

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1208/08
<b>SITE ADDRESS:</b>	40 Church Mead Roydon Essex CM19 5EY
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr Darran Bennet
<b>DESCRIPTION OF PROPOSAL:</b>	Double storey side extension on west flank of existing dwelling and loft conversion.
<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 Prior to first occupation of the building hereby approved the proposed window openings in first floor west facing elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 west facing wall of the extension hereby permitted without the prior written approval of the Local Planning Authority.
- 4 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**

Double storey side extension on west flank of existing dwelling and loft conversion.

## **Description of Site**

A two storey detached house, one of 40 similar homes built in Church Mead in the mid 1980's, and which lie within the Roydon Conservation area. The property is one of 3 located in a small cul-de-sac leading off Church Mead, and it has a sizeable garden to the front and to the western side of the house.

## **Relevant History**

None

## **Policies Applied**

DBE9- Loss of amenity;  
DBE10 – Residential extensions;  
HC7 – Development in Conservation Areas.

## **Issues and Considerations**

The main issues this application gives rise to are a) the effect the proposed extension has, if any, on the amenity of neighbours, and b) whether the size, appearance and detailing of the extension is acceptable in this Conservation Area.

The existing house has a width of 10.6m and the proposed extension, with the same shape and profile, would extend it by 4.3m into the side garden. Numbers 36 and 35 Church Mead are 2 houses off another small cul-de-sac to the west, and they lie at an angle to the proposed extension at a distance of some 18m. This distance is sufficient to ensure that the extension is not overbearing. In addition there are tall trees and bushes on the respective boundaries that will help to screen the extension, and the application property is at a lower level than these 2 houses to the west. The extension would also leave a garden depth of 11m to these common boundaries. There are two small windows proposed in the west facing flank of the proposed extension (to a first floor 'games' room), and concern has been raised about overlooking to no. 36. Given the distances involved and the characteristics of the site, overlooking would not be a particular problem, but the applicant has agreed that these side facing windows be fixed and to be obscure glazed. Taking all the foregoing factors into account the proposed extension will not have a significant adverse affect on the amenity, outlook and privacy of the adjoining houses numbers 35 and 36.

No. 41 Church Mead, to the north, has a flank wall with no openings facing the proposed extension and there is therefore minimal loss of amenity to that neighbouring property.

The existing house has a front elevation containing a central projecting 2 storey bay with gable roof over, with equal size wings on either side of this bay. The proposed extension will therefore extend one wing. However, because a) the property is angled away from the alignment of Church Mead, and b) because of established trees, any imbalance caused to the proportions of the house will not be viewed in the street scene, or indeed be clearly visible from neighbouring properties. The loft conversion involves minor and satisfactory alterations i.e. the insertion of two small velux windows in the front and rear roof slope. The fenestration and materials used in the extension will match the existing house, and overall, the appearance of the extension is therefore acceptable in this Conservation Area.

Concern has been raised about overdevelopment. However, as mentioned above this house has a large front garden as well as a sizeable side garden and it sits on the largest plot in Church Mead. The extension is significant in size, but not massive, and the proposal does not result in an overdevelopment of the site.

## **Conclusion.**

The proposal is satisfactory and approval is recommended subject to conditions, including one requiring the two first floor west facing windows in the proposed extension to be fixed and glazed with obscure glass.

## **SUMMARY OF REPRESENTATIONS**

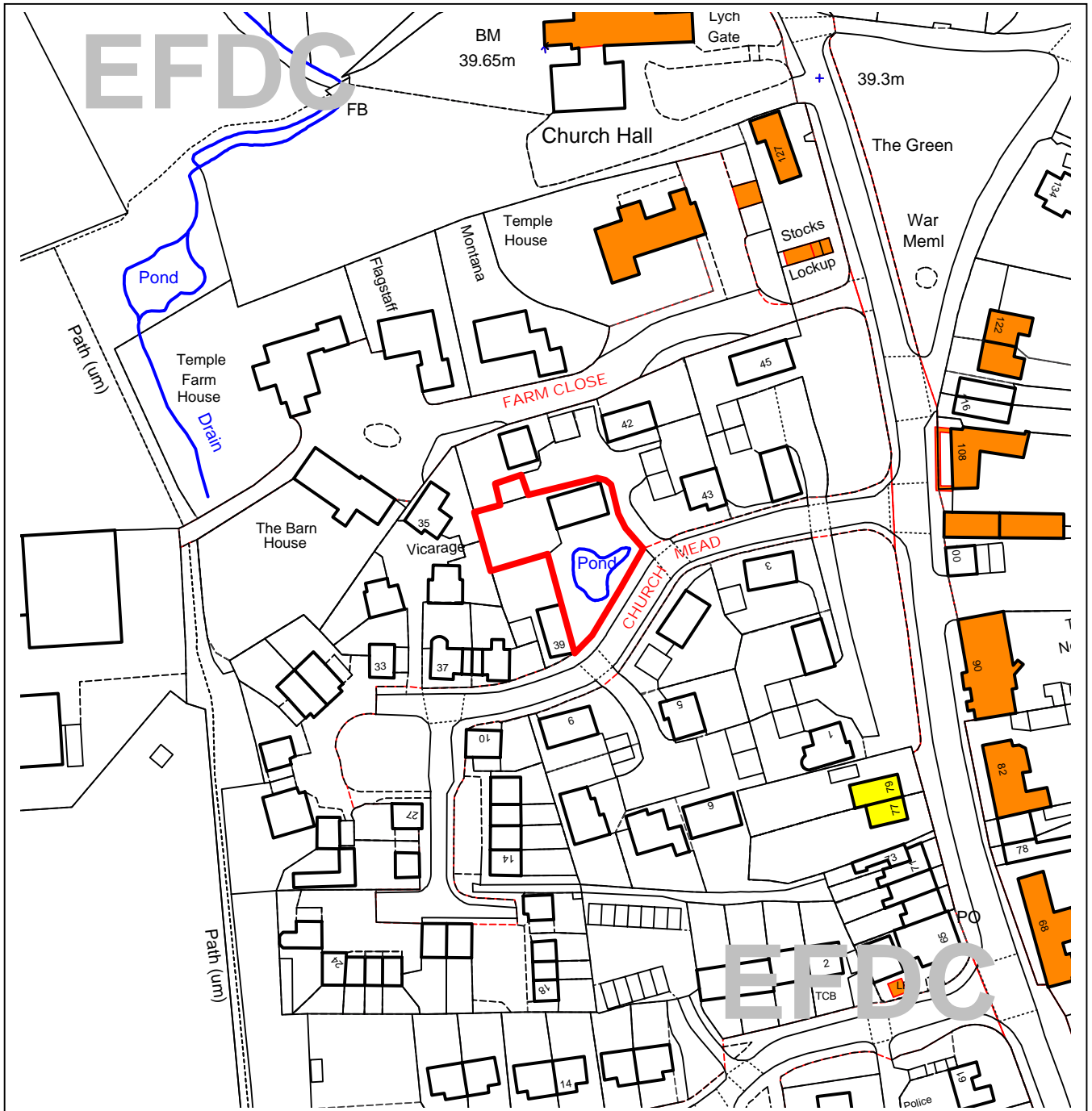
ROYDON PARISH COUNCIL - Object on grounds of overdevelopment, and request reference is made to the Conservation Officer.

36 CHURCH MEAD\_ – Would like the following to be taken into consideration. We feel the proposal represents an overdevelopment of a modest rear garden. If permitted the extension will be very close to the garden of 36 and that sound will have a shorter distance to travel, especially from a games room or the living room when windows are open. Would prefer if the extension did not come out as far as intended. Also to retain privacy it would be preferred if the windows on the 2<sup>nd</sup> storey did not open and were glazed with opaque glass.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/1208/08
Site Name:	40 Church Mead, Roydon, CM19 5EY
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1265/08
<b>SITE ADDRESS:</b>	7 Bakery Close Roydon Harlow Essex CM19 5HD
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr & Mrs Brookes
<b>DESCRIPTION OF PROPOSAL:</b>	Garage extension and part conversion to create office.
<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 garage extension and part conversion to create a home office. This proposal would infill the section between the detached garage and the main dwelling and would be curved to follow the site boundary. It would have a flat topped pitched roof to a height of 3.6m and would be accessed via patio doors to the dwellings rear garden. The part garage conversion would see the loss of one of the double garages to create part of the office and a store. This would involve the removal of one of the up-and-over garage doors and its replacement with a flush window.

**Description of Site:**

Two storey detached dwelling located at the entrance to Bakery Close. This site sits on the southern side of Bakery Close on the junction with Beaumont Park Drive.

### **Relevant History:**

EPF/0975/04 - Conversion and extension of existing garage – approved/conditions 04/08/04

### **Policies Applied:**

DBE9 – Loss of amenity  
DBE10 – Residential extensions  
ST6 – Vehicle Parking

### **Issues and Considerations:**

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

Given the location of the property and the proposed extension this would have no impact on any neighbouring dwellings. The only window proposed in the extension would be into the rear garden of the application site and the new window in the garage would only overlook the junction of Bakery Close and Beaumont Park Drive. As such there would be no loss of light, privacy or visual amenities and therefore this proposal complies with policy DBE9.

Although the development would result in the loss of one of the garage spaces, permission was granted in 2004 for the part conversion of the detached garage and resulted in exactly the same situation. The site is located opposite a large car park and during the site visit there were no problems with on-street parking. Therefore the loss of one half of the double garage would not be contrary to Local Plan policy ST6.

In 2004 permission was granted for the part conversion of the garage and a first floor extension to create a home study, which involved raising the ridge height considerably. This proposal would be far less intrusive and dominant within the street scene. Whilst there would be an extension to link the garage to the house this would be located behind an existing 2.5m hedge and would not be visually intrusive within the street. The loss of one garage door and replacement with a flush window would not be detrimental to the overall appearance of the locality, and as such the proposal complies with policy DBE10 of the Local Plan.

The parish council have objected to the application as they feel it will add a commercial use to the property and are concerned that it may result in the creation of a separate dwelling. The proposed office is of a very small scale in line with a home office. It is only accessed from the rear garden of the main house and does not allow for any form of commercial use to the site. This office would be used ancillary to the main dwelling and is no different to the previously approved home study above the garage (which was never implemented). The resulting office could not feasibly be altered into a self-contained dwelling, as there is no separate access, no services, very few windows and very little room for the required facilities. There is no indication that this proposal would be used for any form of living accommodation, and could not be subdivided without major works and further planning permission, and even then would not result in a unit big enough for separate habitation.

### **Conclusion:**

In light of the above the garage extension and part conversion would comply with the relevant Local Plan policies and therefore is recommended for approval.

**SUMMARY OF REPRESENTATIONS:**

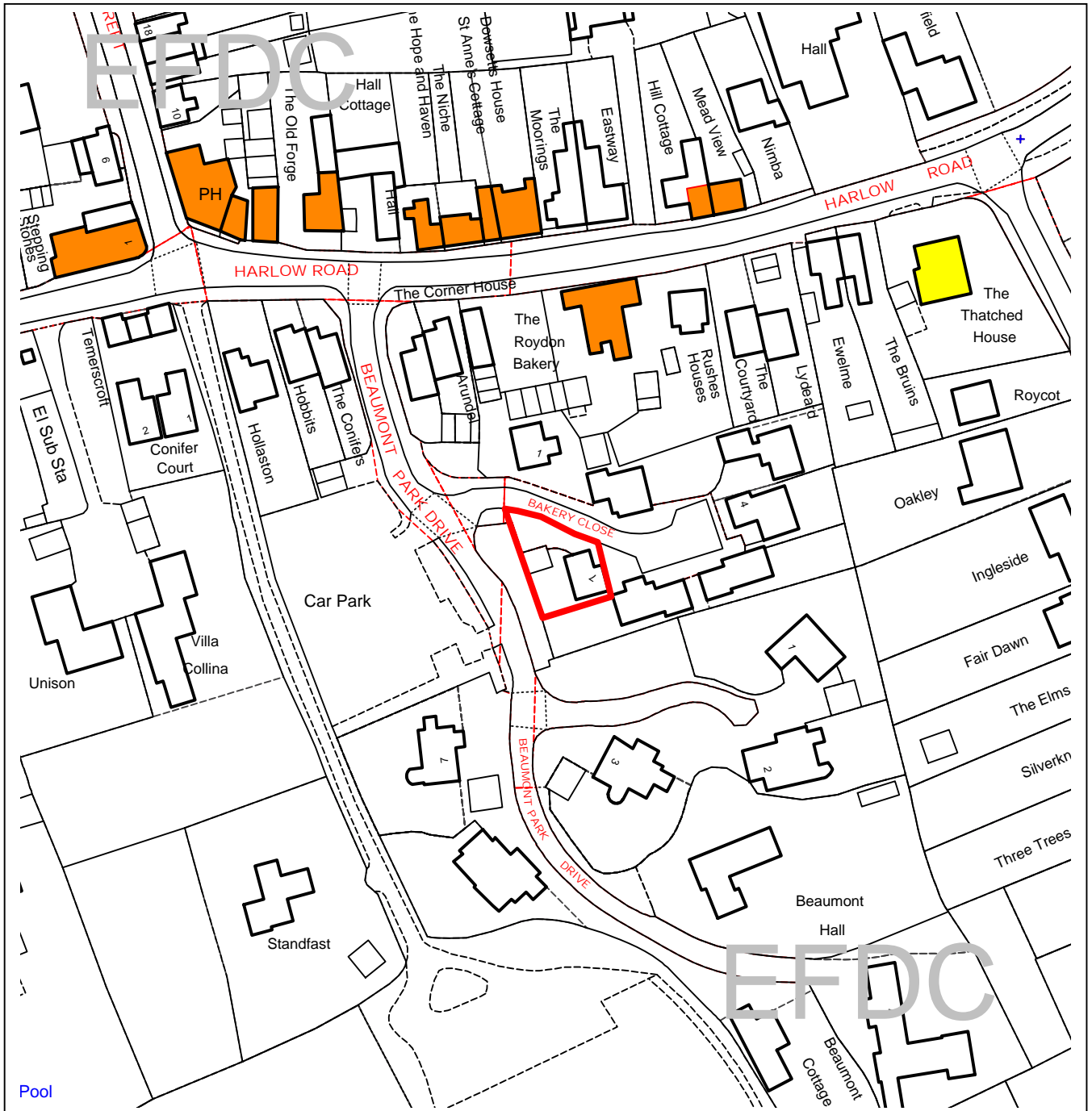
PARISH COUNCIL – Object to commercial use of the property and concerned that the alterations could lead to the creation of a separate dwelling.

1 BAKERY CLOSE – Request that the materials match those of the existing building, the extension shall only be used as ancillary accommodation, and that any roof lights later fitted shall be obscure glazed.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/1265/08
Site Name:	7 Bakery Close, Roydon, CM19 5HD
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1118/08
<b>SITE ADDRESS:</b>	20 Sun Street Waltham Abbey Essex EN9 1EE
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>APPLICANT:</b>	Mintgreen Properties Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion and extension to existing building and new build block to rear of site to provide a total of 10 flats. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 29/07/08 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Details of proposed new windows and doors, at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the second floor southern wall of the new building hereby approved shall be fitted with obscured glass and shall be permanently retained in that condition.
- 6 A detailed layout of the parking area shown on the approved plan, including provision for the bicycle parking, shall be provided and agreed in writing by the Local Planning Authority prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents, staff and visitors vehicles.

- 7 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 8 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section P4, Schedule A (c) of the Council's Delegated Functions) and also 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:**

Revised application for the conversion and extension to the existing building and a new build block to the rear of the site to provide a total of 10 flats. The extension to the existing building would consist of a part first floor part second floor extension to the rear above an existing ground floor/first floor area. This would be 4m deep on the western side and 2.7m deep on the eastern side and would stretch the entire width of the building. It would relocate the existing rear ridge over the new extension (retaining a flat roof over the existing ridged roof section). The new ridged roof would continue across the entire width of the property, behind the existing front ridged and mansard roof.

The new build block of flats to the rear of the site would be 12.2m deep and 12.9m wide and would have a flat topped pitched roof with two vertical gables running through the building. The gables would have a ridge height at 9.7m. The new build would include ground level parking accessed off of Darby Drive.

#### **Description of Site:**

The application site comprises a building society at ground floor level and B1 office use at first and second floor levels. The site is situated to the north of Sun Street and south of Darby Drive. The property forms part of Waltham Abbey town centre and falls within a conservation area and a flood risk assessment zone. The property is locally listed and the adjoining property, No. 18, is a Grade II Listed Building.

### **Relevant History:**

WHX/0112/60 - Extension at rear of shop – approved 20/07/60

WHX/0124/63 - Alterations to shop and outbuildings – approved 21/08/63

EPF/1414/84 - Change of use of first and second floors to offices, formation of two shop units - one for use as hot food takeaway shop/restaurant and new shop front – approved/conditions 07/03/86

EPF/0696/86 - Change of use from restaurant to building society office – approved 04/08/86

EPF/1522/86 - Alterations to form Building Society on ground floor and offices to upper floor – approved/conditions 16/02/87

EPF/0885/02 - Alterations to shop front including provision of automatic folding doors and new ramp – approved/conditions 17/06/02

EPF/0857/07 - Conversion and extension to existing building and new build block to rear of site to provide a total of 10 flats – Withdrawn 21/09/07

### **Policies Applied:**

CP2 - Protecting the quality of the rural and built environment

CP3 - New development

CP4 - Energy conservation

CP5 - Sustainable building

CP6 - Achieving sustainable urban development patterns

CP7 - Urban form and quality

CP9 - Sustainable transport

HC6 - Character, appearance and setting of conservation area

HC7 - Development within conservation area

HC12 - Development affecting the setting of Listed Buildings

HC13A - Local List of Buildings

ST1 - Location of development

ST2 - Accessibility of development

ST4 - Road safety

ST6 - Vehicle parking

TC1 - Town centre hierarchy

TC3 - Town centre function

E4A - Protection of employment sites

E4B - Alternative uses for employment sites

DBE1 - Design of new buildings

DBE2 - Effect on neighbouring properties

DBE3 - Design in urban areas

DBE6 - Car parking in new development

DBE8 - Private amenity space

DBE9 - Loss of amenity

U2B - Flood Risk Assessment Zones

H2A - Previously developed land

H3A - Housing density

H4A - Dwelling mix

H9A - Lifetime Homes

### **Issues and Considerations:**

The main issues in this application are the impact on the amenities of neighbouring residential properties and any future occupiers of the site, detailed design considerations within the conservation area, the loss of the existing employment site, the impact on the town centre, highways and parking considerations, and sustainability grounds.

## 1. Amenity Considerations

The proposed extension to the existing building and the new build block would be located to the rear of the site facing an open public car park. Both adjoining neighbours have rear additions to the shop buildings, although on a smaller scale than this proposal. It appears that the upper storeys of No. 18 Sun Street are vacant offices and the upper storeys of No. 22 are residential. The additions to the existing property would extend approximately 3m beyond the rear wall of the three storey section of No. 18 and approximately 1m beyond the rear wall of the three storey section of No. 22. Both these properties have mansard roofs with rear dormer windows. The dormer window most affected by these extensions, No. 18, serves a vacant office and this proposal would not be unduly detrimental to working conditions within the neighbouring site. The more important neighbouring window in terms of protection against loss of amenity is that in No. 22, which would only be marginally affected by the extensions due to the small increase in depth at this point.

The rear building would be sufficient distance from these dormers to not result in an undue loss of light or visual amenity and have been carefully designed to ensure against loss of privacy to the neighbours. The two storey building to the rear of No. 18 Sun Street, which appears to contain a residential property above, has no side or rear windows and as such would not be effected by this proposed development.

The relationship between the extended existing building and the new build to the rear has been the subject of pre-application discussions with the previous planning officer and carefully designed to ensure there would be no loss of privacy or amenity to future occupiers. The new build has no first floor rear windows (overlooking the terrace served by the first floor rear flat in the existing building), but instead would receive light and visual amenity from glazed roof lights, and the rear windows to the second floor of the new building would be obscure glazed to avoid overlooking of the occupants of the main building. Whilst this design would not result in the best level of light or outlook to the first floor rear flat in the new building, and would limit the light and outlook to the second floor rear flat in the new building, the dwellings would get sufficient light and outlook and therefore this would not justify refusing the application.

The only amenity space provided on this development is in the form of a roof terrace served by the first floor rear flat in the existing building. Notwithstanding this, given the site's location within a town centre (where amenity space for residential flats is low if not non-existent), and in close proximity to Abbey Gardens (a large public amenity area), this lack of private or communal amenity space is deemed acceptable.

## 2. Design

After the previously withdrawn application, and prior to the submission of this proposal, pre-application discussions were undertaken between the applicants and the Conservation Officer of the council. The proposed appearance of the rear building was drawn up by the Conservation Officer, and as such has been specifically designed to retain the character and appearance of the conservation area. There is a current design brief being drawn up by Essex County Council Historic Buildings Officer for Darby Drive, and this proposal has been used as a good example for this. Although three storeys in height the new build would appear as two storeys with rooms in the roof (served by gable ends). There are several other examples of two and two-and-a-half storey buildings fronting onto Darby Drive, and as such it is not considered that this building would appear over dominant within the street scene.

A similar development was approved in 2007 for the works to No. 30 Sun Street, and other properties backing onto Darby Drive are interested in undertaking similar developments. There has been a precedent set within Darby Drive for this sort of development, and this particular scheme would set a positive precedent in terms of the specific design. As such this proposal would not be

detrimental to the character, appearance or historic interest of the street scene and would not detrimentally impact on the setting of the adjoining Grade II listed building.

The alterations to the existing building fronting Sun Street would be to the rear, with there being no alterations to the historic town centre frontage. The new ridged roof to the rear of the building would match the existing to the front (and that which it replaces), and whilst it would extend across the rear of the lower mansard roofed section it would not be visible from the street scene due to the 7.5m set back.

The town council has objected to the application due to the increased roof height. Whilst an additional ridged roof would be added behind the existing front ridge (replacing a second existing ridge), this would be no higher than the existing ridge and would not be visible from the front of the site. The proposal would result in a section of flat roof between the two ridges which, whilst not ideal, would not be visible from the surrounding area. There are other examples of flat topped and flat sections of roofs within the locality and as such this new roof design would not be detrimental to the character of the conservation area.

### 3. Loss of Employment

The application site currently consists of a building society at ground floor and offices on the upper storeys. Whilst the loss of employment sites is generally resisted unless certain criteria are met, particularly in key areas such as this, the applicant is currently redeveloping an alternative, replacement site for this office use in Brooker Road, Waltham Abbey. Although it has not been shown that the offices as existing are insufficient for modern use or have been marketed for a sufficient period of time, as these offices have been provided in another location within the surrounding area this is sufficient to justify the loss of the offices at this site. Also PPS6 states in paragraph 2.21 that "residential or office development should be encouraged as appropriate uses above ground floor retail, leisure or other facilities within centres."

### 4. Impact on Town Centre

The ground floor building society will remain and there would be no change to the historic town centre fascia. Given the sites sustainable location within the town centre and being well served by public transport, this property would be well suited for residential development. Although there would be a loss of employment at this site, as stated above, its replacement elsewhere in Waltham Abbey and introduction of residential use (which would provide a different type of user to the town centre and result in 'eyes on the street' during dead times) would not be detrimental to the vitality and viability of the town centre.

The proposed development would make use of previously developed land, as encouraged by Local Plan policy H2A and PPS3, and would contain an acceptable dwelling mix. This would consist of 6 no. one bed flats, and 4 no. two bed flats, which would provide much needed small accommodation to the area and would be the ideal size properties for this location.

Whilst the provision of 10 or more dwellings requires a 10% provision of 'lifetime homes' to be secured, given the constraints of the site (primarily in that the flats are to be located on first and second storeys served by stairways, and alterations to this would be difficult given the visual constraints of the conservation area, the need to retain the ground floor shop unit, and the provision of off-street parking), the need to meet 'lifetime home' standards would not be relevant in this instance.

## 5. Highways and Parking

The proposed parking area would be located on the ground floor and accessed directly off of Darby Drive. Given the accessible and sustainable location of the site the requirement for off-street parking provision would be minimal. There are four parking spaces proposed on the ground floor, which would be enclosed from Darby Drive through the installation of traditional style garage doors (which can be conditioned to be finished in painted timber). Although the spaces have not been laid out on the submitted plans a detailed layout can be sought and agreed prior to commencement.

Darby Drive is a small no-through road that serves the rear of the properties on Sun Street and leads to a public car park. The existing site has a rear parking area served by this road, and the creation of an enclosed parking area would not cause any further impact on highway safety.

## 6. Sustainability

The applicant proposes to use sustainable materials for the development to both provide a high level of insulation and to achieve a good code level for Sustainable Homes rating.

The application site is located within a flood risk assessment zone and would result in the total impermeable area of the site being 377 sq. m. Due to this a flood risk assessment is required to comply with Local Plan policy U2B and PPS25. This however can be covered by a planning condition.

### **Conclusion:**

The proposed extension and new build would not be detrimental to the character or appearance of the main dwelling, the street scene, the conservation area or the setting of the adjoining listed building. There would be no detrimental loss of amenity to neighbouring dwelling or the future occupiers of the site. Whilst there would be a loss of employment this is being replaced elsewhere in Waltham Abbey and the proposal would not impact on the vitality or viability of the town centre. As such this proposal is deemed as acceptable and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

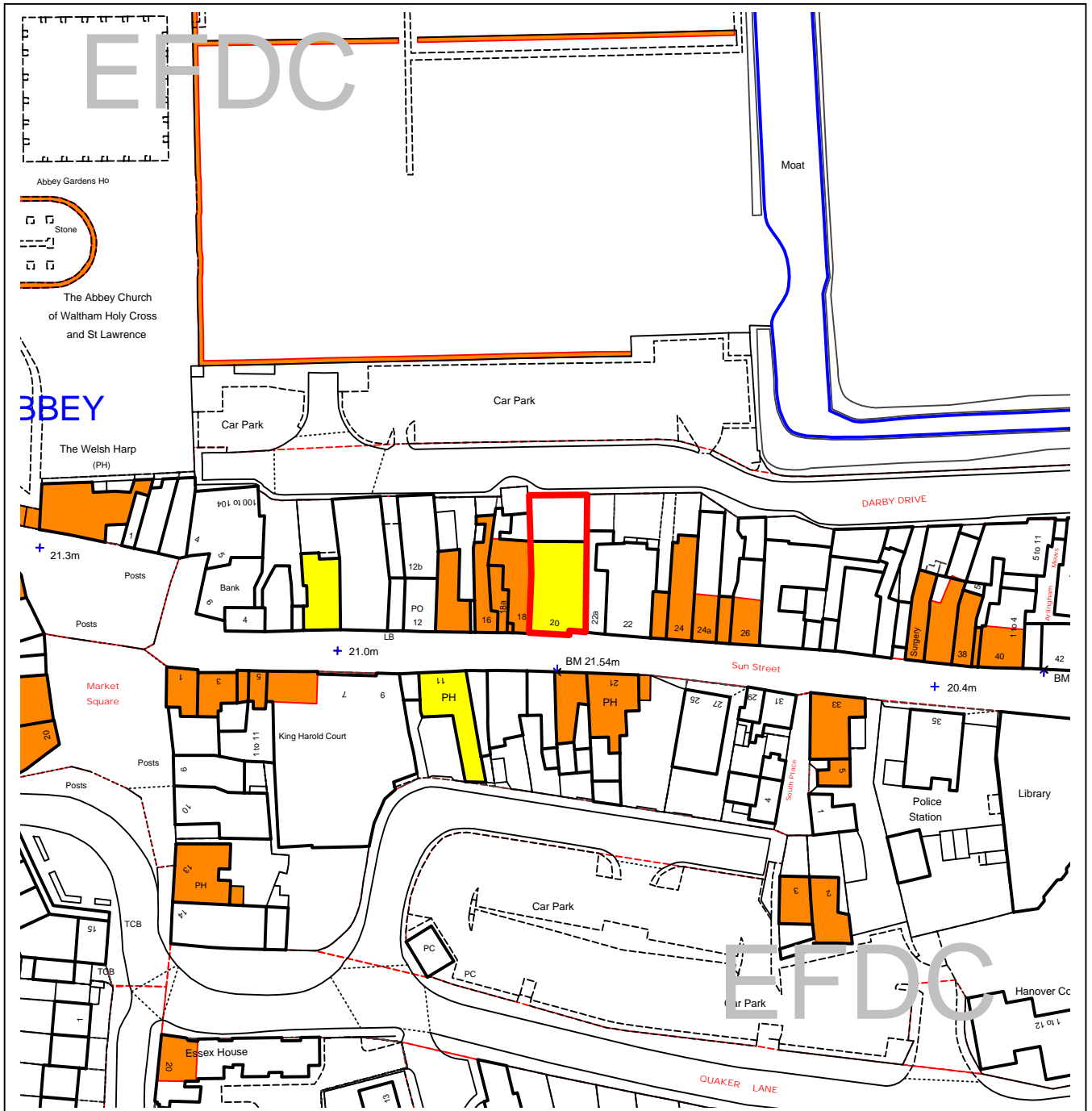
TOWN COUNCIL – Object to the increased roof height.

18 SUN STREET – Object as the height of the new building to the rear would dominate the street scene and the side dormer windows would result in a loss of privacy. The application is considered overdevelopment of the site.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1118/08
Site Name:	20 Sun Street, Waltham Abbey, EN9 1EE
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1182/08
<b>SITE ADDRESS:</b>	Former Freddie's Sewardstone Road Waltham Abbey Essex E4 7RG
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr Rahim Karim-Dhanani
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a two storey care home. C2 use. (Alternative design to previously approved scheme)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor northern wall of the 'link block' (shown as serving a quiet lounge and office/nurse station on plan Ref: A3001 05 Rev: C) shall be fitted with obscured glass and have fixed frames with top hung night vents only, and shall be permanently retained in that condition.
- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 6 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written



consent to any variation.

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

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

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

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

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

- 7 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA.

Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 9 Prior to the commencement of the development details of the proposed surface materials for the parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents, staff and visitors vehicles.
- 11 Prior to occupation of the development hereby permitted the design of the bicycle parking facilities shall be submitted and agreed in writing by the Local Planning Authority.
- 12 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

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

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

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

- 13 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of both clinical and other refuse from this use shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out and thereafter retained at all times.
- 14 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using

Winded or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

- 15 Deliveries and collections to and from the completed development shall be restricted to between: 08.00 and 18.00 hours Monday to Friday 09.00 and 14.00 hours Saturdays No deliveries or collections on Sundays or Bank Holidays (This includes waste collections)
- 16 The Public Footpath, as indicated on plan Ref: A3001 04. shall be maintained at its current width with no encroachment or obstruction to its use.

*This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section P4, Schedule A (c) of the Council's Delegated Functions).*

#### **Description of Proposal:**

Consent is being sought for an alternative design to the previously approved EPF/2331/03 for the erection of a two storey care home. This amended scheme proposes some alterations to the layout and shape of the building (clearly shown on Plan Ref: A3001 01 Rev: C), however the main elements to this are the increase in the central link from single storey to two storey and the removal of the western wing. The gross floor area of this proposed development would be 1,324.4 sq. m., as opposed to the previously approved 1,393.5 sq. m. The ridge height of the two main buildings would be reduced by a maximum of 750mm.

#### **Description of Site:**

Public house, car park and garden, open paddock area to rear (total area 1.3 ha.) situated on the western side of Sewardstone Road from which access is gained. To the north is a housing estate (Godwin Close) to the south is a ribbon of residential dwellings and horticultural nursery behind. To the west is open land (Lee Valley Regional Park) and the District Council's western boundary. The previous planning approval has been part implemented, with the care home to the south of the original site being constructed and opened in 2005/2006. The application site is separated from this existing care home by an access road to the car park of both the care home to the south (known as Ashbrook), and to the proposed car parking to the rear of the application site.

#### **Relevant History:**

EPF/557/81 - Squash courts, ancillary facilities and 9 hole pitch-and-putt course - Allowed on appeal 25/5/82  
EPF/557A/81 - Squash courts, health and leisure complex - Refused  
EPF/1190/84 - Extensions and alterations to public house - Granted  
EPF/535/85 - 25 houses - Refused and dismissed on appeal 11/3/86  
EPF1528/88 - Housing development - Refused 20/1/89  
EPF/814/90 - Squash courts - Refused and dismissed on appeal 11/11/91  
EPF/611/91 - Pitch-and-putt course and squash courts - Refused and dismissed on appeal  
EPF/728/92 - Putting green, bowling green, squash courts - Refused and dismissed on appeal 18/5/93

EPF/569/93 - Putting green, bowling green, squash courts - Granted 4/12/93  
EPF/834/96 - Erection of block of flats – Refused and dismissed on appeal  
EPF/2331/03 - Demolition of existing public house and erection of a new residential nursing home - Granted 28/04/04  
EPF/0877/05 - Installation of roof lights at second floor level within the staff accommodation of partly erected care home - Granted 21/07/05  
A/EPF/2092/05 - 2 illuminated Care Home post signs - Granted 04/10/06

### **Policies Applied:**

CP2 – Protecting the quality of the rural and built environment  
GB2 – Development in the Green Belt  
GB7A – Conspicuous development  
GB10 – Development in the Lee Valley Regional Park  
RST24 – Design and location of development in Lee Valley Regional Park  
CF2 – Health care facilities  
DBE1 – Design of new buildings  
DBE2 – Effect on neighbouring properties  
DBE4 – Design in the Green Belt  
LL1 – Rural Landscaping  
LL10 – Adequacy of provision for landscape retention  
L11 – Landscaping schemes  
ST4 – Road Safety  
ST6 – Vehicle parking

### **Issues and Considerations:**

Given the previous approval, and the part implementation of this, the principle of developing this site for a residential care home is deemed as acceptable and the originally approved care home on this site can still be erected. Therefore, in this instance, the main issues relate to how the proposed alterations would impact on the neighbouring properties, the Lea Valley Regional Park, the Green Belt and with regards to the overall design.

The current proposal for the residential nursing home still comprises the construction of two large blocks linked by a central corridor, built on the site of the current public house which is to be demolished.

The proportion of the built development as proposed would extend a maximum depth of 46m, with an additional 10m rear amenity area and 17m deep parking area (for 16 parking spaces, 2 disabled bays and 4 cycle racks). Comparing this depth of development against the previously approved scheme (EPF/2331/03), where the built development was a maximum of 53m deep, this proposal would be considerably less dominant in the locality. The proposal has a footprint of 1,324.4 sq. m., which is a marginal decrease over the previously approved scheme which was 1,393.5 sq. m. The current scheme indicates a lower pitched roof to the two main buildings than previous, and the elevations are well detailed and enclose landscaped courtyard type gardens. The land to the rear remains open and is shown planted around its side boundaries, within the site, and to the rear of the car park area.

The link between the two main buildings on this revised application has been increased from a single storey to a two storey element. Notwithstanding this, given the predominantly flat roofed design of the link, its location set well back from the flank walls of the main buildings, and its predominant glazed appearance, this would not result in the proposal reading visually as a single building of excessive width. The first floor flank windows in the two main buildings facing north (towards the rear gardens of Godwin Close) would be obscure glazed bathroom windows or would serve staircases. The proposed first floor to the link would have windows to an office/nurses

station and a quiet lounge facing north, and would be located just 11m from the rear boundaries of No's. 15 to 17 Godwin Close. Given this limited distance from the shared boundary the first floor windows to this link should be conditioned to be obscure glazed to protect against overlooking. Given this set back from the neighbouring residential properties, and the location between the two main buildings, the increased height to the link would not unduly exacerbate any loss of light or visual amenities to the neighbours.

**Conclusion:**

The principle of this development was agreed in 2003, and as EPF/2331/03 has been partly implemented with the erection of the care home building to the south the previously approved building can still be erected on this site. This amended scheme shows a smaller footprint and lower ridge height to the two main buildings. Whilst the link has increased to two storeys in height, this has been designed in such a way that the main buildings would still appear separate and the increase would not be detrimental to the openness or appearance of the Green Belt. Subject to a condition requiring obscure glazing to be added to the first floor north windows of the link there would be no further impact on neighbouring residential properties. Due to this the overall impact of the development would be reduced in terms of its visual dominance, and therefore this amended proposal is deemed acceptable and recommended for approval.

**SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – No objection.

LEA VALLEY REGIONAL PARK AUTHORITY – No objection.

17 GODWIN CLOSE – Concerned about the increased height and the impact that would have. Request that any windows opposite them could be frosted glass and that a 2.5m high fence be erected.

18 GODWIN CLOSE – Object to the increase in height to the central link.

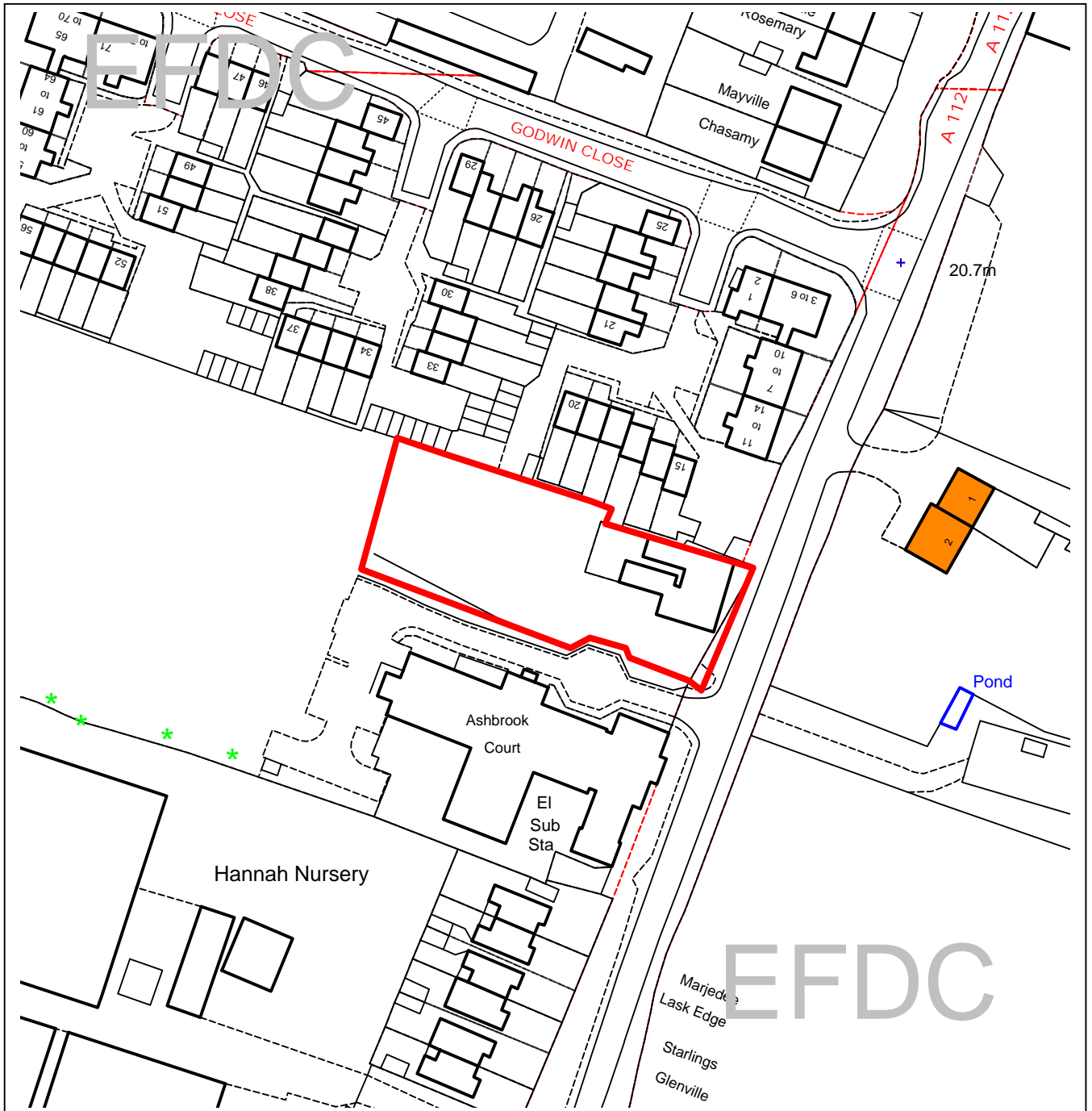
19 GODWIN CLOSE – Object as the proposal would be overbearing and would result in a loss of light and privacy.

20 GODWIN CLOSE – Object to the loss of privacy, loss of light, noise disturbance and question the need for the care home.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1182/08
Site Name:	Former Freddie's, Sewardstone Road, Waltham Abbey, E4 7RG
Scale of Plot:	1/1250

## **Report Item No: 5**

*This report relates to an application within the Borough of Broxbourne that, given its location adjoining the district boundary, has been forwarded to Epping Forest District Council for comments. Due to the scale and wider implications of this proposal it was deemed appropriate to bring the consultation to committee for comment.*

### **Description of Proposal:**

Comments are being sought on the development of a white water canoe centre and associated development and facilities for the London 2012 Olympic Games and Legacy. This includes:

- The construction of the course – including earthworks and engineering operations to create the course and construction of the facilities building, boreholes, related pumping apparatus, temporary and permanent access routes, car parking, security fencing, associated facilities, pre-Games landscaping and flood mitigation measures.
- Construction, engineering and other operations and use of land during the Games phase and decommissioning phase (2012-2013) – including erection of temporary overlay services and structures (access routes, ramps, tents, security fencing) and their removal after the end of the Games.
- Construction, engineering and other operations and use of land during the Legacy transformation and Legacy phase (2013 onwards) – including earthworks and engineering operations to create the final landscaping scheme (including the construction of mounds), permanent access routes, car parking and the erection of security fencing.

### **Description of Site:**

The site is a car park and area of informal recreation within the Lea Valley Regional Park. The site is accessed from the south by Station Road and abuts Epping Forest District along its north eastern boundary. The land immediately adjoining the land (within Epping Forest District) is the River Lee canal and Waltham Marsh, an informal recreation area located within the Lea Valley Regional Park. The application site is located within the Metropolitan Green Belt.

### **Policies Applied:**

As the proposed development is outside of Epping Forest District the Epping Forest Local Plan would not be relevant in this instance. However there are several national and regional considerations that would need to be taken into account. Specifically these are:

#### **National Policies**

PPS1: Delivering Sustainable Development  
PPG2: Green Belts  
PPG17: Planning for Open Space, Sport and Recreation  
PPS25: Development and Flood Risk  
London Olympic Games and Paralympic Games Act 2006

#### **Regional Policies:**

The East of England Plan forms part of the statutory development plan of both Broxbourne Borough Council and Epping Forest District Council. The relevant policy contained within this is:

ENV7 – Quality in the Built Environment

### **Issues and Considerations:**

Given that the proposal is not located within Epping Forest District the main issues under consideration here are the potential impacts on Epping Forest District. Specifically these would be the impact on neighbouring land uses, highway implications, and regarding potential flood risk.

The proposed development would involve a large amount of engineering works and building up of the land to create the waterway. The main structure on the site would be the facilities buildings, which is a two storey modern design building located to the north of the site between the start of the course and the newly built lake. Other, more minor, structures will be erected, including footbridges across the new watercourse. There are also several temporary structures proposed (such as spectator stands, security facilities, etc.), which would only be in place during the Games. After this time (for the Legacy Stage) the site would revert back to a fairly open, man made waterway and lake that would be landscaped and managed to create an interesting and visually appealing open space.

Given the fairly open nature of the site and the surrounding area, along with the level of works involved with the development, the proposal will be visible from within Epping Forest District. However, given the careful consideration to the design and the proposed high level of landscaping to the scheme, this proposal would not detrimentally impact on the visual amenities of the surrounding area (including to the occupants of dwellings off Beaulieu Drive, Waltham Abbey – the closest residential properties to the site).

Broxbourne Borough Council would have consulted with the Environment Agency and the local water authorities with regards to potential flood risk and the impact the development would have on the existing rivers and canals. Notwithstanding this, comments were sought from Land Drainage with regards to any potential impact on local watercourses. The main impact of the development would be on main rivers, that would be covered by the Environment Agency and water authorities and Land Drainage officers are satisfied that the proposed development would not have a detrimental impact on any local watercourses.

One of the main concerns with this development is regarding the potential highway issues and the impact that this would have. It is considered that the main transport route to the site would be through Epping Forest District (Waltham Abbey). Essex County Council Highways were consulted by Broxbourne Borough Council, however they felt it prudent to send us comments regarding this for our consideration. Unfortunately at the time of writing this report no comments were received from ECC Highways, however additional comments will be reported verbally at the Committee meeting.

### **Conclusion:**

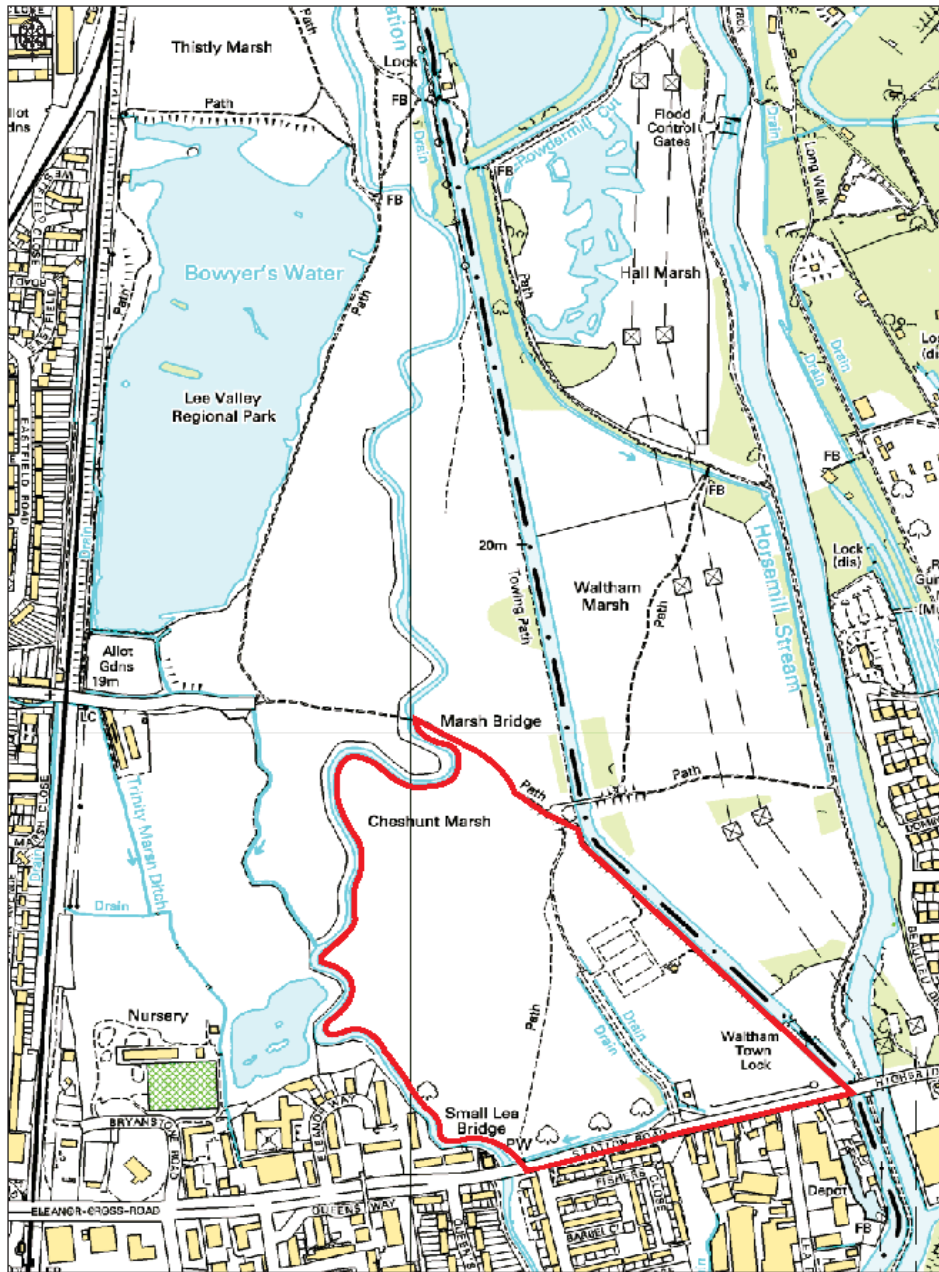
The principle of this development is appropriate within the Green Belt, it would not be visually dominant or detrimental to neighbouring amenities, and would have no impact on local watercourses. On these grounds it is recommended that Epping Forest District Council raise no objection to the proposal, however the final decision is somewhat reliant on the comments received regarding highways implications.





# Epping Forest District Council

## Area Planning Sub-Committee West



**KEY**  
 Application Site Boundary

**Project** Broxbourne White Water Canoe Centre, Showground Overflow Car Park Site, Waltham Cross  
**Title** Plan Identifying the application site  
**Client** ODA/LVRPA

**LPA** Broxbourne BC  
**Date:** 08.07.08  
**Project No:** 321007  
**Drawing No:** CC 1007/1  
**Drawn by:** CC  
**Scale:** 1:5000

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