3. The impact of the proposed development on the amenities of the occupiers of neighbouring dwellings.

### **1. Green Belt Policy**

Policy GB2A of the Local Plan Alterations states that extensions to existing buildings within the Green Belt may be acceptable where it is a limited extension to an existing dwelling that is in accordance with Policy GB14A of the Plan. Policy GB14A of the Local Plan Alterations states that residential extensions may be acceptable where there would not be any harm to the open appearance of the Green Belt, there would not be any harm to the appearance of the building, and the extension would not result in a disproportionate addition of more than 40%, up to a maximum of 50m<sup>2</sup> over and above the total floor space of the original dwelling.

The table below shows that the property (which was originally only single storey) has already been extended above the threshold permitted under Policy GB14A. The existing conservatory would be removed and the proposed single storey extension would have the same sized footprint.

Accordingly, the main additions in floor space would come from the first floor of the extension, the increased dormers and the hip to gable extension. It is considered that the alterations to the roof, encompassing both the hip to gable extension and the dormer extensions would be viewed within the context of the existing dwelling and as such would have only a limited impact on the open

character of the green belt. However, it is considered that the first floor extension at the rear would result in the addition of considerable bulk to the dwelling which, having regard to the provisions of Policy GB14A, would be detrimental to the open character and appearance of the Green Belt.

<b>Original Floor Space</b>	<b>Existing Floor Space</b>	<b>Proposed Floor Space</b>
90 m <sup>2</sup>	204.51 m <sup>2</sup>	228.42 m <sup>2</sup>
	+ 127% (+114.51 m <sup>2</sup> )	+ 153.8% (+138.42 m <sup>2</sup> )

## 2. Impact on Appearance of the Area

The first floor rear extension is the element of these alterations which does not fit happily into the design of this property. This adds a full two-storey height extension to what is in essence a chalet bungalow and will appear a dominant and bulky feature from neighbouring properties. The alterations which would be visible from the front of the property would be the enlarged dormers, the front porch and the hip to gable extensions. It is considered that these alterations would all be in keeping with the character and appearance of both the dwelling and the wider area. Surrounding dwellings are of varying styles and accordingly the hip to gable extension would not be out of keeping. However, the first floor extension at the rear would be of poor design on the back of a bungalow-type property.

## 3. Neighbouring Amenity

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, due to the size of the proposed extensions and their position in relation to neighbouring dwellings, it is not considered that there would be any material loss of amenity to either neighbouring dwelling, other than in visual amenity terms. The property has a long rear garden, over 40 metres in length, and as such it is not considered that there would be any harm to the dwelling at the rear.

## Conclusion

In light of the above appraisal, it is clear that this dwelling has been extended significantly already and the further extensions do not comply with Green Belt policy. This is largely because of the increased floorspace created by the bulky first floor rear extension which would appear out of character with the design of the existing property and bulky from the neighbouring property.

Accordingly, it is recommended that planning permission be refused.

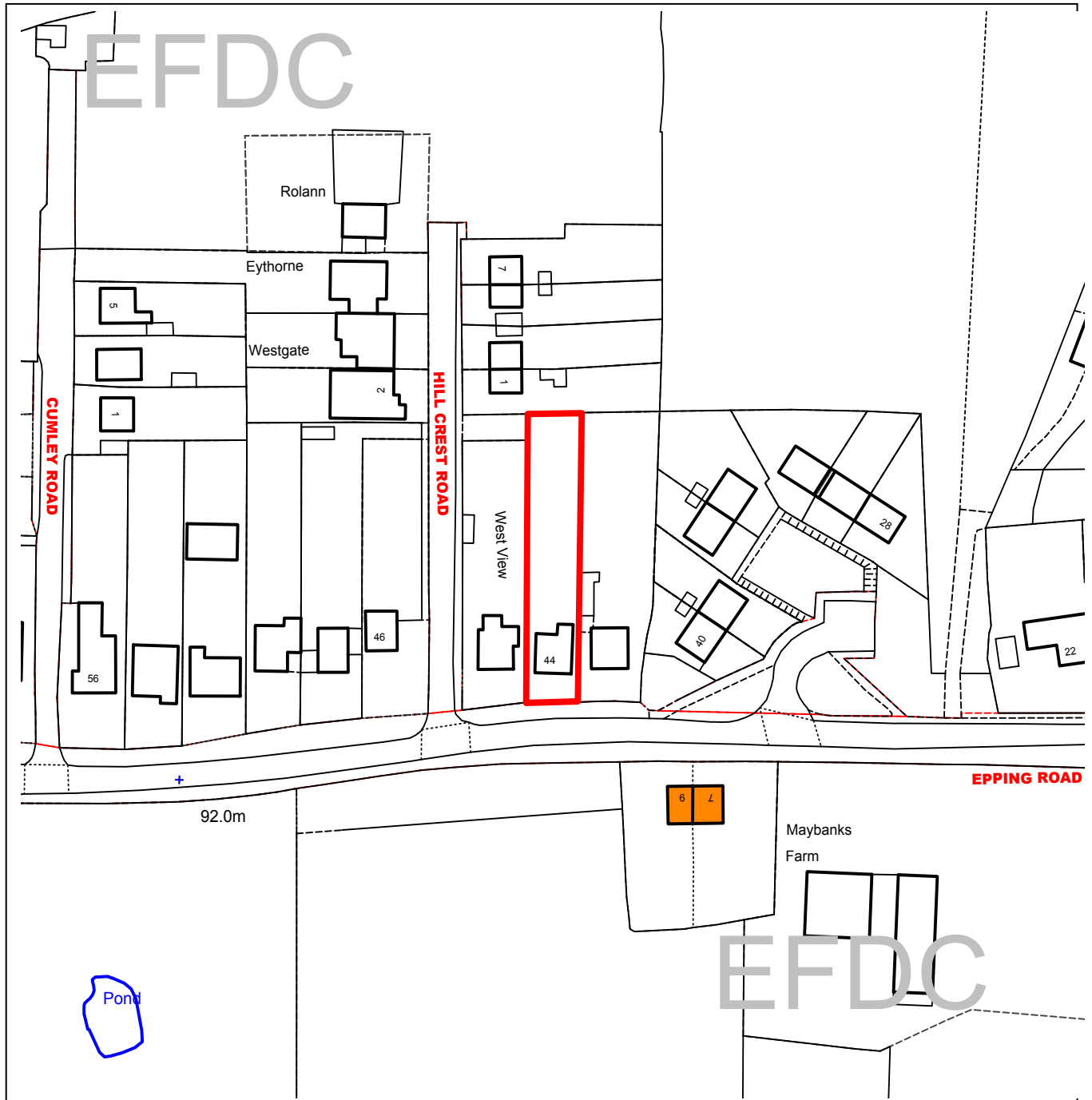
## SUMMARY OF REPRESENTATIONS:

STANFORD RIVERS PARISH COUNCIL. No objection.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>8</b>
Application Number:	EPF/0399/08
Site Name:	44 Epping Road, Ongar, CM5 9SQ
Scale of Plot:	1/1250



**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1561/07
<b>SITE ADDRESS:</b>	Adj, Theydon Lodge Coppice Row Theydon Bois Essex CM16 7DL
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	A Newman
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of detached house and garages (revised application).
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side elevations shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above floor level, and shall be permanently retained in that condition.
- 2 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.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Prior to the first occupation of the development hereby approved, planting and landscaping shall be implemented in accordance with the approved plan reference NewThey/L1RevE unless otherwise agreed in writing by the local planning authority.
- 5 Prior to the landscaping required in condition 4, 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 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 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.

- 7 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.

- 8 Prior to occupation of the dwelling a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the visibility sight splays thereafter.
- 9 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

- 10 Any gates provided at the vehicle access shall only open inwards and shall be set back a minimum of 4.8 metres from the nearside edge of the carriageway.
- 11 Prior to occupation of the development hereby permitted, the existing crossover shall be removed and the footpath resurfaced and kerb reinstated for use as approved in writing by the Local Planning Authority.
- 12 Immediately, when the new access is used, the existing access shall be permanently closed in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 13 The access shall be laid at a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.
- 14 Prior to occupation of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

*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 planning permission for the erection of a two storey five bedroom dwelling with accommodation (including to rooms that could be used as further bedrooms) in the roof. Two detached garages are also proposed, one to the front of "Theydon Lodge" and one to the front of the new dwelling. In addition to the garages, two parking spaces are also proposed for each dwelling.

This planning application seeks consent for a revised scheme, following permission that was granted earlier this year. The main changes are alterations to the elevational detail of the proposed new dwelling, the addition of a conservatory and changes to the size and position of the garage for the main dwelling. The size and position of the garage has been revised several times during this application, to address the concerns of the Council's landscape officer and conservation officer.

### **Description of Site:**

The application site is located close to the corner of The Green with Coppice Row in Theydon Bois. To the east of the site is a private access road. The application site is occupied by "Theydon Lodge", a locally listed building. Following the granting of planning permission earlier this year, the bungalow and barn that previously stood on the site were demolished. There are garden areas to the side and rear. The site is accessed from Coppice Row and a gravelled area at the front of the property provides off street parking for several vehicles. The site is located outside of the Green Belt, which commences immediately to the north of the site.

It should be noted that the construction of the new dwelling is substantially complete. This has mainly been done in accordance with the approved scheme, although there are a few variations.

### **Relevant History:**

EPF/2435/06. Replacement of existing bungalow and barn with a new dwelling. Approved 28/02/07.

### **Policies Applied:**

DBE1 – Design of New Buildings  
DBE2/9 – Impact of New Development  
DBE8 – Private Amenity Space  
LL10 – Retention of Site Landscaping  
ST4 – Road Safety  
ST6 – Vehicle Parking  
HC13A - Local List of Buildings  
H2A - Previously Developed Land

### **Issues and Considerations:**

The main issues in this case are:

1. The impact of the new dwelling on the amenities enjoyed by the occupiers of neighbouring dwellings;
2. The impact of the new dwelling on the character and appearance of the area;
3. The impact of the new dwelling on the character and appearance of the adjacent locally listed building;
4. The level of amenity that would be enjoyed by the occupiers of the proposed dwelling;
5. The impact of the development on trees and landscaping; and
6. The acceptability of the proposed off-street parking provision.

#### *1. Neighbouring Amenity*

“Theydon Lodge” and 43 Coppice Row would be the properties most affected by the proposed development. However, the impact from this revised scheme is, if anything, less than previously due to a reduction in the conservatory feature on the west side of the new dwelling facing no.43 Coppice Row.

The proposed dwelling would be positioned between Theydon Lodge and 43 Coppice Row and would have windows in both side elevations. However, subject to these windows being fixed shut and obscure glazed it is not considered that there would be a material loss of privacy to the occupiers of the neighbouring dwelling.

The proposed dwelling would be approximately 7.5 metres away from the bedroom window in the side elevation of 43 Coppice Row. This window is the main window to the bedroom, with the only other window being a narrow window in the front elevation. There would clearly be a reduction in outlook to this bedroom as a result of the proposed development. However, having regard to the distance separating the development from 43 Coppice Row, it is considered that an adequate level of outlook would be retained. There is some reduction of light to this window but it is not considered that the reduction in light would be detrimental. There would be some view from the rear windows over the garden of 43 Coppice Row, but it is not considered that this would be so material as to justify the refusal of planning permission.

These matters were all taken into account when approving the previous scheme.

## 2 Impact on Appearance of the Area

It is considered that the proposed new dwelling has been designed to complement “Theydon Lodge” and would, therefore, be in keeping with the character and appearance of the area. The dwelling would be set back from the street, respecting the building line along Coppice Row. It is considered that the alterations to the proposed dwelling result in improvements to the originally approved scheme.

## 3 Impact on Locally Listed Building

The design of the proposed dwelling is considered to be such that it would complement “Theydon Lodge”, a locally listed building, in terms of the height, footprint and detailing. Accordingly, it is not considered that it would be harmful to the setting of “Theydon Lodge”.

The proposed garage to the front of Theydon Lodge has been amended to revise its size and design. The Council’s conservation officer is now satisfied that it would not harm the setting of the locally listed building.

## 4. Level of Amenity of Future Occupiers

The proposed new dwelling would have an acceptable level of outlook, natural light, and privacy. Furthermore, the habitable rooms would be of an acceptable size and there would be an acceptable level of private amenity space.

## 5. Trees and Landscaping

The location of the garage retains adequate space for the proposed landscape planting and would not be harmful to any existing landscaping. Alternative locations would have far more impact upon the future health of existing trees.

## 6. Parking and Highways

Four parking spaces are proposed for each of the two dwellings. Having regard to the council’s standards and the size of the dwellings it is considered that the proposed level of parking would be acceptable.

## **Conclusion**

In light of the above appraisal, it is considered that the proposed new dwelling would not result in a material loss of amenity to the occupiers of neighbouring dwellings and would be in keeping with the character and appearance of both the area and the adjacent locally listed building. Furthermore, it is considered that the new dwelling would have an acceptable level of amenity and that the proposed parking and access to the adjacent highway would be acceptable and there would be adequate place for suitable landscaping. It is, therefore, recommended that planning permission be granted.

## **SUMMARY OF REPRESENTATIONS:**

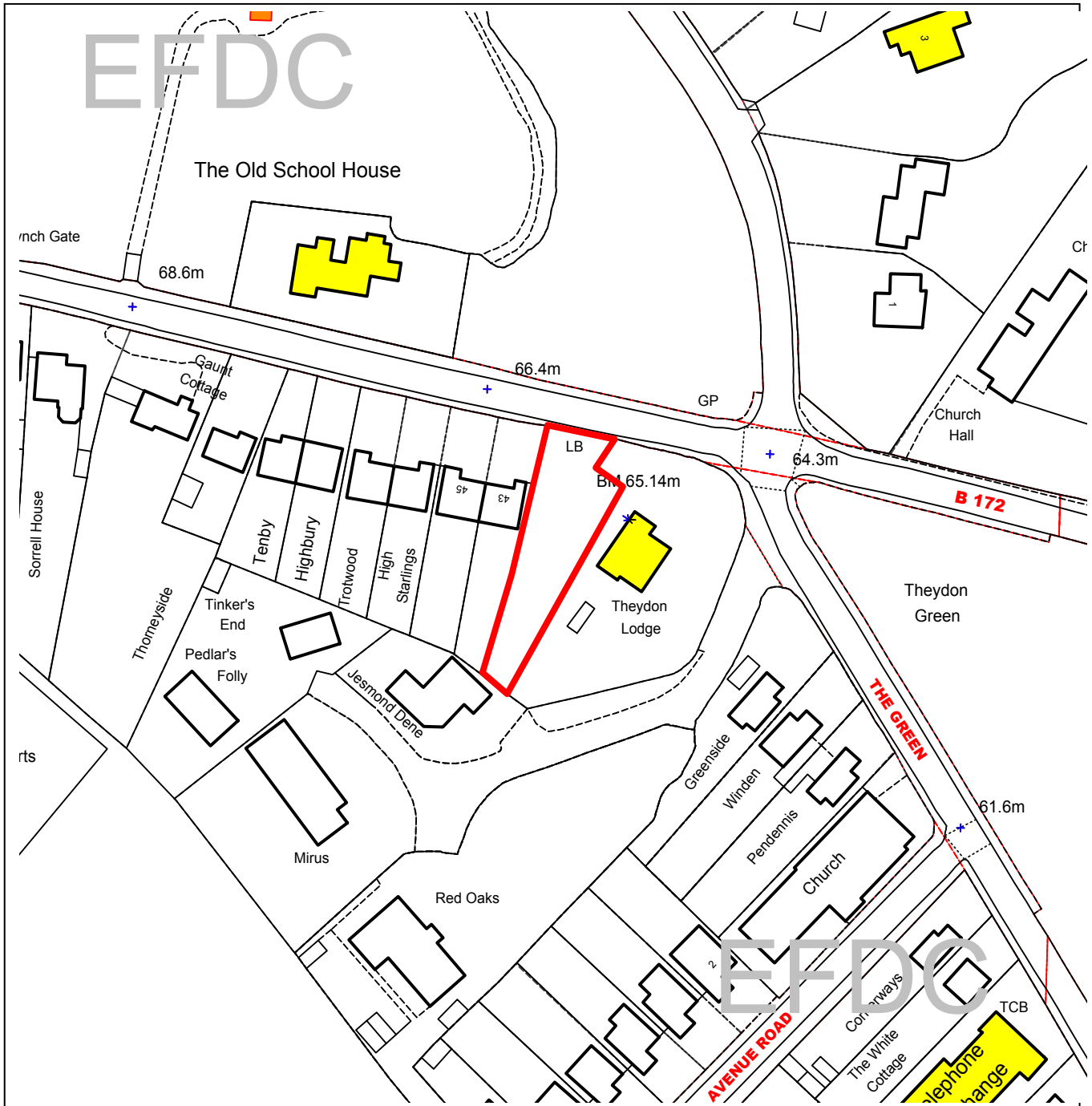
THEYDON BOIS PARISH COUNCIL. Objection. We object to this amended plan as the garage is too large and its location inappropriate causing loss of openness on this important corner in the Village.

43 COPPICE ROW. Objection. Concerned about the size, both in area and especially height, of the proposed new house. The noise from anticipated residents of an 8 bedroom house and cars coming and going will be substantially more than at present. Very concerned about the potential drainage/flooding problems resulting from footings of such a large construction. The water drainage runs down the hill and will rest at our property. We have already had problems with dampness in our house as a result of drainage presently existing. The height of the proposed dwelling will block substantial light into our sons' bedroom, family bathroom, upstairs landing and also sunlight onto our patio. We would prefer the window to be positioned differently so as not to be overlooking our son's bedroom. The proposed plan showing our house plan is not accurate, the rear of our property was extended last year and the proposed dwelling, especially the upstairs windows, will overlook the east side of our property windows and patio/garden area. The proposed dwelling is very large compared to the overall size of the site. The proposed dwelling is very close to the junction with Piercing Hill. This is something of an accident black spot and increased traffic, in/out of the proposed dwelling will only add to potential dangers. From a rural conservation perspective we are strongly against demolition of the thatched barn and cottage. Surely the Parish Council Rural Preservation committee would have an issue with the demolition of these two historical/picturesque buildings. The footfall will be closest to our boundary which again is not ideal taking into consideration it could have been designed to flow onto the opposite side, where the developer has plans for another further development. We will suffer from the general noise that will come from the way this has been designed.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>9</b>
Application Number:	EPF/1561/07
Site Name:	Adj, Theydon Lodge, Coppice Row Theydon Bois, CM16 7DL
Scale of Plot:	1/1250

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/0541/08
<b>SITE ADDRESS:</b>	35 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mrs Vanessa Crispin
<b>DESCRIPTION OF PROPOSAL:</b>	Loft conversion with front dormer window.
<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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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

**Description of Proposal:**

Consent is being sought for a front dormer window. This would be 1.4m wide and 2.2m high with a pitched roof.

**Description of Site:**

Two storey mid-terraced property located on the south eastern side of Woburn Avenue, Theydon Bois.

**Relevant History:**

CLD/EPF/2219/07 – Certificate of lawfulness for a proposed rear dormer window in a loft conversion – permission required 26/11/07

EPF/2739/07 – Loft conversion with rear dormer window – approved 01/02/08



### **Policies Applied:**

DBE9 and DBE10 – Residential Development Policies

### **Issues and Considerations:**

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

The proposed dormer would not create any further overlooking or be detrimental to neighbours light or visual amenities. Due to this the proposal would comply with Local Plan policy DBE9.

The proposed front dormer would be designed with a pitched roof. It would be set in from both side boundaries by 1.1m, from the eaves by 950mm, and would be set 400mm below the main ridge line at its highest point. Several properties in Woburn Avenue have front dormers and, whilst several of these pre-date the 1998 Local Plan, the presence of these, coupled with the variety of housing design in Woburn Avenue, would ensure that the proposal would not be detrimental to the character of the area. The proposed front dormer is as small as possible without being out of keeping with the existing dwelling (especially with regards to window size), and does not dominate the roof slope.

So long as the front dormers are well-designed in themselves, they can be repeated in the street without detriment to the overall character of the road. This proposed dormer has a pitched roof, in line with local design guidance, and would be more attractive than the majority of existing front dormers in Woburn Avenue. Due to this the dormer would not detract from the appearance of the main dwelling or the street scene as a whole. Therefore this proposal complies with Policy DBE10 of the Local Plan.

### **Conclusion**

Due to the above the proposed front dormer is deemed acceptable and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – The proposed front dormer window would adversely affect the street scene. Although there are some existing dormers in the road they would not necessarily gain planning approval under current guidelines. These existing dormers should not therefore be used as precedents as any increase in the number of front dormers creates a broader impact that is a disproportionate degrading of the street scene to that of any single approval.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>10</b>
Application Number:	EPF/0541/08
Site Name:	35 Woburn Avenue, Theydon Bois CM16 7JR
Scale of Plot:	1/1250