

Report Item No: 1

APPLICATION No:	EPF/1695/08
SITE ADDRESS:	Greenleaves Church Lane Sheering Bishop Stortford Herts CM22 7NR
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr Maurice Stubbs
DESCRIPTION OF PROPOSAL:	TPO/EPF/23/84 G1 Horse Chestnut - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 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.
- 1 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.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.

This application is before this Committee since it is Council policy to present all applications to fell trees before the elected members

Description of Proposal:

T1. Horse Chestnut. Fell and replace

Description of Site:

The tree stands at the front of the property on a raised area of lawn, which arises from the banked roadside verge at less than 4 metres from the base of the trunk of the tree. The open aspect of the property accentuates the tree's prominence.

At approximately 18 metres in height, with a crown spread in excess of 10 metres, this mature and generally well formed tree stands out as a dominant landscape feature when approached from the north of Church Lane. However, due to its position it partially obstructs the western drive and gateway. The house benefits from a number of other native and mature trees including two field boundary oaks and an ornamental specimen planted centrally in the closely mown lawn.

Church Lane is characterised by large trees positioned along the roadside with a dense understorey of hedgerow species, which promote a strong rural feel and soften the encroaching development in the form of largely modern residential dwellings.

Relevant History:

TRE/EPF/1085/98 granted permission to crown reduce the tree by 20% and reshape.
TRE/EPF/1294/99 granted permission to thin and lift the crown by 20% 3 metres and 5 metres over the road respectively.

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL9 Felling of preserved trees

Issues and Considerations:

The main matters to consider when assessing the application are the following:

- Quantity of dead wood within the crown of the tree
- Visual amenity of the tree
- Life expectancy of tree
- Highways and transportation matters
- Analysis of risk.

The quantity of die back present in the crown

The only reason provided by the applicant for removing this tree is that of die back clearly visible throughout the crown, as provided by the applicant's photographs. The tree has now lost up to 25% of its foliage at a time when a healthy tree would be fully covered in leaves. New leaves have been produced on the main boughs, many of which are undersized and pallid of colour, which is usually seen as a sign of stress and ill health. There are large cracks in the bark of several heavy boughs throughout the crown and signs of several large limb losses, which have been cut back to

branch unions. The dead section of crown overhangs the road and represents a high potential risk in the event of failure under extreme weather conditions.

Visual amenity of the tree

At present, the tree has a compromised visual appearance, due to the large area of dieback in the crown. The yellowing leaves, cracking bark and insect damaged leaves add to the impression of decline and ill health. These visible disfigurements strengthen the case in favour of removal of the tree to replace it with a vigorous young specimen in an equally visually important position.

Life expectancy of the tree

It is not possible to accurately predict the remaining lifespan of this tree but it is reasonable to estimate that, based on the degree and rate of decline visible in the crown, the tree will die within the next 5 – 10 years.

Highways matters.

The presence of such a large area of dead crown overhanging a public highway leads to concerns over the risk of it causing an obstruction in the road or worse, should parts of it collapse. This risk is increased due to the evidence of previous branch failure.

Analysis of risk

The tree has undergone a recognised method of tree safety evaluation, which scores the tree against three risk factors; likelihood of the tree or part of it failing, size of the hazard and the value of the target. The first consideration is that of the probability of failure. This must score as 'high' due to the recent history of large branch loss elsewhere in the crown and the acknowledged weakness of the wood structure in this species. The second factor is the size of the hazard that can be seen as a risk. The area of deadwood includes several of the main leaders in the crown, which constitutes a significant weight. It is unlikely that twigs alone will be shed because of signs on the main branches of bark death, which point towards the probability of larger problems. This links with the probability factor and places a 'high' risk of a large hazard falling onto a target, which in this case is moderately well used public highway directly beneath, which must therefore be rated as 'very high'. Without attributing numbers to these factors it is safe to say that the high probability of failure in the dead part of the tree combined with its size and proximity to a valuable target would result in a very high risk score, and therefore compels a recommendation for large scale reduction of the crown or even removal.

Conclusion:

Although the tree has had public value prior to the recent rapid and extensive decline in the crown it is considered that, in this case, there is justification in allowing its removal before it becomes unsafe. Replacing it with a healthy young tree will provide long term amenity value to the area. The option to heavily prune the tree rather than fell it would diminish the tree's stature and appearance to such a degree that it has been discounted as an alternative course of action. Priority must also be given to safety concerns, which cannot be satisfactorily eliminated by pruning.

It is recommended to grant permission to this application on the grounds that the evidence of crown death 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 should be attached to the decision notice in the event of members agreeing to allow the felling.

SUMMARY OF REPRESENTATIONS:

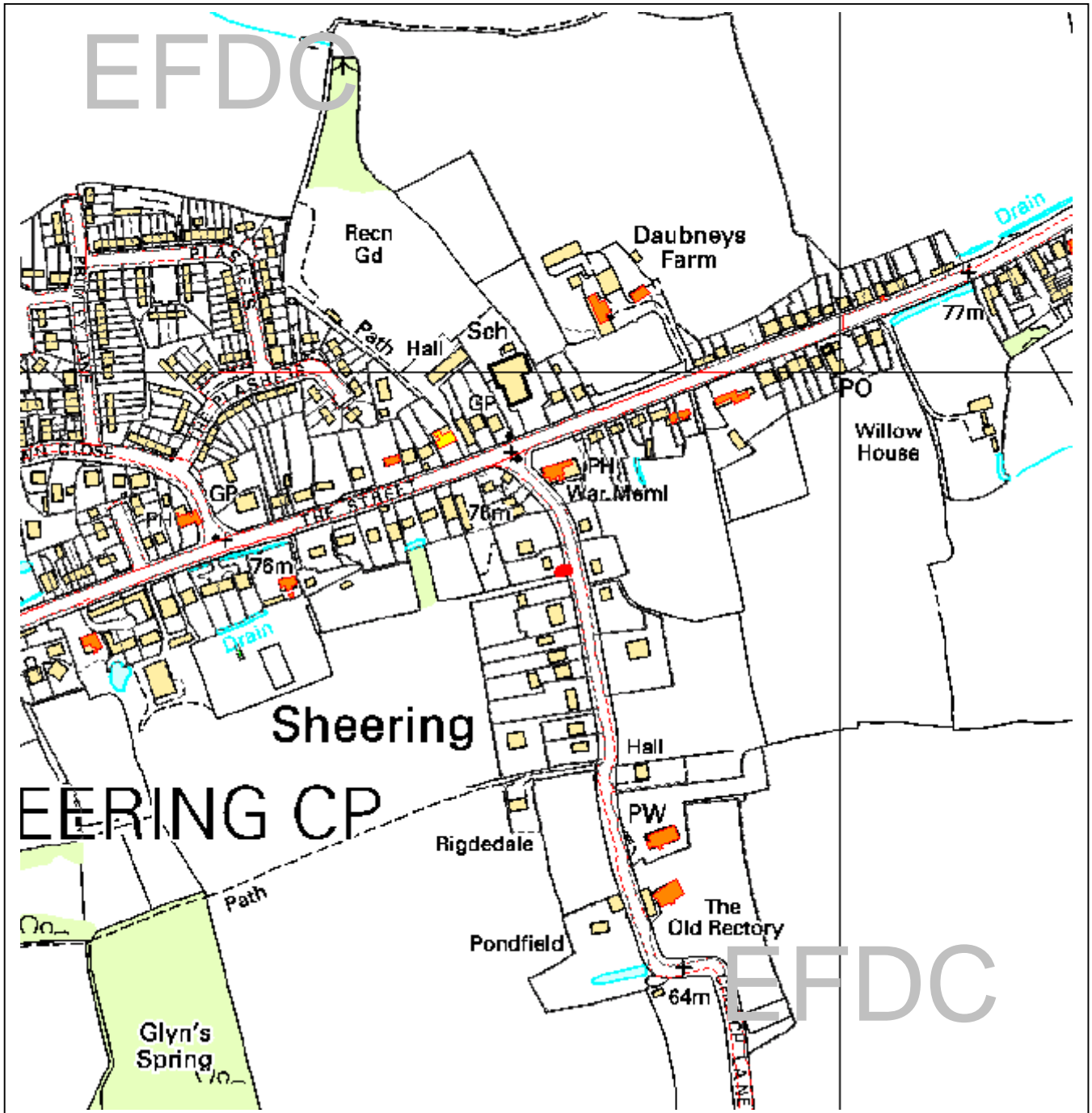
SHEERING PARISH COUNCIL: No comments had been received at the time of the writing of this report. Comments subsequently received will be reported verbally at the committee meeting.

NEIGHBOURS: No responses received at the time of the writing of this report. Should any be received they will be reported verbally at the committee meeting.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1695/08
Site Name:	Greenleaves, Church Lane, Sheering, CM22 7NR
Scale of Plot:	1:1250

Report Item No: 2

APPLICATION No:	EPF/1635/08
SITE ADDRESS:	23 Tower Road Epping Essex CM16 5EL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr Michael Smith
DESCRIPTION OF PROPOSAL:	Enlargement to flank dormer window that faces No. 25 Tower Road.
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 first occupation of this new house the proposed two additional window openings in the enlarged dormer hereby approved shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

This application is before this Committee since the recommendation differs from the views of the Town Council (pursuant to Section P4, Schedule A (g) of the Council's delegated functions)

Description of Proposal

Enlargement to flank dormer window that faces no. 25 Tower Road.

Description of Site

A new two storey detached house is being built and nearing completion on this site within the urban area of Epping which formerly contained a bungalow. Other properties in this residential area are two storey semi detached or detached houses.

Relevant History

EPF/445/08 Planning permission granted earlier this year to an amended scheme for demolition of the existing bungalow and erection of a three bedroom detached dwelling with integral garage.

Policies Applied

DBE9 – Impact on amenity

DBE10 – Design of residential extensions;

Issues and Considerations

The main issues this application gives rise to are:

- a) whether the enlarged dormer adversely detracts from the appearance of the property and its setting, and
- b) whether it would give rise to overlooking of neighbouring properties.

The house previously approved under EPF/445/08 contains a side dormer window in the roof. This roof is sharply angled similar to the adjoining number 25 and the approved dormer only projects a modest amount from the roof slope. A condition also required that the dormer windows be both fixed and obscured to avoid overlooking.

The current application seeks to extend the length of this side dormer window in a rearwards direction by 3m. The enlargement would contain two additional windows to a stairwell and dressing room. The houses in this road lie close together and the dormer window, as enlarged, and located in the side elevation, will not be seen from most viewpoints. Similarly when viewed from adjoining rear gardens the dormer, even as enlarged, will be relatively discreet. Given its inconspicuous position the enlarged dormer will not have an undue affect on the appearance of the house and its setting.

The submitted plans state that the additional new windows are to be obscured. A condition can be attached to ensure this, and also to require that the frames are fixed shut i.e. they cannot be opened. Bearing these points in mind the proposed enlarged dormer will not cause overlooking to the adjoining number 25.

Although neighbours have not made comments on this application the Town Council object on grounds that the height of the proposed building, along with overlooking elements of the upper windows, will result in a loss of amenity to the neighbouring number 25. However, the height of the dormer is the same height as that previously approved i.e. at roof level, and overlooking will not occur for the reasons set out above.

Conclusion

The proposal is satisfactory and approval is recommended subject to a condition ensuring the two new windows are both obscure glazed and unopenable.

SUMMARY OF REPRESENTATIONS

EPPING TOWN COUNCIL - Object – the height of the proposed building, along with the overlooking elements of the upper windows, will result in a loss of amenity to the neighbouring property at 25 Tower Road.

NEIGHBOURS – no responses.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1635/08
Site Name:	23 Tower Road, Epping, CM16 5EL
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1735/08
SITE ADDRESS:	59 High Street Epping Essex CM16 4BA
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Dr Fizan Tahir
DESCRIPTION OF PROPOSAL:	Change of use from a residential house into a two surgery dental practice. (D1 use)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Any internal walls separating consultation rooms or surgeries from other rooms, and party walls with adjoining properties, shall comply with the current Approved Document E of the Building Regulations 2003 as a minimum.
- 3 Before commencement of the use hereby approved, a scheme providing for the adequate storage of refuse shall be approved in writing by the Local Planning Authority, and shall be carried out and retained thereafter.
- 4 The dental surgery hereby permitted shall not be open to patients outside the hours of 08:30 to 17:30 on Monday, Wednesday and Friday, 08:30 to 20:30 on Tuesday and Thursday, 08:30 and 13:30 on Saturday, and not at all on Sundays or Public/Bank Holidays.
- 5 No deliveries or collections shall be made to or from the property outside of the hours of 07:30 and 18:30 Monday to Friday, 08:00 and 14:00 Saturday, and not at all on Sundays or Public/Bank Holidays.

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) and is an application for non-householder 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 change of use from a residential house into a two surgery dental practice (D1). The only proposed changes to the property are internal.

Description of Site:

The application property is a residential property located within a row of three terrace houses. The site is located within Epping Town Centre and adjoins a restaurant with flats above to the southwest, Tesco car park to the northwest, and the neighbouring residential dwelling to the northeast. The property is accessed directly from the High Street and has a very shallow front garden, and is located outside of the key frontage.

Relevant History:

None

Policies Applied:

CP1 – Achieving sustainable development objectives
CP3 – New development
DBE3 – Design in urban areas
DBE9 – Loss of amenity
TC3 – Town Centre function
ST1 – Location of development
ST6 – Vehicle parking

Issues and Considerations:

The key issues in relation to this proposal are the loss of the existing residential property, the provision of a dental surgery in this location, amenity considerations to neighbouring properties, parking implications, and with regards to the design.

The existing property is a two bed house located within Epping Town Centre in a small row of three dwellings. Whilst there are some residential properties in this section of the town centre, policies relating to town centres generally promote traditional town centre uses at ground floor and state that residential units should be located above retail, employment and other uses more appropriate to town centre locations. Whilst the dwellings pre-date this area being part of the town centre, the loss of a dwelling in this location would not be inappropriate, and its replacement with a dental surgery would both improve the vitality and viability of the town centre and would counter the existing dead daytime frontage of the site.

A letter of support for this application has been received from the NHS Primary Care Trust, which states that this scheme would provide a much needed NHS dental surgery that is not currently available to Epping residents. As well as this community benefit the proposed dental surgery would increase footfall to this section of the town centre, and would thus improve the vitality and viability of the town. An objection has been received with regards to the ease that the dental surgery could later be lost to other uses, such as a fast food takeaway. Any future change of use from D1 would require additional planning permission, and would be assessed at that time. However, given the layout and appearance of this property, it is unlikely that it could easily be converted to any retail, takeaway, or other such use.

Concern has been raised with regards to the potential impact on the neighbouring residential properties as a result of noise, particularly to No. 61 to the northeast. There is no requirement under Building Regulations for further sound insulation to be approved in this sort of development, however Environmental Health have suggested a condition relating to further sound insulation. This would ensure that there would be no disturbance to neighbours as a result of noise.

Although the proposed use would result in an increase in pedestrian movement to and from the site, this would be predominantly during daytime hours and would not unduly disturb the neighbouring residential property. Also, given the location within the town centre, a high level of pedestrian movements is expected in this area. As such this would not detrimentally impact on the neighbours amenities.

The application site has no off-street parking provision and no means/access to create any. Notwithstanding this, given the site's location within the town centre that is well served by public car parks, and the proximity to Epping underground station and bus services, the lack of parking would not be unduly detrimental to the surrounding area. The use of sustainable transport methods would be promoted to staff, or they would have to pay to park long term in one of the public car parks, and patients would either visit the surgery as part of a linked trip to the town centre, or could use the public car parks or public transport. Due to this there is no requirement for off-street parking provision in this sustainable, town centre location.

There are no external alterations to the property proposed with this application. It is assumed that signage may be added to either the front of the property (most likely above the door), or on the front gate, or both. It is likely that these would be of a small scale, with the usual sort of signage on this type of surgery being a small sign above a door and a brass plaque on the wall/gate, which would not be detrimental to the appearance of the street scene. Should any larger sign or advertisement be required, then this would likely require advertisement consent and as such control would be had with regards to the size, design, etc.

Conclusion:

In light of the above the proposed change of use complies with all relevant Local Plan policies and would be a benefit to both the community of Epping and the vitality and viability of the Town Centre. Therefore the proposal is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object as this represents a loss of a valuable small residential property which has inadequate parking facility and inadequate space to separate the proposed use from neighbouring properties, therefore representing a loss of amenity.

NHS PRIMARY CARE TRUST – Support the application as this would provide an NHS dentistry for local residents, which is currently not available.

61 HIGH STREET – Object due to noise disturbance, as the appearance of the building would be altered, and the use could later change to something else (e.g. a fast food outlet).

41 HIGH STREET – Object as the property has no front to rear escape and as their property would be a better location for the dentist.

RANDWICK HOUSE, SAWBRIDGEWORTH ROAD, HATFIELD HEATH – Object as Epping is already well served for dental practices within 2 miles. The proposal is likely to increase local congestion and waste.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/1735/08
Site Name:	59 High Street, Epping CM16 4BA
Scale of Plot:	1:1250

Report Item No: 4

APPLICATION No:	EPF/1378/08
SITE ADDRESS:	Unit 1 Paslow Common Farm Nine Ashes Road High Ongar Ongar Essex CM5 0QW
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mr Gerald Macnamara
DESCRIPTION OF PROPOSAL:	Renewal of expired planning permission (EPF/586/00) for additional use of existing egg packing station for the storage of fresh and frozen chickens.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The activities hereby permitted and related vehicular movements shall not take place outside the hours of 0600 to 1800 from Monday to Friday, 0900 to 1200 on Saturdays or at any time on Sundays or Public/Bank Holidays.
- 2 The use shall be limited to the storage, grading, packing and distribution of eggs, cheese, fresh and frozen chickens only and shall not extend to other dairy produce or foodstuffs of any kind.

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 renewal of a permission granted in 2000 for the additional use of the egg packing station for the storage and distribution of fresh and frozen chickens. That permission was granted for a limited period of three years, to enable the Council to assess the effect of the use in relation to the amenities of neighbouring properties.

The approval (which lapsed on 30th August 2003) was subject to several planning conditions including one relating to hours of delivery. Deliveries on Mondays to Fridays were restricted to the hours of 0800 to 1800, deliveries on Saturdays were restricted to 0900-1200 and no deliveries were permitted at any time on Sundays and Bank Holidays.

The applicant has advised that deliveries are received and dispatched Monday to Friday only. In terms of deliveries, approximately 8/9 are received each week before 8.00am and approximately 9/10 later in the morning. As regards delivery vans leaving the site, there are approximately 3 deliveries from the site before 8.00am and approximately 12 afterwards. The applicant has requested that if planning permission is granted, consideration is given to the relaxation of the previous condition to allow for deliveries to take place from 6.00am.

The application is submitted as a consequence of a planning enforcement investigation in respect of the entire farm.

Description of Site:

The application site is located on land at Paslow Common Farm within the Metropolitan Green Belt. It is a former agricultural unit of approximately 13 x 72 metres. The site has a long access track, which leads onto Nine Ashes Road. The land immediately to the west is a significantly larger site lawfully used for the storage and distribution of eggs and cheese.

Relevant History:

EPF/0586/00 Proposed additional use of existing egg packing station for the storage and distribution of fresh and frozen chickens. Approved 30/08/00.

The following history of adjacent land to the west is also relevant:

EPF/0030/90 Continuance of use of building as warehouse for storage of eggs and cheese. Approved subject to condition restricting the times of vehicle movements.

CLD/EPF/2359/02 Certificate of lawfulness for use for storage and distribution of eggs, cheese, fresh and frozen chickens, without complying with condition (no. 3 of EPF/30/90) restricting vehicle movements between 8.00am and 6.00pm on weekdays and 9.00am to 12. midday on Saturdays. Refused on the basis the applicant did not adequately demonstrate the condition had been breached for 10 years or more.

CLD/EPF/1443/03 Resubmission of application CLD/EPF/2359/02 with additional evidence. Refused for the same reason as the original application.

Policies Applied:

Adopted Local Plan and Alterations

DBE2/9 – Impact on Neighbouring Amenity

GB2A – Development in the Green Belt

GB8A – Change of Use or adaptation of Buildings in the Green Belt

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 acceptability of the proposed use within the Green Belt.

Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, the nearest properties are Paslow Common Farmhouse, 184 Nine Ashes Road which is located approximately 100 metres from the site and 170-174 Nine Ashes Road, which is located approximately 140 metres from the site. The previous planning permission was for a limited period of time to enable the Council to consider the impact on neighbouring residents. The applicant has submitted letters accompanying the planning application from two neighbouring residents, stating that deliveries taking place outside the permitted hours have been a regular occurrence and confirming that these do not unduly affect their amenity. These letters were both written in 2002 (in relation to the application for the certificate of lawfulness) and are now somewhat dated, although they have not been superseded by any information to the contrary submitted in respect of the current application.

With regard to the level of activity that takes place at the site, and taking into consideration the location of both the site and the access track in relation to neighbouring property, it is not considered that any disturbance arising from the use would be to the extent that it would be detrimental to the amenities of the occupiers of neighbouring dwellings. Furthermore, it is not considered that there would be any material harm arising from a relaxation of the planning condition to allow deliveries to take place from 6.00am.

Acceptability within the Green Belt

The existing building is of permanent and substantial construction and the conversion to employment use has already taken place under the terms of the 2000 consent without major reconstruction. This application does not propose any physical alterations to the buildings on the site and accordingly, there would not be any material harm to the openness of the green belt. Furthermore, the level of vehicle movements generated by the use is not considered to be such that would be harmful to the character of the green belt. This is due to the relatively small size of the site, low overall vehicle movements for a storage and distribution use and the restricted times of those movements.

Conclusion

In light of the above appraisal, it is considered that the retention of the use would not be detrimental to the amenities of the occupiers of neighbouring dwellings or harmful to the open character and appearance of the Metropolitan Green Belt. Accordingly, it is recommended that a full planning permission be granted, subject to a relaxed condition permitting deliveries from 6.00 am.

SUMMARY OF REPRESENTATIONS:

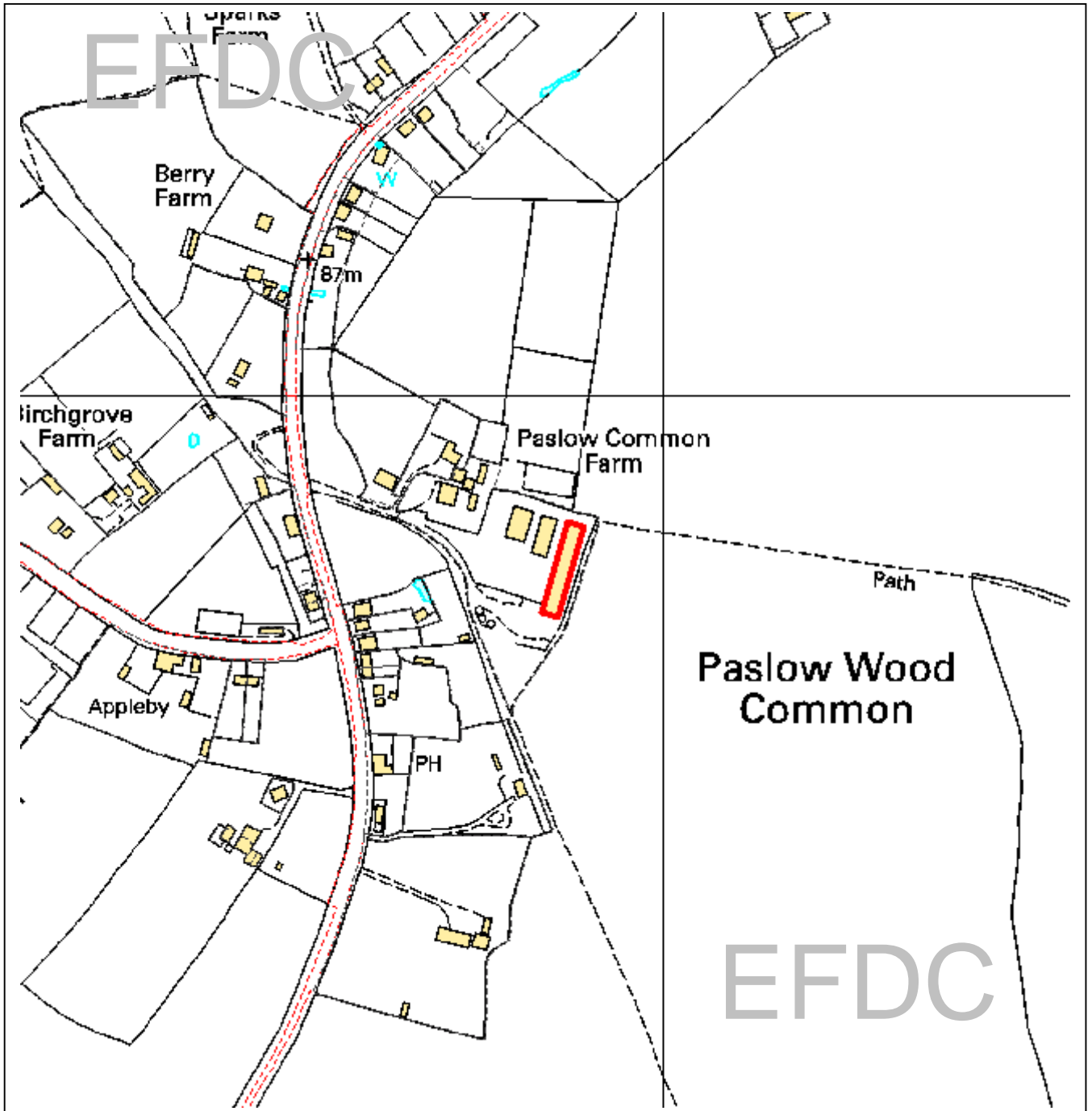
HIGH ONGAR PARISH COUNCIL: - Objection. On the basis of increased traffic going in and out of Paslow Common Farm. Vehicles are regularly visiting the site prior to the 8am time limit which causes noise pollution to neighbouring properties.

NEIGHBOURS: - No response received



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/1378/08
Site Name:	Unit 1, Paslow Common Farm, Nine Ashes Road, High Ongar, CM5 0QW
Scale of Plot:	1:5000

Report Item No: 5

APPLICATION No:	EPF/1765/08
SITE ADDRESS:	Oak Lodge Woolmonger's Lane High Ongar Ongar Essex CM4 0JX
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mr Peter Bland
DESCRIPTION OF PROPOSAL:	Single storey side extension.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The site is located within the area identified as Metropolitan Green Belt. The Local Plan states that the impact of extensions in the Green Belt should not impair upon the open appearance of the countryside. The proposal is unacceptable because the cumulative impact of the proposed side extension, together with an existing conservatory, will result in the house being disproportionate in size over and above that of the original building and therefore harms the openness of the Green Belt. It would therefore be contrary to Policy GB14A of this Council's adopted Local Plan and Alterations.

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

Description of Proposal:

Single storey side extension. It would project out to the Northeast side by 7.3m, be 9.115m deep and be 3.8m high with a flat roof. The edges of the roof would slope and be tiled to give the impression of a pitched roof at ground level.

It is an identical proposal to that refused planning permission in May 2008, Ref EPF/0473/08.

Description of Site:

A former agricultural workers dwelling designed as a detached chalet style bungalow situated on the southeast side of Woolmonger's Lane. The property has previously been extended to the south west flank by a 7.5m wide conservatory with an L shaped footprint projecting between 3.3 and 5.1m. It has a floor space of 26.06m². The surrounding area is open in character with farmland to the north, east and south. On the opposite side of the road are detached houses in

relatively large grounds and to the southwest are farm buildings. The site falls within the Metropolitan Green Belt.

Relevant History:

EPF/0958/93 - Removal of agricultural occupancy condition on EPF/52/87. Approved

EPF/1405/07 – Two storey side extension. Refused and appeal dismissed

EPF/0473/08 - Single storey side extension Refused

Policies Applied:

East of England Plan (Regional Spatial Strategy)

Policy LA1 – London Arc

Epping Forest District Local Plan and Alterations

Policy GB2A – Development in the Green Belt

Policy GB14A – Extensions in the Green Belt

Policy DBE4 – Design in the Green Belt

Policy DBE10 – Residential Extensions

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Impacts upon the Metropolitan Green Belt
- Design Considerations

There are no near neighbours affected by these proposals

Impacts upon the Metropolitan Green Belt

Policy GB14A states that limited extensions may be permitted where the open character and appearance of the Green Belt will not be impaired; and the character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and they will not result in disproportionate additions of more than 40%, up to a maximum of 50m, over and above the total floorspace of the original building.

The extension measures 64.5m² in additional floorspace, and this figure added to the 26.06m² of the conservatory equates to enlarging the property by 90.5m² of additional floorspace, a 47.7% enlargement over the original. As such, this is well in excess of the 50m² and 40% limits set out in policy GB14A.

It is considered that there are no site specific factors that make this acceptable in this location – the site is in a relatively open position and the extension would harm the openness of the Metropolitan Green Belt. This proposal is identical to the proposal refused planning permission earlier this year and there have been no changes in the relevant policy since that decision. As such, this application cannot be supported.

Design Considerations

The proposed single storey side extension incorporates a hipped end crown roof style that matches and complements the main dwelling. The overall design is sympathetic and maintains a unified appearance to the façade of the dwelling.

Conclusion

There have been no changes to the proposal and no changes in the relevant policy since the previous identical scheme was refused. As such, it is proposed to refuse the extension due to harm caused to the openness of the Green Belt.

SUMMARY OF REPRESENTATIONS

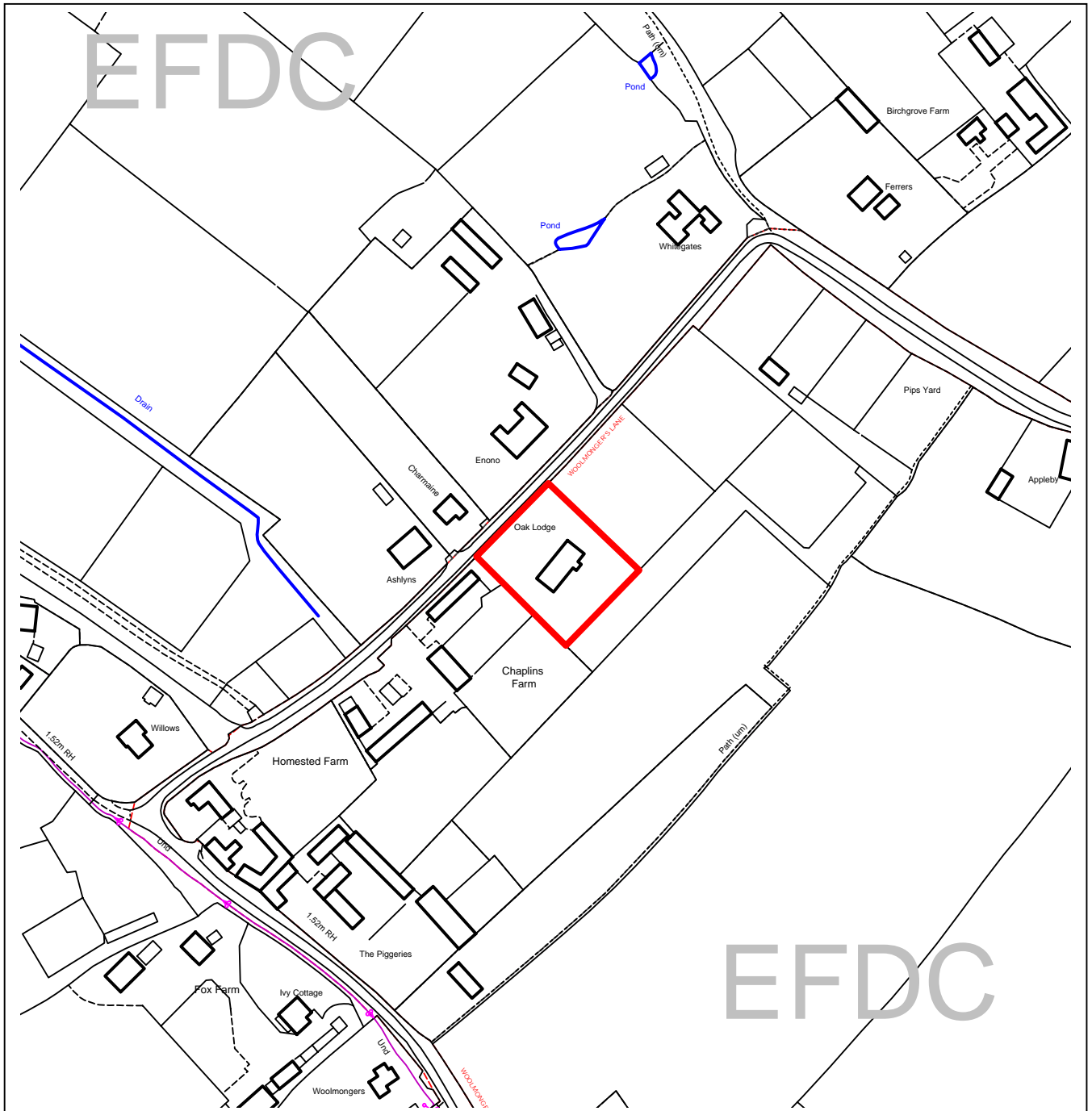
PARISH COUNCIL: No Objection

NEIGHBOURS: No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	5
Application Number:	EPF/1765/08
Site Name:	Oak Lodge, Woolmonger's Lane High Ongar, CM4 0JX
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1730/08
SITE ADDRESS:	19 New Farm Drive Lambourne Romford Essex RM4 1BS
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Voxley Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing building and erection of 4 no. 2 bed flats and 1 no. 1 bed flat including 8 no car parking spaces. (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 The development shall be carried out in accordance with the amended plans received on 22/09/200 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 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.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 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.

- 7 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.
- 8 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.

- 9 Prior to first occupation of the building hereby approved, the proposed window openings on the south-east and south-west elevations at first floor level shall be fitted with obscured glass and have fixed frames up to a height of 1.7m as measured vertically from the finished floor level, and shall be permanently retained in that condition.
- 10 Prior to the commencement of the development details of the proposed surface materials for the parking spaces and forecourt 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.

- 11 The development shall not be occupied until the car parking area indicated on the approved plans, including any parking space for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any other purpose other than the parking of vehicles that are related to the use of the development.
- 12 Before the commencement of development, the details of the cycle and refuse store shall be submitted and approved in writing by the Local Planning Authority. The approved facility shall be provided before first occupation and retained thereafter at all times.
- 13 Prior to commencement of the access, 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 area of the visibility sight splays thereafter.

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

Description of Proposal:

This proposal is for the demolition of a two-storey house and attached garage and erection of a two-storey building with accommodation in the roof to provide 4 x 2 bedroom flats and 1 x one bedroom flat in the roof space. The existing vehicular access off New Farm Drive will be slightly re-positioned to serve an indicative 8 parking spaces for these 5 flats, sited in front and south side of the proposed building.

It is a revision of a scheme refused in August 2008, Ref: EPF/1407/08, which in turn was an amendment of a scheme for the erection of a block of 4 flats approved in May 2008, Ref EPF/657/08.

Description of Site:

The subject site accommodates a former police house located in the urban area of Ongar at the corner of New Farm Drive and A113 Ongar Road. The site abuts the flank boundary shared with a bungalow at 23 Sawyers Chase and a car parking area serving residents living at 1-22 (Inclusive nos.) Sawyers Chase. The site has a frontage to both roads and the rear boundary is adjacent to flats at 13-22 Sawyers Chase. Opposite the site to the north, is an open field between a house at 35 Ongar Road and Abridge Village Hall. The field is in the Metropolitan Green Belt.

Relevant History:

- EPF/521/06 Demolition of house and garage, erection of 4 semi-detached houses and garages – refused planning permission by Area Plans Sub-Committee B and subsequently the Appeal was dismissed.
- EPF/1956/07 Demolition of existing house and erection of 2-storey building to provide 1 x 1-bedroom flat and 5 x 2-bedroom flats. Application withdrawn by applicant.

- EPF/2690/07 Demolition of existing and erection of a two storey building to provide 2 x 1-bedroom flats and 4 x 2-bedroom flats (Revised application). Refused
- EPF/657/08 Demolition of existing building and erection of 4 no. 2 bed flats and seven car parking spaces. Approved with conditions
- EPF/1407/08 Demolition of an existing two-storey house and attached garage, to be replaced with a two-storey building with additional rooms in the roof to provide 4 x 2 bedroom flats as amended with an additional 1 x one bedroom flat in the roof space. Refused on design grounds.

Policies Applied:

Local Plan and Alterations:

- H2A, H3A and H4A – Housing location criteria.
DBE1 – New developments required to respect their setting.
DBE2 – Effect of new buildings on neighbourhood.
DBE3 – Enclosure of spaces.
DBE6 – Provision of car parking in new residential developments.
DBE8 – Provision of private amenity space.
DBE9 – Amenity considerations on neighbouring residents.
LL10 – Retention of trees
LL11 – Landscaping
ST4 – Road safety
ST6 – Car parking.
GB7A – Conspicuous Development

Issues and Considerations:

The main principles and acceptability of this scheme for 4 flats has previously been accepted following the grant of planning permission for such a development in May. This proposal is for the provision of one additional one bedroom flat in the roof space and an associated additional parking place. The main matter for consideration therefore is whether this revised scheme overcomes the reasons for refusing to grant planning permission for a proposal for 5 flats in August under planning ref: EPF/1407/08.

Vehicle parking

County Council Highway officers have raised no objections to the development of this site. The proposed access is in the same position as that of the previously approved scheme for 4 flats and would not give rise to highway harm sufficient to justify a refusal.

On-street parking is limited in the immediate locality due to the road junction and the existence of domestic crossovers and other smaller road junctions. The parking area in Sawyers Chase appears to be extensively used with little capacity for further use, primarily because the residents are generally around during the day. However, the provision of 8 off-street parking spaces to serve the 5 flats is considered to be a sufficient level of provision that is in accordance with adopted planning policy.

Landscaping

No landscaping scheme has been submitted with this proposal however this could reasonably be dealt with by an appropriate planning condition. It is noted there is a large oak tree just outside the boundary of this site which contributes to the amenities of the locality and will therefore need protecting during the course of construction. This can also be achieved by condition.

Design and appearance within the street scene

As revised, this proposal has reduced the overall height of the building to the height that was previously approved under planning ref: EPF/657/08 (9.5m). Three previously proposed gable features to the front elevation are reduced in height so that their eaves are at the eaves level of the main building and their ridge considerably lower than that of the main building. Two front facing pitched roof dormer windows would be provided between the roofs of the gable features to provide light and outlook to the additional flat in the roof space. The rear elevation would retain 3 gable features but would now also include 6 high level roof lights to provide further light to the flat in the roof.

The resultant building is less prominent than that refused. It is much more in keeping within the street scene and will respect the established local character. Accordingly, this revision overcomes the reasons for the previous refusal. As with the previous schemes, it is not considered to be harmful to the visual amenities of the adjacent metropolitan green belt.

Other Matters

Neighbour concerns over the capacity of the local drainage system are covered by other legislation.

Neighbours other additional concerns have also been taken into account however; as revised this scheme meets with the relevant local plan policies and would not result in harm to the amenities of established surrounding neighbours.

Conclusion

The overall bulk and prominence of the building has been reduced to an acceptable level by the reduction in the overall height of the roof and gable features to the front elevation while the introduction of 2 pitched front dormers is neutral in impact. The building is more in keeping within this established local character and provides sufficient parking for the proposed new flats. This revised scheme therefore complies with the relevant local plan policies and as such is recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

LAMBOURNE PARISH COUNCIL NO OBJECTION - The Parish Council have discussed the above application and have **No Objections** to this application so long as the planting that is shown on the drawings is safeguarded.

2 SAWYERS CHASE – OBJECTS: Proposal will result in the highest building. Loss of privacy. Planning conditions not adhered to from previous approval.

TAMARIND, NEW FARM DRIVE – OBJECTS: Insufficient parking provisions, overdevelopment and strain on existing infrastructure

MEADOW VIEW, NEW FARM DRIVE - OBJECTS: Building too high and out of character. Parking concerns. Property not being marketed as affordable price range. New parking space will restrict turning into site. Overdevelopment. Impact on existing infrastructure. Increase in refuse. Harm to the character and appearance of the locality. Loss of views and daylight. Planning conditions not being adhered to.

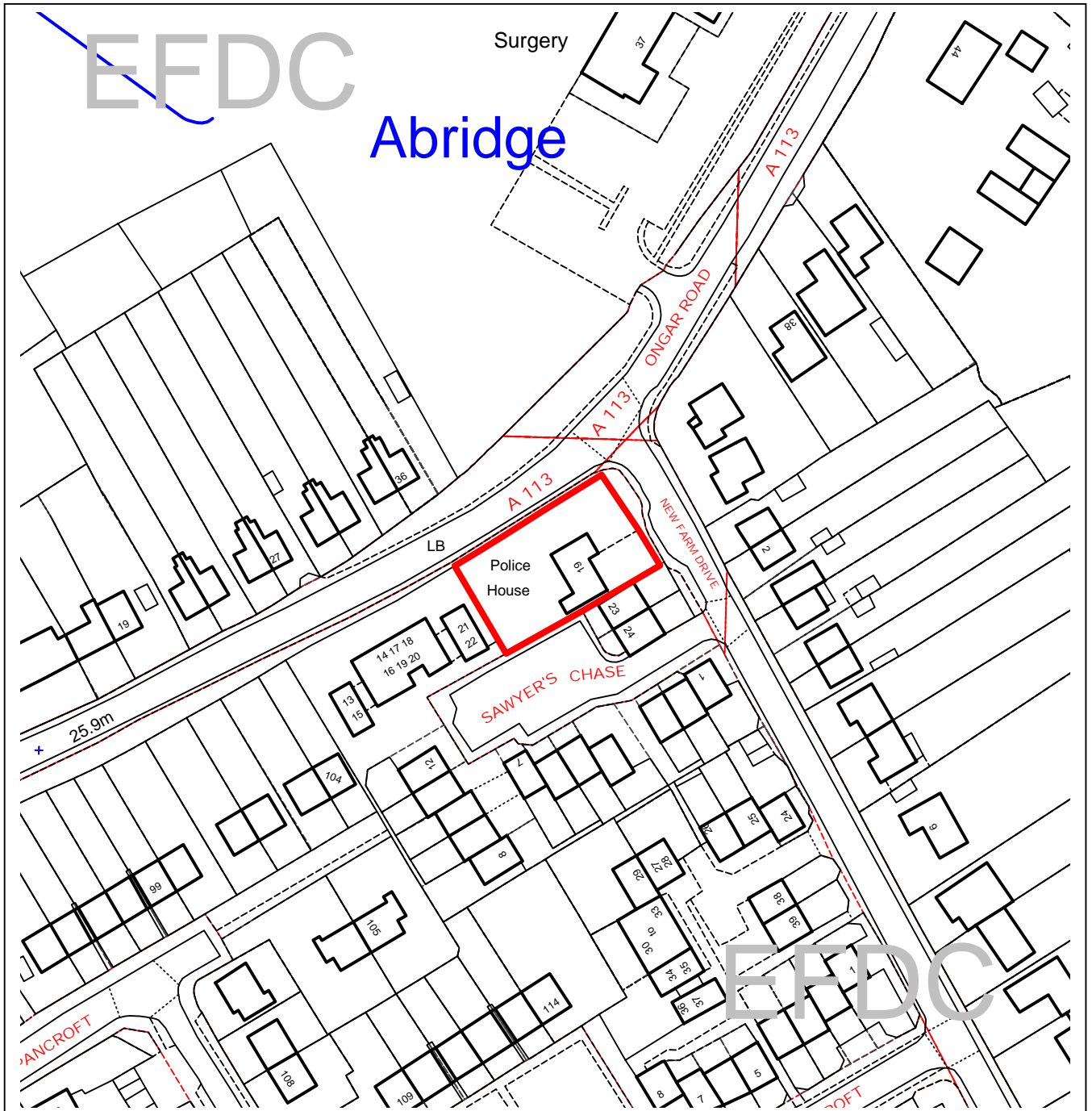
1 NEW FARM DRIVE – OBJECTS: Four flats would have been sufficient to replace one previous dwelling on site as anything over will be overdevelopment. Insufficient parking space provision and potential on-street parking will put public safety at risk. Overcrowding will be detrimental to the quality of life.

3 NEW FARM DRIVE – OBJECTS: Parking concerns, proposal will harm existing landscaping, loss of privacy/ light. Proposal will be overbearing potential road safety risk due to increased parking on-street, no parking allowance for visitors to the site as 8 parking spaces will be insufficient, potential increase of noise from cars and ongoing nuisance during construction. Developers are not adhering to planning conditions.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	6
Application Number:	EPF/1730/08
Site Name:	19 New Farm Drive, Lambourne RM4 1BS
Scale of Plot:	1:1250

Report Item No: 7

APPLICATION No:	EPF/1478/08
SITE ADDRESS:	The Meadow Pedlars End Moreton Ongar Essex CM5 0LW
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr Glenn Bengtson
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of replacement two storey four bedroom dwelling.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The Local Plan and Government Guidance as set out in Planning Guidance Note 2 (Green Belt) is that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area. The proposed replacement house is materially greater in volume, size and scale than the existing dwelling and therefore is an inappropriate development harmful to the purposes of including land in the Green Belt and would be harmful to the visual amenities of the Green Belt. Accordingly, the proposed replacement house is contrary to the Government advice contained in PPG2, and contrary to Policies GB2A, GB7A and GB15A of the Adopted Local Plan and Alterations. There are no very special circumstances that outweigh the harm of the proposal to the Metropolitan Green Belt.
- 2 The proposed development would, by reason of its poor design and appearance, primarily caused by the mixture of roof form and eave heights, appear as an unacceptable visually intrusive feature in the streetscene harmful to the appearance and character of the surrounding area contrary to Policies DBE1, DBE2, and DBE4 of the Adopted Local Plan and Alterations.

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

Description of Proposal:

The applicant seeks planning permission for the demolition of an existing two bedroom bungalow and replacing it with a two storey four bedroom detached dwelling.

The proposed dwelling will be located in the same position as the existing bungalow although the building footprint will be larger. The floor area of the existing bungalow is approximately 103 square metres whereas the proposed dwelling will have approximately 256 square metres (130sqm on the ground floor and 126sqm on the first floor). The existing height of the bungalow is 5.8 metres to the pitch of the roof. The proposed dwelling would have a maximum height of 8.4 metres to the ridge of the roof. Materials for the dwelling are to comprise of a brick plinth and weatherboarding above. The roof form will comprise a mix of gable ends and half hip, half gable ends.

The size and shape of the residential curtilage will remain the same with the majority of the private open space being located towards the rear of the proposed dwelling. Vehicle access and parking will remain the same as existing with vehicles parking in the detached garage towards the rear of the site. There are to be no changes or alterations to the existing garage.

Description of Site:

The subject site is known as 'The Meadow' which is a relatively level plot, mainly regular in shape and has a residential curtilage comprising of approximately 550 square metres. Currently located on the site is a medium size bungalow and a detached garage. A high solid brick wall runs along the eastern side and northern rear boundaries. Mature vegetation is located on the front boundary and scattered throughout the rear of the site.

The subject site is located within a small enclave of residential dwellings as Council recently granted permission for 4 double storey dwellings to be constructed on the adjacent site previously used as Showmans winter quarters. A total of 7 dwellings form the enclave. A shared access way provides vehicle access to the subject site and the 4 dwellings that have been recently constructed.

The subject site and the surrounding area are located within the Metropolitan Green Belt with the predominant land use in the locality being agriculture.

Relevant History:

There is no relevant recorded planning history for the subject site.

Policies Applied:

DBE1 Design of New Buildings
DBE2 Effects on neighbouring properties
DBE4 Design in the Green Belt
DBE9 Loss of Amenity
LL2 Development and Rural Landscape
LL10 Impact on existing landscaping
LL11 Landscaping provisions
CP2 Protection of the rural environment
CP3 New Development
CP4 Sustainable Development
GB2A Development in Green Belt
GB7A Conspicuous development
GB15A Replacement Dwellings

Issues and Considerations:

The main issues raised are appropriateness in the Green Belt, design and appearance and impact on the amenities enjoyed by the occupants of neighbouring dwellings.

Green Belt:

Policy GB15A of the Local Plan states that the replacement of existing permanent dwellings in the Green Belt, on a one for one basis, may be permitted where the new dwelling would not have a greater volume than that to be replaced, will not cause harm to the openness of the Green Belt and will not result in the curtilage being extended.

The building footprint of the new dwelling is only slightly larger than the existing building footprint of the bungalow so if the dwelling was single storey there could be some justification to grant permission on a one for one basis. However, due to the construction of a second floor, the new dwelling would be a lot larger in terms of its volume. Since the policy test relates to volume rather than any other measurement of size the proposal fails to meet the policy requirement that the replacement house does not have a materially greater volume than the building to be replaced.

Therefore the proposal is contrary to Policy GB15A and amounts to inappropriate development in the Green Belt. Such development can only be permitted where very special circumstances exist. The onus is on the applicant to demonstrate that. The applicant relies on the small difference in footprint compared to the existing house. However, this is to ignore the strict policy criteria for assessing such proposals. This cannot amount to a very special circumstance since such an approach could be applied to any other proposal for a replacement dwelling in the Green Belt. Acceptance of this approach would seriously undermine adopted Council policy. Since the proposal is inappropriate development in the Green Belt for which no very special circumstances exist, it is also contrary to the requirements of Policy GB2A and provisions of PPG2. Having regard to the excessive size of the proposed house, it is harmful to the visual amenities of the Green Belt. Consequently the proposal is also contrary to policy GB7A.

In arriving at this conclusion consideration has been given to whether the previously approved 4 x two-storey houses on an adjacent site serves as a precedent or has the consequence of so greatly changing the character of the locality that it amounts to a very special circumstance. In that case planning permission was only granted for the 4 houses because it secured the removal of a showmans winter quarters that was assessed as having a far more harmful impact on the openness of the Green Belt than the proposed houses. Consequently there was a great improvement in openness that arose from very site specific circumstances not readily capable of being repeated on any other land in the Green Belt. As such, the houses cannot be said to create a precedent.

The houses have certainly resulted in a change in the character of the immediate locality, but that is one from a showmans winter quarters to 4 houses that amount to an enhancement of the open and rural character of the locality. Such a change certainly cannot amount to a very special circumstance sufficient to overcome the harm that would be caused to the Green Belt by reason of inappropriateness.

Design and Appearance:

Policies DBE1, DBE2, and DBE4 of the Epping Forest District Local Plan seek to ensure that a new development is satisfactorily located and is of a high standard of design and layout. The appearance of new developments should be compatible with the character of the surrounding area.

Although the nearby properties known as Brookside and Highlands are single storey, it is considered that the two storey nature of the proposed dwelling would not appear dominant in relation to the form of the street scene as the 4 recently constructed dwellings on the former showman's site are all double storey.

Although the form of the development is acceptable, the overall design and appearance of the building does not respect the character of the surrounding area or a traditional building found in a rural area because the roof form comprising a mixture of half hip, half gable and gable roofs create different eaves heights for different components of the dwelling. This leads to a confused design in which it is not clear whether the dwelling is meant to be one storey or two stories in height.

It could be argued that this is a form of articulation to provide visual interest however it is considered that the proposed design of the building achieves the opposite. It could also be argued that the 4 recently constructed dwellings are a bit bland and don't provide much visual interest, however it is considered that any new development should reflect the character and design of the existing dwellings in the surrounding area.

It is considered that the proposed development is contrary to policies DBE2 and DBE4.

Impact on Neighbours:

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

Given the orientation of the site and the siting of dwellings, overshadowing of the adjoining properties private open space is minor, with any shadow generally cast over the subject site itself. Although there would be some overshadowing of adjoining properties adequate sunlight will still be received to garden areas and windows of habitable room windows at the adjoining properties throughout the day.

There would not be any significant loss of privacy to adjoining properties as the only flank window proposed will service bathrooms and landing areas and these windows can be conditioned to be obscured glazed.

It is noted that there are first floor windows proposed on 3 of the 4 elevations. The only elevation without first floor windows is the western side elevation. It is considered that there is a significant distance between the adjoining property and the rear façade of the proposed dwelling so as not to cause serious harm by reason of overlooking. Other first floor windows would only overlook the front garden and the paddock to the east which is owned by the applicant.

Overall it is considered that there would be no harm caused to the amenities enjoyed by adjoining occupiers.

Conclusion:

By reason of its excessive size in comparison with the existing house the proposed replacement house amounts to inappropriate development in the Green Belt. No very special circumstances of sufficient weight to override the harm caused to the Green Belt exist. Moreover, the proposed house is also not acceptable due to its poor design and appearance. Accordingly, the proposal is contrary to adopted planning policy in respect of the Green Belt and design of new buildings. It is therefore recommended that the planning application be refused for the reasons outlined above.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: The committee has no objections regarding the application.

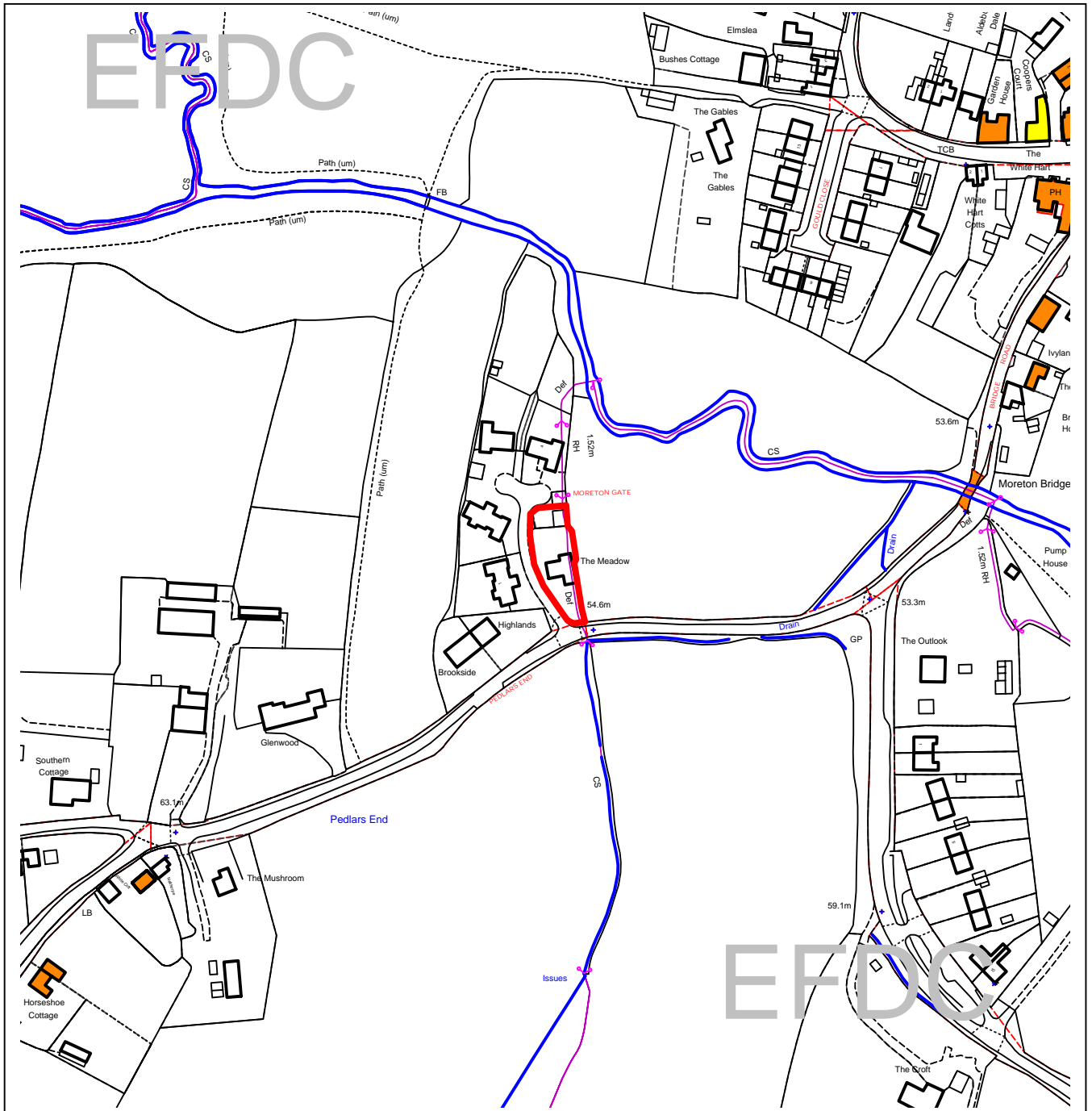
1 MORETON GATE: Object - Their main concerns are as follows:

- Loss of view lines
- Inaccuracy of plans and points detailed in design & access statement
- Loss of privacy
- Out of character.
- Loss of sunlight and daylight.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	7
Application Number:	EPF/1478/08
Site Name:	The Meadow, Pedlars End, Moreton CM5 0LW
Scale of Plot:	1/2500

Report Item No: 8

APPLICATION No:	EPF/1608/08
SITE ADDRESS:	Rear of 4 to 45, Acres Avenue Ongar Essex
PARISH:	Ongar
WARD:	Shelley
APPLICANT:	Estuary Housing Association / Epping Forest District Housing
DESCRIPTION OF PROPOSAL:	Construction of 12 no. residential units with parking. (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 Prior to first occupation of the building hereby approved the proposed window openings in first floor flanks shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 3 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 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.
- 5 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.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants,

including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 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 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.

9 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.

10 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.

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

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 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.

- 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 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.

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

Description of proposal:

Erection of 12 houses with 24 parking spaces.

This would be provided as 6 pairs of semi-detached houses shown on the submitted drawings as 6 blocks – 1 block of 2 x 2 bed bungalows and 5 blocks of 2 x 3 bed two storey houses. Vehicle access will be from Acres Avenue (a new access) and Kimpton Close would be closed to provide pedestrian access. Pedestrian access will also be maintained from Queensway. Hard and soft landscaping will be provided. This would be a 100% affordable housing scheme.

This scheme has been submitted by the Estuary Housing Association who are working in partnership with Epping Forest District Council Housing Department.

The scheme is an amendment of a proposal for 18 units submitted in 2007 and subsequently refused. The amendments are the removal of a block of flats from the proposal, removal of a vehicular access from Kimpton Close and a reduction in the overall scale of the development.

Description of Site:

The site comprises of an open green amenity area with large block of lock-up garages (to be demolished to allow for the proposal) in the southern part of the site, measuring a total of some 0.6 hectares in area. There is pedestrian only access between the surrounding houses from Acres Avenue to the west, and Queensway to the east. Vehicular access to the garages and the rest of the site is from Kimpton Close, to the south, between house numbers 2 and 3. The site is a maximum of 180m long from north to south and 36m wide from east to west.

The site is in the body of a dense, built up residential area, known as the Shelley Estate. Housing is predominantly two-storey, semi-detached or terraces of four. The site is surrounded on all sides by this type of housing, plus 3-storey flats along the eastern site boundary in Queensway.

The previous application was for 18 dwellings and was refused by Committee on the grounds that it would have been an overdevelopment of the site and be detrimental to the amenities of existing surrounding residential properties because of its siting, bulk, massing and position. Members were particularly concerned about the proximity of the proposed flats to dwellings in Queensway.

Relevant History:

EPF/1158/02	Outline application for 6 x 3 bed houses and 4 x 1 bed bungalows	Approved
EPF/1159/02	Outline application as above with closed access from Kimpton Close	Approved
EPF/0679/06	Erection of 22 residential units	withdrawn
EPF/0719/07	Erection of 22 residential units	withdrawn
EPF/2700/07	Erection of 18 residential units	refused. No appeal submitted.

Policies Applied:

DBE 1 Design of new buildings
DBE 2 Amenity of new buildings
DBE 6 Parking
DBE 8 Amenity Space
DBE9 Amenity for neighbours
ST4 Parking
ST6 Traffic
H3A Housing allocation
U1 Infrastructure
LL11 Landscaping

Issues and Considerations:

The main issues raised by this application are:

1. Building in Context & Design
2. Amenity and Impact on Neighbours
3. Housing need
4. Landscaping
5. Parking and traffic matter

It should be noted that the principle of housing development on this site was accepted with the approval of the 2002 applications. These were for a smaller scheme, comprising of 6 houses and 4 bungalows with a green amenity area in the centre of the development. Two options were approved, one including a proposal for closing the access at Kimpton Close and the other proposing it be left open. In 2007 a scheme for 22 dwellings with 22 parking spaces was withdrawn and a later scheme for 18 houses with 36 parking spaces was refused for the reasons outlined above.

Building in Context

- The development will be laid out from north to south in 6 separate blocks. No 1 would be two bungalows, No 2 – 2 houses, No 3 – 2 houses, No 4 – 2 Houses, No 5 - 2 houses, and No 6 – 2 houses. 24 parking spaces would be provided, 2 for each property.
- The development therefore is low level to the north, and then comprises two storey houses at the south.
- Whilst the suitability of the use of site for housing was established by the previous applications, this is a scheme which is larger in scope than those previously approved.
- It is the case that this is a plot which is tightly constrained and is surrounded by residential properties, and therefore needs a scheme which can be accommodated successfully on the site.
- This scheme, by a reduction in the number of properties and the loss of a resulting block of flats has successfully enabled this site to accommodate the proposed amount of housing without it being either cramped or an over development.
- The scheme will make a successful transition from the houses of the east to the 3 storey flats to the west in Queensway without overwhelming the houses in Queensway or Kimpton Close.

- The design of the houses is traditional, and whilst not particularly innovative is acceptable in this mixed and diverse area of the estate, and will not appear out of place.
- This scheme has overcome the objections to the previously refused proposals and is appropriate and in keeping with the area.

Amenity & Impact on Neighbours

- There will be a change in the visual outlook from adjoining residential properties which back onto the site. However, those residents facing the southern half of the site currently look into a large, unattractive concrete parking area and lock-up garages, and the grassed area in the northern half is not of any landscape value.
- The scheme has reduced the bulk and massing of the overall scheme and it now has two storey houses facing the existing flats in Queensway (at a slight angle) and houses facing houses. Due to this second major redesign of the scheme and the distances involved it is the case that there will be no significant adverse visual impact caused by the scheme.
- It is accepted that there will be an increase in noise and disturbance due to the creation of residential development. However the scheme has been redesigned to reduce the number of properties and again it is considered that this will now be within acceptable limits, and a refusal on these grounds would be unsustainable.
- With regard to the issue of overlooking, the report on the 2002 applications stated, *“Any housing on the site would need to be carefully designed to ensure that adjoining residents are not seriously overlooked and that their outlook is not seriously diminished”*. This led to the imposition of a condition on both permissions requiring that there were no habitable rooms at first floor level looking into the rear gardens of properties in Acre Avenue. It was considered that the potential for overlooking to the west was not so great as this overlooked the less private, communal garden area of the flats in Queensway.
- This scheme has been designed to avoid adverse overlooking of the rear gardens and elevations of Acres Avenue, the elevations of which are a minimum of 25m from the new blocks.
- To the east the overlooking of the flats and communal gardens of the Queensway properties are a minimum of 25m distant and no adverse overlooking or loss of amenity will occur.
- No 56 – 62 Queensway are two storey houses with a back to back distance of 25m with the houses of Block 6.
- These distances are within the acceptable tolerance laid out in the Essex Design Guide and it is the case that this scheme has overcome previous concerns regarding overlooking of neighboring properties.
- The proposal is also in keeping with recent government advice on the efficient reuse of urban land.

Amenity Space

- All the houses and bungalows have private amenity space that is within the guidelines laid down in Council Policy. The flats also have a sufficient amount of useable amenity space which is of importance in this very urban and built up area.

Loss of Open Space Area

- The site is not identified as an urban open space on the Proposals Map to the Local Plan, neither is it a formal play area. This issue was fully assessed in the original applications and it was decided that there was no justification for the retention of this area, especially with the proposed use of the land being for affordable housing.
- An objector has commented on the loss of green space for children to play on, but there is a playground area some 100m to the east close to the shops in Shelley.
- It is also the case that a green informal play area is included within the scheme between Block 3 and Block 4.

Housing Issues

- The original scheme had the intention that the Head of Housing Services would offer the site to a Housing Association which has occurred.
- The Director of Housing Services very strongly supports this application and states that this is one of a number of sites within the District that are being developed in partnership with Estuary Housing to meet a pressing need for affordable housing which is in extremely short supply.
- He further argues that the site has an outline application for housing and this scheme makes better use of the land.
- Only six of the 31 garages on the site are let, and experience has shown that not all of these will be used for the parking of a motor car, but will be used for storage which is not allowed under the terms of the rental agreement. The new access will be an improvement to the site.

Landscaping

- The Landscape Section has commented that there is a tree on the site worthy of retention and a scheme of soft landscaping will be required.
- They are satisfied that the scheme is acceptable subject to suitable conditions, which will also include the green open area.

Highways & Parking

- Whilst this is an urban area, the estate was clearly not designed with the amount of traffic and parking that it now has to deal with. It is also poorly served by public transport.
- The scheme has overcome the previous concerns of the Highway Department on various technical grounds, subject to the appropriate conditions.
- Due to the location and constraints of the site and the surrounding estate two spaces per dwelling have been provided. This will avoid excessive on street parking occurring within the immediate area.
- In addition the existing rear garden parking from properties bounding the site has been retained.
- Although comments have not been received from the County Highways Department as yet, they asked for the developer to contribute £90,000 for highway betterment and £65,000 for a Transportation Information and Marketing Scheme (an £800 voucher per person for use on local buses) on the last application.
- However the applicant stated on the previous application that *"The above contributions cause Estuary great concern and by imposing these contribution costs it will mean that Estuary will be unable to meet our obligations to EFDC to provide a 100% affordable housing development. Estuary has full support from the Housing Directorate on the current scheme, since it is able to provide 100% affordable housing. In order to accommodate the additional S106 Contribution costs being sought, it would make the scheme unviable, since too many of the proposed affordable properties would need to be converted to market housing to fund the contributions. Without these additional contributions, we are able to ensure that all 18 units remain affordable. Estuary is not a private developer."* Their opinion in this matter has not changed.
- Therefore Councillors will need to weigh the competing factors in this application between the need for badly needed affordable housing and the Highways need for funds to deal with infrastructure and Green Travel issues.

Other Issues

- A number of objectors have referred to the strain this proposal would put on the local infrastructure, particularly the sewage system.
- The Environmental Health Section have recommended refusal of this application on the grounds that an extra 12 dwellings will have the potential to cause sewage issues on the estate, and it is unclear as to whether the sewer will be connected to the public sewer which has capacity, or a private one which does not.

- The applicant has stated that the connection will be to the private sewer and that they have written to all local residents who use this sewer regarding the connection and the way forward when dealing with the last application.
- The scheme has been revised to take account of access to private dwellings on the site and is acceptable.
- The County Council have asked for an Education contribution of £14,000. The developers have commented on this demand in the same vein as that for the Highways contribution, viz that this would make the scheme for 100% affordable house unviable. Again Councillors will need to weigh the competing factors in this application.

Conclusion

There is no doubt that the district as a whole and Ongar itself suffers from a serious shortage of affordable housing. This scheme goes a significant way to dealing with this shortage and can be accommodated on the site without causing adverse harm to the amenities of the area or local residents. The application now only provides two more dwellings than was approved under the original outline application. The recommendation is for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL - No Objection, but repeats its earlier comments re EPF/2700/07 viz *“welcomes the affordable housing within Ongar and does not object to the application, members are concerned that the existing sewerage provision may not be sufficient and would wish to see adequate investigation of this issue before approval is given. The Council is concerned about the difficulties of parking in this area of Shelley and hopes that a strategy will be developed to address this. In particular the Council feel that there should be open access from the site to allow existing gardens in Acres Avenue to be used for parking”*

10 QUEENSWAY – Object, will remove views, will block the light to the side of my property, rubbish will be an issue, will cause highway problems.

56 QUEENSWAY – Object, another application, has an adverse visual impact and overlooks our gardens and rear elevations. This will cause serious parking problems in the area.

60 QUEENSWAY - Object, too many dwellings on the site, will remove the original buffer zone of the site, will cause traffic congestion and road safety issues, will overlook the back of houses in Queensway, light pollution and noise will increase, this should be an area for allotments, overstrains the area's infrastructure.

74 QUEENSWAY – Object, will cause infrastructure and sewage problems. Highways issues not addressed, children need somewhere to play.

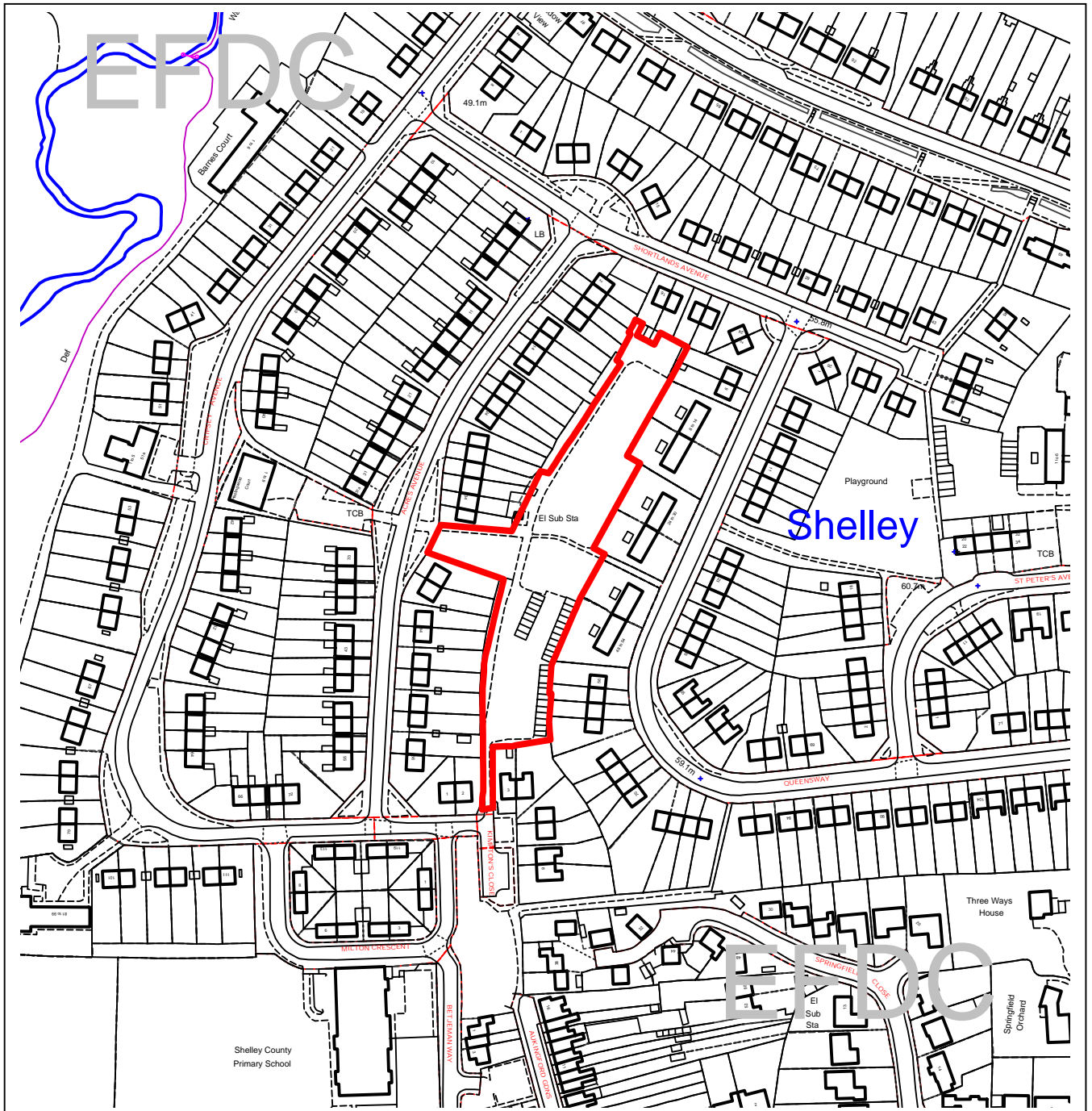
2 KIMPTONS CLOSE – Object, will be overlooked and lose our privacy, this should remain as a buffer zone and provide play space. Will increase traffic problems.

14 ACRES AVENUE – Object, drainage is not good, will lose my access to rear of house, kids have nowhere to play.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	8
Application Number:	EPF/1608/08
Site Name:	Rear of 4 to 45, Acres Avenue, Ongar
Scale of Plot:	1/2500

Report Item No: 9

APPLICATION No:	EPF/1665/08
SITE ADDRESS:	Summerhill Romford Road Stanford Rivers ONGAR CM5 9PG
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mr James Philips
DESCRIPTION OF PROPOSAL:	Rear extension and loft conversion including front and side dormers.
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.

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:

Rear extension and loft conversion including front and side dormers. The extension would extend back by 4m from an existing rear projection and replace an existing rear conservatory. There would also be a link added to join up a currently detached garage to the extended section at the rear.

The loft conversion would involve the construction of 3 dormer windows in the front elevation and 1 either side of the house. These would be 2m wide by 2m high to the top of their ridges. The ridge height of the existing roof would not be altered.

Description of Site:

Large detached property in a large isolated plot located to the Northwest of the busy A113 in the Metropolitan Green Belt.

Relevant History:

EPF/1599/76	Erection of a detached double garage	Approved
EPF/0972/93	Alterations and extensions to cottage	Approved
EPF/0200/94	Lobby extension to previously approved house	Approved

Policies Applied:

East of England Plan (Regional Spatial Strategy)

Policy LA1 – London Arc

Epping Forest District Local Plan and Alterations

Policy GB2A – Development in the Green Belt

Policy GB14A – Extensions in the Green Belt

Policy DBE4 – Design in the Green Belt

Policy DBE10 – Residential Extensions

Issues and Considerations:

The main issue raised by the proposal is its impact on the Metropolitan Green Belt. There are no nearby residents affected by the proposal.

Impacts upon the Metropolitan Green Belt

Policy GB14A states that limited extensions may be permitted where the open character and appearance of the Green Belt will not be impaired; and the character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and they will not result in disproportionate additions of more than 40%, up to a maximum of 50m, over and above the total floorspace of the original building.

There have been approvals for extensions in the past. However, from studying the original plans for the bungalow it appears that the only additions to the original house are the rear conservatory that is to be completely replaced by the proposed extension, a small infill extension at the rear that measures approximately 5m² and the detached garage that does not come into the floor space calculations.

Having regard to the small size of the dormers it is clear they are not absolutely essential for the habitability of the roof space since they create negligible additional floor space. Their principle function is to allow light into the loft conversion, and as such the area underneath them is not calculated as additional floorspace when applying the policy.

On that basis the total net additional floor space measures 49.55m², just below the 50m² limit as set out in the policy; representing 20% of the original floor space and thus well below the 40% limit.

In terms of impact on the character of the Green Belt, since the extension at ground floor level replaces an existing conservatory it does not significantly enlarge the footprint of the property or its impact upon the open character of the Metropolitan Green Belt. The dormers are relatively small additions when compared to the overall area of the roof. It is considered that they are well-proportioned and of an attractive pitched roof design and that they acceptably complement the existing property. They are acceptable additions that do not unduly harm the character and appearance of the property and do not impair the open character of the Green Belt.

Conclusion

It is considered that the extension and loft conversion complies with the relevant Green Belt policies in terms of size and impact upon the appearance and openness of the property and Green Belt, and as such the application is recommended for approval.

SUMMARY OF REPRESENTATIONS

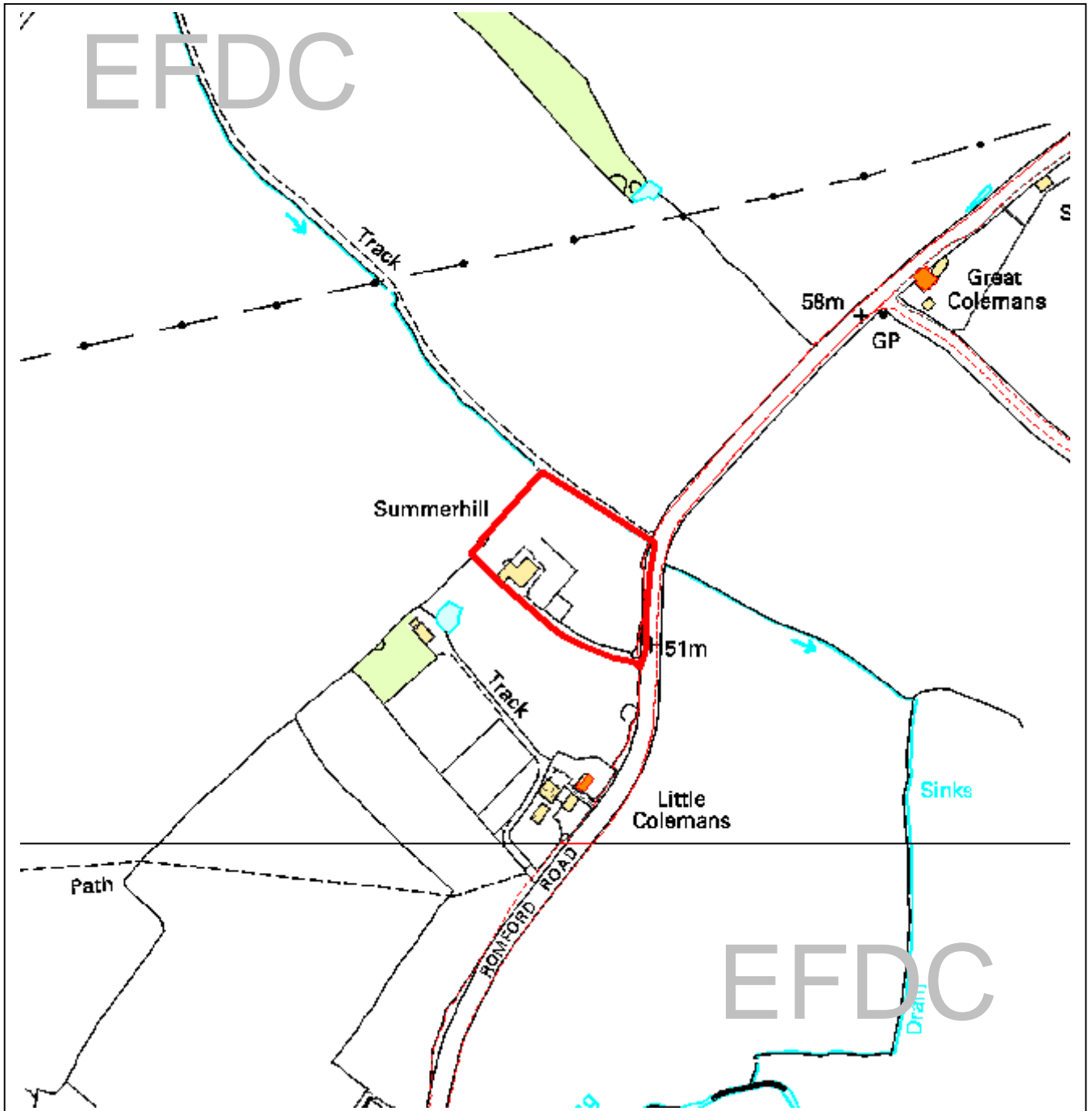
STANFORD RIVERS PARISH COUNCIL: Objected as it is considered that the first floor footprint can only be achieved by the introduction of 5 dormers, and this space counts toward the area far in excess of 40%/50m² of additional space allowable and controlled under Local Plan policy GB14A. The Council would have no objection in principal to velux type roof lights generating a floor space of only 40%/50m² under policy GB14A.

NEIGHBOURS: No response received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	9
Application Number:	EPF/1665/08
Site Name:	Summerhill, Romford Road Stanford Rivers, CM5 9PG
Scale of Plot:	1/5000

Report Item No: 10

APPLICATION No:	EPF/1704/08
SITE ADDRESS:	67 London Road Stanford Rivers Ongar Essex CM5 9PN
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mrs Shelly North
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
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 The development shall be carried out in accordance with the amended plans received on 29/09/2008 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the North side elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 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 and rear extension. It would project out to the side by 3.5m and to the rear of the property by 3.65m to run flush with an adjoining rear extension of number 69 London Road. It would have a pitched roof up to a ridge height of 5.5m. The proposal has been scaled back in amended plans following feedback about the originally submitted 4.74m side projection.

Description of Site:

Pebbledashed semi-detached property in a built-up enclave in the Metropolitan Green Belt located to the south east of the busy A113.

Relevant History:

None relevant

Policies Applied:

East of England Plan (Regional Spatial Strategy)

Policy LA1 – London Arc

Epping Forest District Local Plan and Alterations

Policy GB2A – Development in the Green Belt

Policy GB14A – Extensions in the Green Belt

Policy DBE4 – Design in the Green Belt

Policy DBE10 – Residential Extensions

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Impacts upon the Metropolitan Green Belt
- Residential Amenity

Impacts upon the Metropolitan Green Belt

Policy GB14A states that limited extensions may be permitted where the open character and appearance of the Green Belt will not be impaired; and the character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and they will not result in disproportionate additions of more than 40%, up to a maximum of 50m, over and above the total floorspace of the original building.

The extension measures 52.67m² in additional floorspace, and as the original house is so small this equates to 73.7% of the original floorspace. As such, this is in excess of the 40% limit as set out by policy GB14A.

However, there are site specific factors that mitigate the effects of the extension and make it acceptable in this location.

The twin semi number 69 London Road has a very similar side/rear extension and this extension now proposed would balance the appearance of the pair of semis, and act to improve the visual amenity of the area.

Furthermore, the property is located in a small built up enclave within the Metropolitan Green Belt, and as such the effects of extensions that exceed the 40% limit are reduced. This is especially so where the 50m² floor space limit is only marginally exceeded, in this case by less than 3m².

Furthermore, due to the very small size of the property it is considered reasonable for a significant increase in floorspace to be allowable, so as to allow for modern living standards to be achieved.

The extension, as it is single storey, remains subordinate in scale to the original property and complements the property well in materials, roof design and window detail, and is an acceptable addition to the property and character of the area.

There would remain 4.45m to the North side boundary and 10.7m to the rear boundary, and it would not represent an overdevelopment of the plot.

Residential Amenity

The only neighbouring residents affected by the extension would be at number 65 to the north. There would be overlooking over a 1m high hedge on the north side boundary into the rear amenity area of the neighbouring property, and as such a condition is proposed to obscurely glaze the side windows. There are no significant other effects to the neighbouring residents.

Conclusion:

It is considered that the extension is acceptable in this location primarily due to the fact that the twin semi number 69 London Road has a similar extension and this one would balance the pair. The extension is acceptable in terms of appearance and would not have a significant effect upon the amenities of neighbouring residents.

SUMMARY OF REPRESENTATIONS:

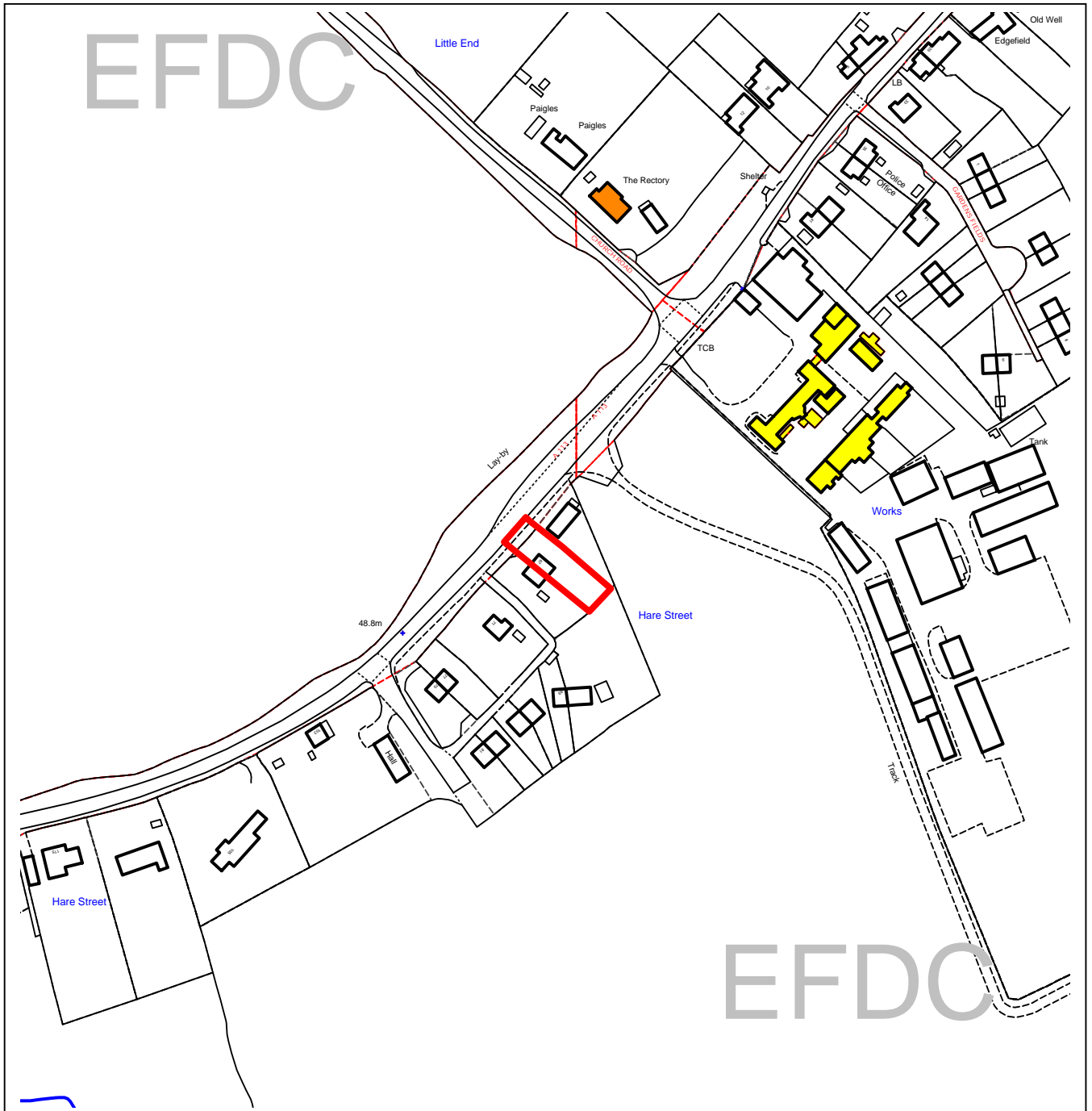
NEIGHBOURS: No response received.

STANFORD RIVERS PARISH COUNCIL: Objected as the extension is far in excess of 40%/50m² of additional space controlled under Local Plan policy GB14A.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	10
Application Number:	EPF/1704/08
Site Name:	67 London Road, Stanford RiversCM5 9PN
Scale of Plot:	1:2500

Report Item No: 11

APPLICATION No:	EPF/1437/08
SITE ADDRESS:	Former Theydon Bois Youth Centre Loughton Lane Theydon Bois Essex CM16 7JY
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Essex County Council
DESCRIPTION OF PROPOSAL:	Outline planning permission to redevelop for residential purposes as previously permitted under reference EPF/1/04.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 Plans and particulars of the reserved matters relating to the details of siting, design and external appearance of the buildings to be erected and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing from the local planning authority and shall be carried out as approved.
- 3 The development hereby permitted shall begin either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the reserved matters to be approved, whichever is later.
- 4 No development shall take place until there has been submitted to and approved in writing by the local authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any dwellings built pursuant to this permission are occupied or in accordance with a timetable agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details.
- 5 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.

- 6 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.

- 7 Prior to 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 and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.
- 8 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.
- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 10 No development shall take place until a scheme identifying the visibility splays either side of the centre point of the junction of the existing access road and Loughton Lane having:
- a) a set back distance of 2.4 metres from the near-side edge of the adjoining carriageway and extending for a distance of 90m along the near-side edge of the adjoining carriageway to the left of the junction, and
 - b) a set back distance of 2.1 metres from the near-side edge of the adjoining carriageway and extending for a distance of 59m along the near-side edge of the adjoining carriageway to the right junction,
- has been submitted and approved in writing by the local planning authority. The approved scheme shall identify any land within the visibility splays that does not fall within the existing limits of the highway ("the non-highway land"). The approved visibility splays shall be provided prior to any works on the site. the non-highway land shall be kept free of any obstruction above 0.6 of a metre in height thereafter.
- 11 No development shall take place until a scheme for the suppression of dust arising from the demolition of the Youth Centre has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

Description of Proposal:

This is a renewal of outline consent to redevelop a former Youth Centre site as 10 two-storey semi-detached and linked houses.

The indicative layout drawing and design and access statement submitted with the application show a cul-de-sac accessed off Loughton Lane with 5 houses on each side. Back gardens would abut the curtilage of a Scout Hall to the northwest and the back gardens of houses on Loughton Lane to the southeast. Garages would be provided in rear gardens and would be accessed off the cul-de-sac via undercrofts thereby providing off-street parking provision of at least 2 spaces per house. Plot sizes would be approximately 12m wide and 15m deep and the footprint of each house would be up to 10m x 10m. The ridge height of the dwellings would be between 6.5m and 8m.

Details of siting, design, external appearance and landscaping are all reserved matters.

This application is a resubmission of a proposal previously approved on appeal. The permission granted on appeal required the submission of an application for approval of reserved matters within 3 years – i.e. by 1 March 2009. No such application has been submitted because an application has been made to designate the land a “village green” under the Commons Act 2006. That application is being considered by Essex County Council but the application is currently being held in abeyance. In order to safeguard its position by ensuring a valid planning permission for the development continues to exist the applicant has submitted this planning application.

Description of Site:

The subject site accommodates a detached single storey building which has previously been used as a youth centre together with associated hard paved areas used for car parking and open land with an access point directly off Loughton Road. The building is currently vacant and the site itself is bordered by residential dwellings to the south-east and south western boundaries and Theydon Bois Scout Hall and grounds borders the site to the northwest. The applicant owns the Scout Hall and grounds. There are preserved trees adjacent to the site in the rear gardens of 9 and 12 Loughton Lane.

Relevant History:

EPF/0001/04 Outline application for residential development. Refused
The Council's decision to refuse planning permission was on the grounds that the loss of the site for recreational purposes had not been properly justified. A subsequent appeal heard at public inquiry was allowed with the Planning Inspector concluding that the youth centre and surrounding open space are surplus to requirements and their loss would not have a significantly detrimental impact on the provision of community and recreational facilities in Theydon Bois.

Policies Applied:

New housing development, landscape and highway policies from Adopted Local Plan:-
H2A, H3A and H4A – Housing location criteria.
DBE1 – New developments required to respect their setting.
DBE2 – Effect of new buildings on neighbourhood.

DBE5 – Provision of car parking in new residential developments.
DBE9 – Amenity considerations on neighbouring residents.
GB7A – Conspicuous development within the green belt
LL10 Retention of trees
LL11 - Landscaping
ST4 – Road safety
ST6 – car parking.
SPG – Vehicle parking Standards

Issues and Considerations:

The fact an application is before Essex County Council to designate the site a “village green” is not a material consideration in this case. That is because such an application is made under separate legislation and the current outline planning permission is already a fact that the County Council can take a view on. Indeed, when the appeal against the District Council’s decision to refuse planning permission was being heard, the Planning Inspector was aware that an application had been made in 2004 to register part of the site as a Village Green under the Commons Registration Act 1965. On the advice of the District Council and Essex County Council, the Inspector took the view that the grant of planning permission would not have any implications on the then village green application. Should the site be given village green status following any decision to renew the outline planning permission, that would prevent the site being developed.

Accordingly, the main issues raised by this proposal to renew the existing outline planning permission are the suitability of the site for residential purposes and the effect of the proposal on the provision of community and recreational facilities in Theydon Bois.

The application site is considered suitable as a location for residential development. This position was common ground between the applicant and the Council at the appeal against the Council’s decision to refuse planning permission for the original proposal. Furthermore, it was demonstrated at appeal that the proposal would cause no harm to the provision of community and recreational facilities in Theydon Bois. The relevant development plan policies as they relate to this development have not materially changed since the proposal was considered at appeal. Since there has been no other material change in circumstances there remains no planning objection to the principle of the redevelopment of the site for residential purposes.

Although all matters of detail are reserved, the applicant has demonstrated the site is of sufficient size and shape to accommodate 10 houses with adequate private amenity space and off-street parking provision. It has also been demonstrated that the site has a means of access suitable for the scale of development proposed. The matters of detail can therefore be dealt with appropriately as part of a subsequent application for their approval.

There are no landscaping concerns subject to a condition to protect the roots of trees within the vicinity of the site that are protected by a Tree Preservation Order. The details submitted by the applicant demonstrate there would be no difficulty in achieving compliance with such a condition.

Conclusion

The principle of the development of this site for residential purposes as 10 houses is sound. This position has previously been established following the grant of planning permission at appeal and there has been no material change in circumstances since that decision was made. The matters reserved for subsequent approval can properly be dealt with as part of a subsequent application for their approval. Accordingly, it is recommended that outline planning permission be granted.

SUMMARY OF REPRESENTATIONS:

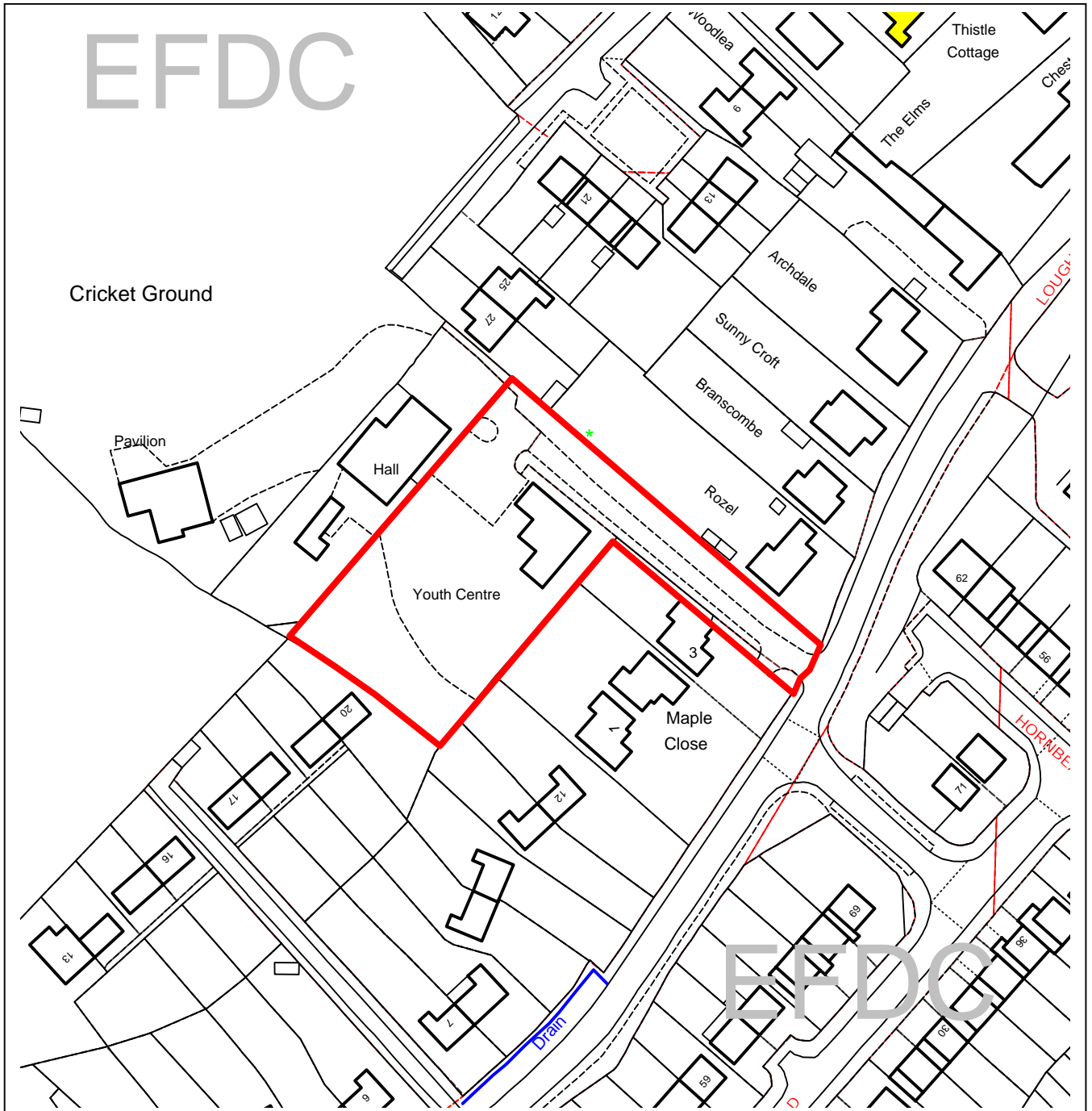
THEYDON BOIS PARISH COUNCIL: – We cannot comment on this application as we are aware that an application has been made to designate the land as “village green” under the Commons Act.

NEIGHBOURS: - No response received



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	11
Application Number:	EPF/1437/08
Site Name:	Former Theydon Bois Youth Centre Loughton Lane ,Theydon Bois, CM16 7JY
Scale of Plot:	1:1250

Report Item No: 12

APPLICATION No:	EPF/1251/08
SITE ADDRESS:	Rockhills Field Willingale Road Willingale Ongar Essex
PARISH:	High Ongar Willingale
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Premier Plants Uk
DESCRIPTION OF PROPOSAL:	Reservoir to be used in association with wholesale nursery.
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 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority as shown on the approved plans.
- 3 The landscaping and fencing scheme shown on plan DEC/Premier/Landscaping Rev A 22-08-08 and DAS dated 24 Jul 08 shall be implemented within 3 months of the grant of planning permission.

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:

Construction of reservoir for use with wholesale nursery. The reservoir will be excavated in the west corner of the site, will measure 70m x 70m x 90m in a triangular shape and will be a maximum of 2m deep. The land to the east of the reservoir will be raised by a maximum of 200mm using topsoil from the site. The scheme has been revised to show a sloping bank to the reservoir.

Description of Site:

The application site is an area of agricultural land on the west side of Willingale Road. It has recently been developed as a horticultural site. The site is west and north of the residential properties 1 and 2 Rockhill Cottages. The site and surrounding land is open in character and falls within the Metropolitan Green Belt.

Relevant History:

EPF/0185/07	Erection of two polytunnels, two shade frames, one timber office and a potting shed for horticultural operation and alterations to access:	Withdrawn.
EPF/1140/07	Erection of polytunnels, shade frame, sales office and associated works including the formation of a new access, in respect of a horticultural operation:	Withdrawn.
EPF/1601/07	Erection of polytunnels, shade frame, sales office and associated works including the formation of a new access, in respect of a horticultural operation:	Granted
EPF/1576/08	Two poly-tunnels:	Granted

Policies Applied:

GB2A Green Belt Policy
DBE 9 Neighbour amenity
LL1 Landscaping
U2 Flooding

Issues and Considerations:

The main issues are the consequences for the Green Belt, and amenity.

Green Belt

- This proposal falls under policy GB2A (i) in that the works areas are required for the purposes of agriculture. It is the case that the reservoir will be used as part of an ongoing horticultural use of the site.
- Its purpose is to irrigate plants growing on the site in a sustainable way using the natural run off from the site and catchments area.
- The excavation will be positioned on the western edge of the growing area of the site.
- The site is bounded by a planting scheme and fence, both of which have been implemented under the conditions of the original scheme. The planting scheme is sparse at this time as it has only just been planted, but will grow in time to provide significant screening.
- With this screening and siting the reservoir will be largely invisible on the site and the overall impact on the Green Belt will be minimal.
- The slight land raising on the east of the scheme is minimal and causes no harm.
- It is considered that the reservoir will integrate well with the existing buildings and structures on the site, and are appropriate to the permitted use of the site.
- It is considered that the proposal will not have an adverse impact on the openness and character of the Green Belt on this site.

Landscaping

- The Council's Landscape Section has commented: "The revised plan shows the reservoir to be constructed with sloping sides and there will be a post and rail fence constructed around it for safety reasons. I believe this will greatly improve the proposed reservoir in landscape and safety terms. The revised method statement shows that the soil that is to be spread over the adjacent land will now be to a maximum of 200mm. I do not believe this will affect the surrounding vegetation. I believe this proposal is now satisfactory in landscape terms".

Neighbour Amenity

- The only neighbouring properties that will be affected are 1 and 2 Rockhill Cottages to the south of the site.
- The use of the area for a reservoir will have no adverse impact on these neighbours' amenities.

Flooding

- The Environment Agency has assessed this scheme and has no objections.
- The Councils Land Drainage Section has raised no objections against the scheme.

Other Matters

- It is the case that soil will be removed from the site, and this avoids any extensive scheme of land raising which could have an adverse impact on the openness of the Green Belt. Whilst there will be some disruption from the vehicle movements this would be relatively limited and short term.
-
- The scheme has been revised to deal with health and safety concerns over the vertical sides of the excavation by providing sloping sides.

Conclusion:

For the reasons outlined above the application is acceptable with the conditions recommended. The application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

WILLINGALE PARISH COUNCIL – Object to the reservoir being used in association with the wholesale nursery. They expressed surprise that use was not part of the original application and concerned about an escalation of development on the site as previously expressed.

HIGH ONGAR PARISH COUNCIL – No objection in principle provided no risk to the water supply of nearby properties. Similarly there is no reference to a pumping station to which there would be objection if another building is required or it caused a noise problem. Can we also have assurances that it will not generate lorry traffic transporting clay, gravel off site. We hope the relevant authorities for health and safety do not object to a 6' vertical side to the reservoir to the northwestern boundary, possibly accessible from the footpath that runs alongside it. There should be a really secure fencing arrangement to prevent this and not just tree planting and minimal fencing.

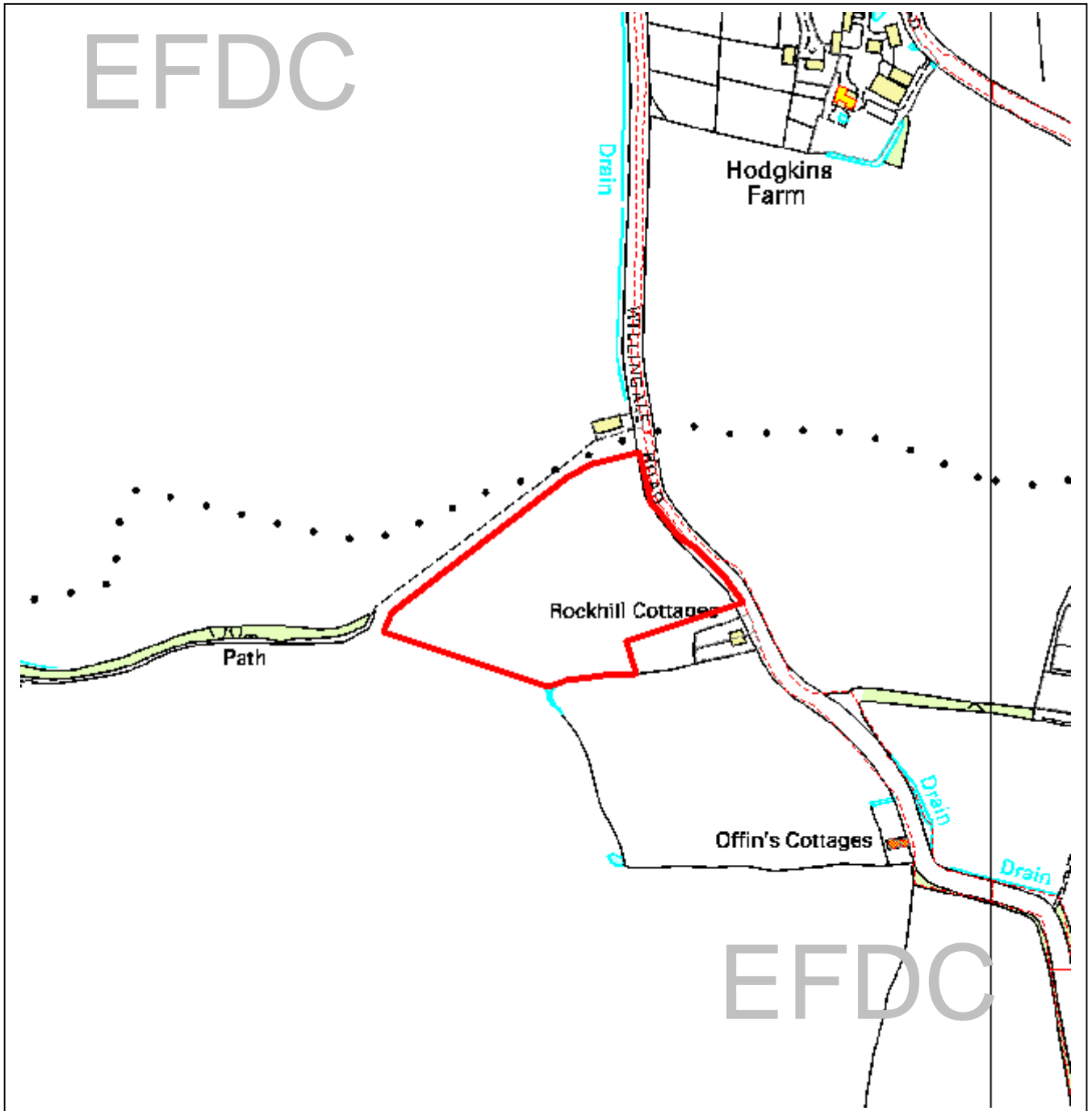
LOWER BROOK – If the silver circular erection is the development, it is unsightly.

ROCKHILLS FARM - Object, will the works result in flooding of my land?



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	12
Application Number:	EPF/1251/08
Site Name:	Rockhills Field, Willingale Road Willingale, Ongar,
Scale of Plot:	1/5000