

Report Item No: 1

APPLICATION No:	EPF/1179/08
SITE ADDRESS:	41 Beaconfield Road Epping Essex CM16 5AR
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr Richard Flatt
DESCRIPTION OF PROPOSAL:	Single storey side, rear extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 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.

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:

Single storey side/rear extension. The extension partly replaces an existing lean-to extension and will have a total depth of 6.5m. It is set back from the front main wall by 1.1m and flush with the main rear wall. Due to the angled boundary at this site the extension has a width of 2.2m to the front of the site for 1.2m depth, the width then increases to 3m for the remainder of the depth. The height of the proposal is 3.5m.

Description of Site:

41 Beaconfield Road is a two storey semi-detached house located on the west side of Beaconfield Road in a small cul-de-sac of 8 properties. The house is set within a large triangular plot in a corner position. It is located within the built up area of Epping. It is not within the Epping Conservation Area or the Metropolitan Green Belt. The property has a two storey rear extension that has been recently completed.

Relevant History:

EPF/2381/07 – Two storey and single storey rear extensions – **Approved**

EPF/0116/08 – Two storey and single storey rear extensions. (Amended application) - **Refused**

Policies Applied:

DBE9 – Impact on amenity

DBE10 – Extensions to dwellings

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

1. Impact on the amenities of neighbouring properties

Due to the triangular shaped plot of this property, and that this proposal partly replaces an existing structure it is not felt that loss of light or outlook to the neighbouring property is a significant issue with this proposal. The extension protrudes to the boundary with No 39 but the boundary tapers away to a distance of some 6.5m from the proposed extension to the rear. No. 39 is also on slightly higher ground than No. 41 and it is felt that this reduces any possible impact. There are no new side windows proposed so overlooking is not an issue.

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

In terms of design the extension has been designed to complement that of the existing property and when viewed from the front very little of the extension will be visible other than the existing part to be replaced. As this is a corner property in terms of impact on the street scene, it is not felt to be an issue as it will not be visible from the surrounding properties other than No. 39 and only partly visible when viewed from the front of No. 41.

Conclusion

It is considered that given the circumstances of the location of this property within a large triangular plot the extension is acceptable in terms of its impact on amenity and its design. Accordingly, the proposal complies with adopted planning policy and therefore it is recommended that conditional planning permission be granted.

SUMMARY OF REPRESENTATIONS:

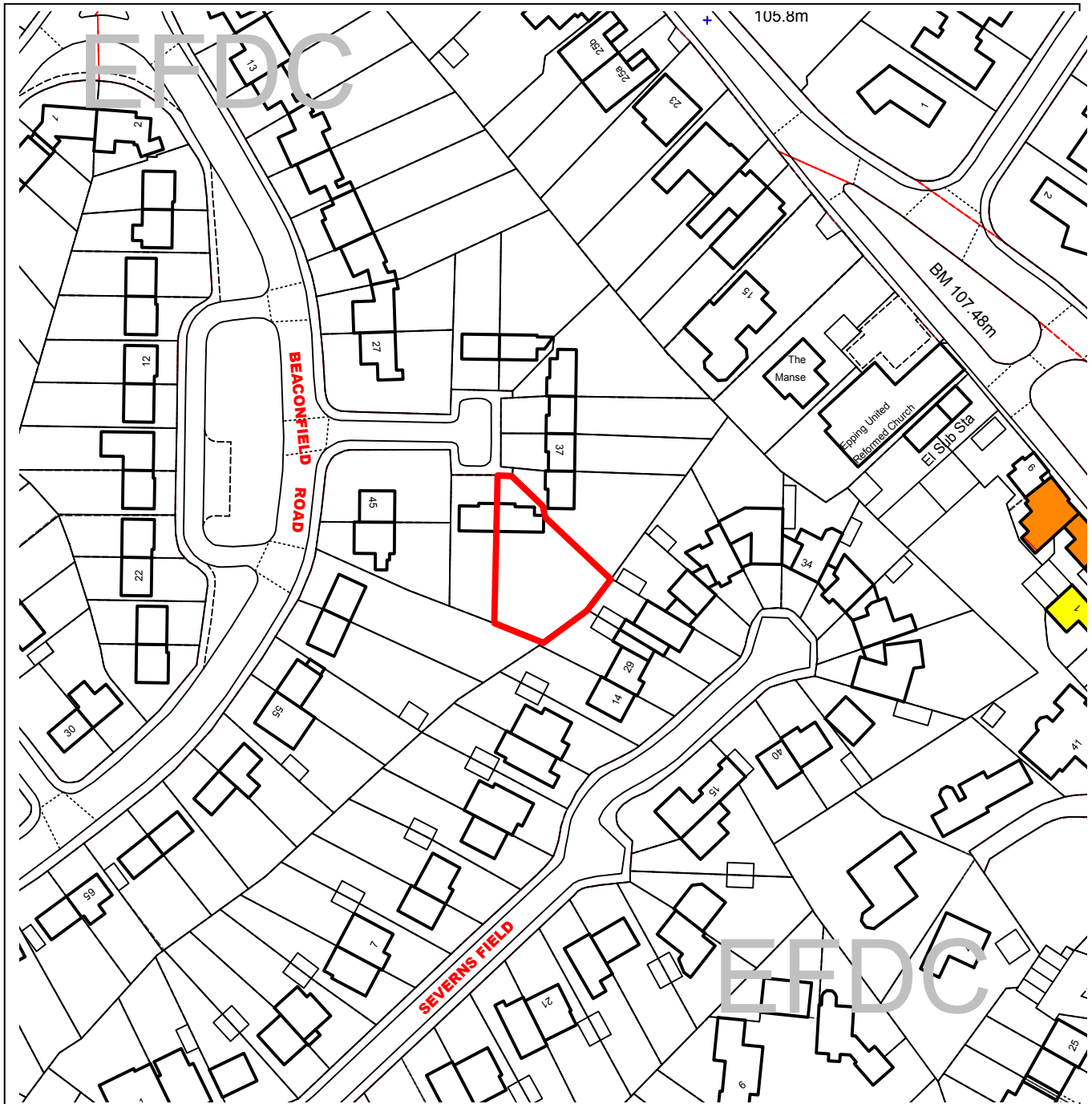
EPPING TOWN COUNCIL: The Council objects to this application and were concerned that the development will have an adverse effect on the amenity of adjacent occupiers.

NEIGHBOURS: No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1179/08
Site Name:	41 Beaconfield Road, Epping, CM16 5AR
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1070/08
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr D Evans
DESCRIPTION OF PROPOSAL:	Single storey front and two storey rear extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 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.

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) and 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 a part width single storey front extension and part width two storey rear extension. The proposed front extension would be approximately 1.7 metres in depth, bringing the front of the dwelling level with the front wall of an existing garage/front extension. The rear extension would be approximately 3.3 metres in depth and set 3.5metres from the site boundary with properties on Kettlebury Way. Both additions would have pitched roofs.

Description of Site:

The application property is located on the northern side of Landview Gardens, to the east of Kettlebury Way. The site is regular in shape comprising of approximately 585 square metres. A medium size timber paling fence and mature vegetation are located on the side and rear boundaries. Located towards the front of the site is a detached double storey dwelling constructed from brick with a plain tiled roof. There is room for off street parking either within the existing garage or on the hard surface towards the front of the dwelling. A large private open space area is located behind the dwelling.

Located in the surrounding area there is a mixture of semi detached and detached dwellings with all of them having different styles and bulk. Front setbacks from the highway are mainly consistent and spaces/gaps between buildings form a dominant part of the character of the area.

The neighbouring dwelling (no. 38) has several windows in the side elevation facing the application site. These include secondary windows to the kitchen, the bay (only) window to the dining room and the window to the hall. Presently, the double doors that lead from the kitchen through to the dining room have been removed, resulting in the two rooms being connected. However, the door frame remains in situ and the rooms could easily be made separate again by the reinstatement of the internal doors.

Relevant History:

EPF/1967/07. Two storey side and rear extensions and single storey rear extension. Refused 15/11/07.

EPF/0417/08. First floor side and rear extensions and single storey rear extension. (Revised application). Refused 09/05/08.

Policies Applied:

Adopted Local Plan and Alterations.

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings; and
2. The impacts of the proposed extensions on the character and appearance of the area

1. Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, objections have been received from the occupiers of 38 Landview Gardens to the east of the site and 3, 5 and 7 Kettlebury Way to the west. With regard to 38 Landview Gardens, this property has several windows in the side elevation, serving the kitchen, dining room and hall/lounge. Whilst the side windows to the kitchen and the hall/lounge would be secondary, the window to the dining area would be the only source of natural light. Due to the orientation of the development in relation to this window, there would be some loss of direct sunlight in the afternoon/evenings. However, having regard to the location of the dwellings in Kettlebury Way, it is not considered that this loss of light would be material. There would also be

some reduction in daylight and outlook. However, having regard to the distance that would separate the extension from the window (approximately 9 metres) it is not considered that this would be material.

The proposed extension would be situated to the rear of the gardens of properties in Kettlebury Way. Objections made by the residents of these properties include loss of privacy, and sunlight. It is considered that the extension would not have a worse relationship with these neighbouring dwellings than the existing relationship between 7 Kettlebury Way and the existing dwelling on the site. Accordingly, it is not considered that there would be a material loss of light or outlook to these neighbouring occupiers. Subject to there being no first floor windows in the side of the extension, it is not considered that there would be a material increase in overlooking. This can be prevented by the use of a planning condition, if permission is granted.

2. Impact on Appearance of the Area

It is considered that the extensions would have an acceptable appearance within the street scene. The front extension would be flush with the existing front elevation and its roof would form a continuation of the existing. The rear extension would have a hipped pitched roof which would be subservient to the roof of the main dwelling. Concern has been raised by local residents regarding the proposed rendering of the dwelling. However, other properties within the street are rendered and it is not considered that this would be out of keeping.

Conclusion

In light of the above appraisal, it is considered that the proposed extension would not be detrimental to the amenities of the occupiers of neighbouring dwellings and would have an acceptable appearance within the street scene. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

ONGAR TOWN COUNCIL. Objection. This proposal does not answer the objections made by this Council in the previous application i.e. the loss of light to the neighbouring properties and being overlooked. This Council has no objections to a single storey extension being built and would add that any finishing to the outside of the property should be in keeping with the other houses in the neighbourhood.

38 LANDVIEW GARDENS. Objection. The proposed extension would severely restrict natural light to our main living areas.

3 KETTLEBURY WAY. Objection. The extensions and rendering would be out of character with the surrounding buildings. The rear extension would cause a loss of privacy due to the higher level. Building works would cause discomfort and stress. Piling of foundations could cause structural damage.

5 KETTLEBURY WAY. Objection. Due to land levels 40 Landview Gardens is considerably higher than our property. The extension to the rear would result in considerable bulk, both dominating and oppressive to our property. Distance from our house to the extension would be just 12.2 metres. The extension would be permanent in the rearward view from our house and there would be permanent overshadowing and loss of sunlight. Also loss of vegetation. The proposed render would be out of character.

7 KETTLEBURY WAY. Objection. Both the application property and my property have experienced subsidence, caused by an underground stream. Concerned that building works will result in structural damage to my garage and possibly my home itself. The development is out of

keeping with surrounding properties. It would appear cramped and out of keeping with existing development due to its height, bulk and scale. Could harm the value of neighbouring properties. Because of elevated land level, the proposal would overlook our garden and living accommodation. Also concerned regarding the sewers and loss of vegetation.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1070/08
Site Name:	40 Landview Gardens, Ongar, CM5 9EQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1029/08
SITE ADDRESS:	Land to west of Four Winds, Epping Road, Ongar, Stanford Rivers
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Ms Victoria Knipes
DESCRIPTION OF PROPOSAL:	Replacement temporary caravan with log cabin to contain toilet accommodation for enjoyment of private stables.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of the development hereby approved details of the colour of the staining of the proposed building shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with the approved details.
- 3 Prior to the first use of the building hereby approved, the existing caravan shall be removed from the site.

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 log cabin at the site. The log cabin would provide accommodation ancillary to the use of the site for stabling and horse grazing. It would be 3.9 x 5.85 metres, with an eaves height of 2.36 metres and a ridge height of 3.37 metres. The building would be located approximately 6 metres to the east of an existing stable block and would replace a caravan on the site.

Description of Site:

The application site is located to the north of Epping Road, in a fairly remote position within the Metropolitan Green Belt. The site level varies across the site and the site is well screened from the road. Additional screening has been planted following previous planning approvals on the site, although this is yet to mature. Several young oak trees have been planted around the site.

Within the site is a stable block and caravan, which are not visible from Epping Road. The field is portioned off by fencing, creating a ménage and several paddocks. To the rear of the site is woodland in which there is a stream (which was dry at the time of the site visit).

Relevant History:

EPF/2189/04. Erection of 4 no. private stables. Approved 17/12/04.

EPF/1609/06. Construction of ménage adjacent to stables approved under planning permission EPF/2189/04. Approved 18/10/06.

Policies Applied:

Adopted Local Plan and Alterations.

GB2A – Development in the Green Belt

RST4 – Horse Keeping

LL1 – Rural Landscape

DBE1 – New Buildings

DBE2/9 – Impact on Neighbours

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings; and
2. The impacts of the proposed extensions on the character and appearance of the area; and
3. The acceptability of the proposed development within the green belt.

1. Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, due to the distance which would separate the proposed development from the nearest dwellings (a minimum of 300m), it is not considered that there would be any loss of amenity.

2. Impact on Appearance of the Area

The proposed development would not be visible from outside the site due to the variation in land levels across the site. Notwithstanding this, it is considered that the proposed building would be in keeping with the stable buildings on the site. Subject to it being stained black, it is considered that it would have an appearance that would be in keeping with the rural character of the site.

3. Impact on the Green Belt

Policy GB2A of the Local Plan states that the erection of essential small scale buildings associated with outdoor sport and recreation are appropriate within the green belt. It is considered that the size of the cabin is such that it would be small scale and it is also considered that having regard to nature of the site, some facilities for toilet provision would be essential. Whilst the proposed log cabin would provide more than just toilet facilities, for example shelter and hot drink making facilities, which may not be considered essential, they would be reasonably ancillary uses to the primary use of the site. Accordingly, the principle of the development is considered to be acceptable within a green belt location.

It is considered that in green belt terms, the log cabin would be better sited closer to the stable building, particularly if it were to take the place of the temporary caravan which it is proposed it would replace. However, there are a number of constraints on the site which make this difficult. The land to the north of the stable block is inappropriate for development as it is located within 10 metres of a watercourse within the woods. Accordingly, the construction of permanent buildings within this location could cause adverse flood risks. The area to the west of the proposed site of the log cabin presently houses the water supply for the field, which has no mains water supply. The siting of the log cabin closer to this would complicate access to the water supply. Having regard to these constraints, it is considered that the proposed siting is the most appropriate and would be acceptable in accordance with green belt policy.

The Parish Council have objected to the scheme on the basis that they are concerned that the log cabin could be permanently inhabited. This would require further planning permission and accordingly the Council could control this at a later date, if the situation arose. Notwithstanding this, it is considered that the size of the structure is such that it is unlikely that it would be capable for use as a residence.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not be harmful to the amenities of the occupiers of neighbouring dwellings. It would have an acceptable appearance and would be appropriate within the green belt. Accordingly, it is recommended that planning permission be granted.

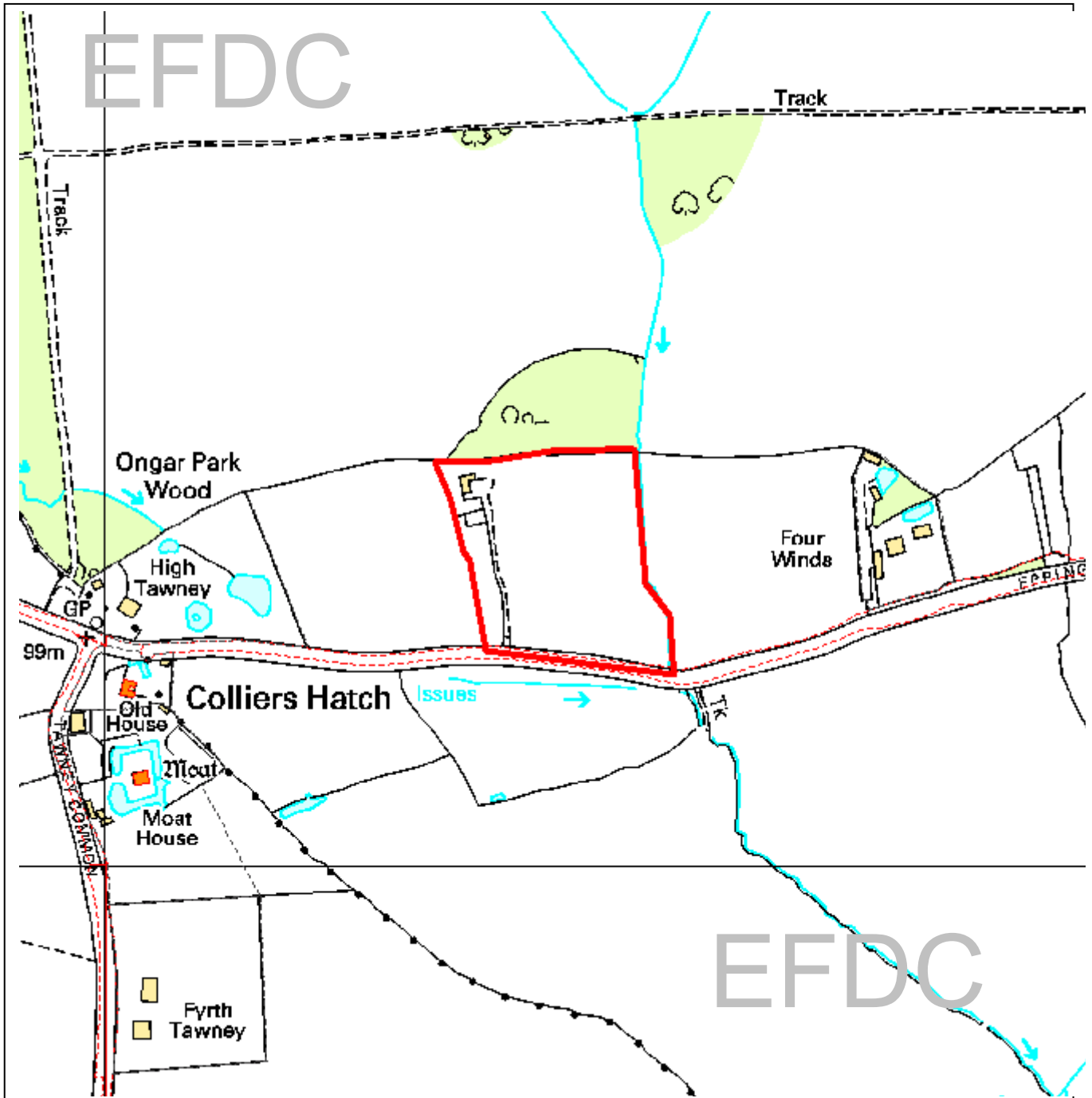
SUMMARY OF REPRESENTATIONS:

STANFORD RIVERS PARISH COUNCIL. Objection. Concerns of permanent inhabitation.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/1029/08
Site Name:	Land to west of Four Winds, Epping Road, Stanford Rivers
Scale of Plot:	1/5000