

Report Item No: 1

APPLICATION No:	EPF/1350/08
SITE ADDRESS:	Saint Margarets Hospital The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Michael Smith - Bellway Homes Essex
DESCRIPTION OF PROPOSAL:	Reserved matters application for 132 dwellings, siting, design and external appearance in compliance with condition 2 of EPF/2297/04.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No commencement of residential development shall be undertaken prior to the provision of the access to this part of the site which shall be laid out and constructed in accordance with drawing number TM0129/1300C or as otherwise agreed in writing with the Local Planning Authority.
- 2 Prior to the first occupation of each property, each vehicular access shall be provided on both sides with a 1.5m x 1.5m pedestrian visibility splay as measured from the highway boundary. 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.
- 3 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary.
- 4 Prior to commencement of development, details of the estate roads and footpaths (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.
- 5 The carriageway of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling has a properly consolidated and surfaced carriageway and footway between the dwelling and the existing highway. Until final surfacing is completed, the footway base shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within 12 months of the occupation of such dwelling.

- 6 Details of the traffic calming and gateway feature indicated on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and works shall be carried out in accordance with the agreed details.
- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes B and C shall be undertaken on those properties within the crescent (plot numbers 47-55 inclusive) without the prior written permission of the Local Planning Authority.
- 8 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.

- 9 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section P4, Schedule A (k) of the Council's Delegated Functions).

This application is also 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) and 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 is a reserved matters application for 132 dwellings on the eastern half of the former St Margaret's Hospital Site to the South of The Plain, Epping. The principle of residential development of the site has already been determined in outline and this application is to determine the layout of the development including car parking, garaging and turning areas and access thereto and the siting, design and external appearance of the buildings. Details of landscaping are the subject of a separate condition and are not to be determined at this stage, although a landscape master plan has been submitted to illustrate what could be achieved with the proposed layout.

The proposal comprises 132 dwellings in total, with a mix of housing types, and sizes. The scheme includes 17 two-bed units, 66 three-bed units, 25 four-bed units and 24 five-bed units. Of this total only five units are flats, the remainder are a mix of detached semi-detached and terraced houses. The proposed units are all two and three storey units of traditional design with a mix of brickwork, render and weatherboard with pitched tiled roofs.

The layout proposes one entrance road into the site, as was envisaged at the outline stage and includes landscaped open space area along much of the eastern side of the site and at the southern end of the site.

Allocated parking is proposed for every unit, either within private garden areas or in shared garage courts.

The proposals include the provision of 40 affordable housing association units.

Description of Site:

The site is formed from land formerly occupied by the single storey hospital wards of St Margaret's and a number of two and single storey associated hospital buildings. These formed part of the old facilities at the hospital before the new community hospital was built and opened. The site is about 5.5 hectares in area. To the west of the site lies the main hospital buildings, to the north east lie the properties within The Plain, to the east is open and south is Green belt and. The site of course lies on the fringes of the forest. There is a Tree Preservation Order covering the site and several individual trees of merit.

A public right of way crosses the site east to west.

Relevant History:

In 2000 outline planning permission was granted for redevelopment proposals to provide new hospital accommodation and housing (EPF/1586/97). This followed on from consideration by the District Development Control Committee of a long-term plan for the entire hospital site. That outline permission was renewed in 2002 (EPF/1949/02) and again in 2006 (EPF/2297/06). Details of the new hospital building were approved in 2004 (EPF/0600/04). An application for 46 key worker units on an adjacent hospital site was approved in February of this year.

In June of this year an application for approval of reserved matters on this site was refused. That scheme proposed 351 dwellings.

Policies Applied:

East of England Plan (Regional Spatial Strategy)

SS1 – Achieving Sustainable Development
H1 Regional Housing provision 2001 – 2021
H2 Affordable housing
T1 Regional Transport Strategy Objectives and Outcomes
T8 Local Roads
ENV3 Biodiversity and Earth Heritage
ENV7 Quality in the Built Environment

Epping Forest District Local Plan and Alterations

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the rural and built environment
CP3 New Development
CP7 Urban Form and Quality
GB7 Conspicuous Development
NC1 SSSIs
NC4 Protection of Established Habitat
RP4 Contaminated Land
H2A Previously Developed land
H3A Housing Density
H4A Dwelling Mix
H5A Provision of Affordable Housing
H6A Site Thresholds for Affordable Housing
H7A Levels of Affordable Housing
H8A Availability of Affordable Housing In Perpetuity
DBE1 Design of New Buildings
DBE2 Effect on Neighbouring Properties
DBE3 Design in Urban Areas
DBE5 Design and Layout of New development
DBE6 Car Parking in New Development
DBE7 Public Open Space
DBE8 Private Amenity Space
DBE9 Loss of Amenity
LL10 Adequacy of Provision For Landscape Retention
LL11 Landscaping Schemes
ST1 Location of Development
ST4 Road Safety
ST6 Vehicle Parking
ST7 New Roads and Extensions or improvements to Existing Roads
I1A Planning Obligations.

Issues and Considerations:

It should be noted that the principle of residential development and the use of this part of the hospital site for housing has long since been determined. The approval of the outline consent in 2000 considered the matters of principle, including access, and this consent was renewed on two occasions. The hospital services were consolidated into the new main building (to the west of the site) leaving this area to the east surplus to requirements.

Consequently, matters of fundamental principle cannot now be raised at this reserved matters stage. The main issues that arise with this application are:

- Suitability of the site for the density proposed
- Scale, massing, design, layout and form of development
- Affordable Housing provision
- Impact on neighbouring amenity
- Highway and transportation matters
- Impact on Epping Forest SSSI and biodiversity
- Other matters

Suitability of the site for the density proposed

This site covers some 5.5 hectares and the erection of 132 units equates to a density of just 24 dwellings per hectare (dph). National Planning Guidance in Planning Policy Statement (PPS) 3 (housing) requires that a density of 30dph should be used as an indicative minimum. Policy H3A of the Local Plan sets out EFDC's requirements. This states, "a net site density of at least 30-50 dwellings per hectare" unless factors dictate otherwise. In this instance the site is located at the edge of Epping, adjacent to open land and indeed a significant part of the site that is to be retained as open space is within the Green Belt and therefore not suitable for development. The removal of this area from the calculation brings the proposed density on the remainder of the site to approximately 32 dwellings per hectare, which is within the lower limit of the guidance and is appropriate to this location, being comparable to the existing density of the residential development in The Plain to the east and Fairfield Road to the south. It is considered that a greater density in this location would be inappropriate and out of character with the locality (as indicated in the earlier refusal of permission for 351 units on the site) and that a lower density would be contrary to policy and would fail to make the best use of previously developed land. In terms of density the proposal is therefore in accordance with National Guidance and Local Policy.

Scale, massing, design, layout and form of development

The development now under consideration is very different to that which was refused earlier this year. The density having been more than halved, the nature of the development has changed in form from a highly intensive urban style development with significant numbers of flats within large blocks up to 4 storeys in height to a style of development with predominantly two to two and a half storey houses which are more in keeping with the traditional character of Epping. Towards the front of the site are predominantly detached and semi detached 2 storey houses. A green area is created where the important trees exist and overlooking the green is a slightly curved terrace of three-storey town houses (the crescent). Behind this and facing east towards the retained green belt landscaped area are large detached houses each with their own driveway and double length garage and to the west and south there are semi-detached and terraced houses some with individual parking and some with central courtyard parking. Elements of the layout and design of the development reflect the guidance within the Essex Design Guide, adopted by the council as Supplementary Planning Guidance, which seeks to enclose space and place parking to the rear of the built development. As has already been mentioned the Green Belt elements of the site are to remain undeveloped.

Whilst some concern has been raised about the height of the proposed curved terrace, this has been reduced to about 11.7m and is not considered excessive within the proposed, relatively central, location where the crescent provides an interesting design feature of Georgian style town houses with first floor balcony features overlooking the green. Concern has been raised that these may be converted to 4 storeys with rooms in the roof. This appears unlikely due to the limited headroom that will be available within the slack pitched roofs, but a condition can be added to ensure that such works cannot be carried out without planning permission as the addition of roof alterations would be likely to adversely impact on the design of this prominent terrace.

Overall it is considered that the scale, massing, design layout and form of the development is in accordance with the adopted design policies of the Local Plan and Local Plan alterations, is appropriate to the location and will not be harmful to the character and visual amenity of the area.

Affordable Housing Provision

The original grant of outline permission was subject to a section 106 legal agreement that stipulated that 20% of the dwellings should be affordable housing. This requirement was raised in line with policy to 30% in later renewals, and all in the form of 2 and 3 bed roomed houses.

Affordable housing in accordance with the legal agreement is proposed with this application and will result in the provision of 40 affordable houses (8 two bed and 32 three bed) The Director of Housing Services is satisfied that the provision proposed is in accordance with the legal agreement and provides a suitable mix of housing.

On this basis it is considered that the development would enable affordable housing provision and complies with the relevant policies in this respect.

Impact on neighbouring amenity

The layout of the proposed development has been designed to minimise impact on the residential amenity of neighbouring residents. 52, 54, 56 and 56a The Plain will back on to a short terrace of three two storey dwellings, with a back to back distance of about 22 metres it is not considered that there will be any significant overlooking as a result. The backs of the large detached houses proposed at the north eastern part of the site will face towards the fronts of properties in The Plain, but at varying distances of between 20 and 30m. As these face the public, front, elevations it is not considered that there will be a loss of privacy. The distances between the existing and the proposed dwellings ensure that there will be no direct loss of light.

Ashlar House, within the grounds of the Hospital is a single storey care unit that is set on lower ground than the application site. Care has been taken to ensure that adequate space is maintained between this unit and the proposed terrace of three bed houses, which back on to it, such that there will be no significant harm to amenity as a result of the development.

Highways and transportation matters

The original outline consent included detailed consent for a new access into the site. The approved access included the provision of traffic lights and there is a condition on the outline application that requires the approved access to be completed in accordance with that plan unless otherwise agreed in writing by the Local Planning Authority.

The current application proposes a change to the proposed access, which has been drawn up in conjunction with both Essex County Highways and the tree and landscaping officer. The new proposal does away with the traffic light control, which is not considered necessary for the lower number of units that are now proposed. The original design of the access is now somewhat outdated and County Highways officers are happy that the revised access, set slightly further west is a suitable solution to the access to the site. The change in the scheme also results in the retention of an important copper birch tree fronting the main road that otherwise would have been lost.

The Highway Authority are satisfied that the proposed junction is appropriate for the development and if the planning application is approved then a condition can be added to ensure that the access works are carried out in accordance with these amended details rather than the traffic light controlled access that was originally approved.

With regard to road layout and parking within the site, again there has been considerable negotiation with County. The roadway design meets current standards and it is considered that suitable parking provision is included. The adopted parking standards are maximum standards and the provision is towards this maximum, with between 100 and 200% parking for the Housing Association houses and between 200 and 300% parking for the private housing.

Impact on Epping Forest SSSI and Bio-Diversity

Concern has been raised from the City of London (Conservators of Epping Forest) as to the impact of the development on the forest, arising from more urbanisation, traffic (pollution and risk of accidents), and removal of trees, the bulk of the development and the increased recreational use of the forest. Whilst these concerns are understood, the fact that this site has outline permission for residential development means that it would be very difficult to argue adverse effect on the forest from residential development at this low density could be a valid reason for refusal.

Natural England

Natural England, as with the previous application, initially raised fundamental objection to the proposal on the basis that insufficient information had been submitted to show that there would not be an adverse impact on the SSSI due to increased air pollution. As a result the applicants have submitted an air quality assessment of additional vehicle movements which indicates that the impact on air quality from the development would not be significant and Natural England has now withdrawn their previous objection to the application.

Open Space

The Green Belt areas within the site are to be kept free of development and will provide public open space and will be landscaped accordingly. Space has also been shown for the provision of two play areas for the children who will occupy the site. The intention is that a management company will be set up to ensure the long term maintenance of the open areas and play areas.

It is considered that the open space provision is appropriate to the scale of the development.

Other matters

Infrastructure: Many people have raised concern that Epping does not have the basic infrastructure and services in place to meet the needs of the additional residents of a scheme of this size. It must be remembered that this is a reserved matters application only and that the principle of development of housing on this site has already been agreed. We cannot at this stage go back to reassess the infrastructure issues, provided that the density of the development is no greater than was envisaged at the outline stage. The scheme now for consideration is at the lower level of the density levels within the adopted local plan and national guidance and will therefore have no more impact than was originally envisaged when the outline application was approved. It is a suitable site for housing; redeveloping a site close to the main town of Epping where there is leisure, shopping, employment, recreational and support services (hospital, health clinic) and public transport making it a sustainable place to live and work.

Trees and Landscaping: The applicants have provided a considerable amount of information now with regard to the existing trees on the site and a possible landscaping scheme, showing retention of the best trees on the site where this is possible. They have shown that adequate space can be

retained for meaningful landscaping of the site and for protection of trees. The details of landscaping are not, however, for determination at this stage and further details are required by conditions on the original outline consent. A tree protection condition is already in place.

Conditions: The outline planning permission also imposed conditions regarding wheel washing, details of materials and provision of screen walls and fencing so these issues do not need to be conditioned on this application. However it is considered appropriate to impose conditions regarding the access, parking and road layout details, restricting the hours of construction and requiring a contaminated land survey.

Conclusion:

In conclusion it is considered that the proposal will result in a low density scheme that fits well within the character of the area whilst meeting national and local guidance in making the best use of previously developed land. Whilst some of the buildings within the site are relatively tall, these are not in abundance and they provide visual interest and character within the site and will not adversely impact on surrounding properties or on the Green Belt. The scheme will provide 40 additional affordable houses, which is to be welcomed.

The access, internal road layout and parking provision have been designed in negotiation with Essex County Highways and are considered suitable for this location. The removal of the originally approved traffic light controlled access is seen as an improvement.

The proposal is in accordance with national Guidance and local adopted policies and the application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

In total there have been 3 rounds of consultation on this planning application: the initial one when the application was first submitted, a reconsultation and the responses to these are set out below. A second reconsultation has subsequently been carried out, and any further responses received will be verbally reported at the meeting.

The initial consultation

TOWN COUNCIL – Committee object to the application for 132 dwellings on this site (in spite of the reduction in the revised overall number of homes up against the original application) but feel that the current infrastructure could cope with an agreed number of 4 and 5 bedroom houses on the first section of land adjacent to B181. Committee feel that the land up to the boundary of the demolished Emergency Hospital should not be developed until the necessary infrastructure is in place, including improved transport links, additional parking for commuters, schools, medical, and law enforcement facilities. Committee also expressed concern about the lack of parking facilities with regard to the proposed social housing in this section. Committee discussed the remaining part of the site, which previously housed the Emergency Hospital. Committee feels that this land could, in the future, be allocated as a medical facility if it reverted back to the NHS ownership, in order to meet the increased demands.

NHS – NORTH ESSEX PARTNERSHIP – Wish to be consulted with regard to the landscaping schemes prior to approval to ensure that the mental health unit in close adjacency to units 31-46 and 103-110 is given appropriate screening from the development

CITY OF LONDON – Objection. - Urbanisation and the resultant additional traffic pose greatest threat to the forest and its wildlife. A traffic assessment has not been made and it is likely that the traffic generated from this development would be similar to that for the previous scheme, because of the increase in the size of the dwellings. Concerned about increases in deer-related accidents, harm to the character and appearance of the area, particularly due to the height of buildings, visual intrusion into the forest, harm to highway safety, increased visitors into the forest harming the buffer land.

BARCHESTER HEALTH CARE- Now satisfied that the proposals in relation to our property, Ashlar House, therefore withdraw our objection and thank the planning department for achieving a more appropriate scheme in this location.

EPPING SOCIETY – Improvement over earlier scheme but still wish to object. Concerned that there are too many larger properties, there should be a better mix. Concerned about increased traffic on the B181 which is often gridlocked. Installation of traffic signals will aggravate this. Insufficient off road parking is proposed particularly for the larger houses with end to end garaging with parking in front which would encourage people to park on street to avoid blocking their other vehicles in. The 13m heights of some buildings are far too high, out of keeping with other properties in the area. Will cause harm to the delicate environment of Epping Forest and its wildlife.

PLAINLY SAYS NO CAMPAIGN – Not objecting in principle to this application, which represents a significant improvement. Still however have the following concerns. The proposed access road is too narrow. The traffic signals will create considerable additional congestion. Traffic flows will increase and lead to increased use of rat runs. Highway and traffic junction design issues should not be separated from the reserved matters application. The existing traffic statement is inadequate and does not consider the impact of the development on peak hours traffic in other nearby roads. Concerned about parking provision as not clear which spaces are for which dwellings and nose to tail parking for the larger dwellings. No visitor parking is shown. The 13 m height of The Crescent is too high, overpowering the site vista and the Green Belt. There could be later application to modify this to 4 storeys within the height. The development will cause disturbance to the forest and will increase CO2 and NO2 gases and general air pollution on the forest, it is not possible to assess the impact from the application. Concerned that the contamination issue has not been addressed. Concerned about lack of information about preserved trees on the site. Need conditions to ensure protection of trees. Concerned that there are protected species close to the site. Concerned that the development will add greatly to the strain on existing infrastructure. There are inaccuracies in the design and access statement. We request a formal public meeting where all these issues can be raised and addressed by EFDC and the Developer, before this application goes to Committee.

2 HARTLAND ROAD- Object. Inadequate existing infrastructure, particularly sewage system. B181 already overly congested; installation of traffic signals will aggravate this and cause complete chaos at peak periods. Inadequate parking spaces have been provided; this will lead to cars parked on the verges of the B181 as sometimes happens outside the Limes medical Centre. Certain properties are 13m high, far too high for the location and not in keeping with other properties in the area. A development of this size can only damage the delicate environs of Epping Forest and to indigenous wildlife including protected species. A full public meeting is required so that we can ask questions and receive answers in the hearing of all present. Such an arena has not been afforded to us.

24 BARNFIELD – Object as above

7CHURCH FIELD- Object as above

60 SPRINGFIELD- Object as above

70 THE PLAIN – Object as above

MOOR PARK, THE GABLES, THE PLAIN – Object as above

54 COOPERSALE COMMON – Object as above
82 THE PLAIN - Object as above
1 WOODMEADS – Object as above
THE ANNEXE, FOREST LODGE, WOODMEADS – Object as above
FOREST LODGE, WOODMEADS – Object as above
12a FIR THEES, TIDYS LANE - Object as above
31 LABURNHAM ROAD – Object as above
7 TIDYS LANE – Object as above
26 LOWER BURY LANE – Object as above
6 BOOK ROAD – Object as above.
WHITEBEAMS< KENDAL AVENUE – Object as above
19 STATION ROAD – Object as above
6 PARK SIDE – Object as above
92 COOPERSALE COMMON – Object as above.
61 HEMNALL STREET – Object, original comments still stand will cause traffic congestion and use of Hemnall Street as a rat run. Are there additional school and doctors places for these new residents. Epping does not need a large development, as it will ruin the unique nature of the town. Additional homes should be smaller in number and higher in quality than those that Bellway can provide.
70 THE PLAIN (second letter)- Development is still too big, perhaps 100 homes would be appropriate, concerned that doctors, dentists, schools etc can't cope. Road will not cope with the proposed position of the single access. Insufficient open space for children in the development. The heights of building are too high. Trees on the boundary of the hospital grounds should be retained to help soften the development.
96 THEYDON GROVE. - Epping does not have the infrastructure and services to provide for the needs of all the additional people. Local roads cannot cope and additional traffic will also add to local noise and air pollution, which will have an impact on the environment and be an irritation to local people.
6 PARK SIDE- Object. There is already a problem with too much traffic coming through the Epping High Road and more houses on this scale will make the problem much worse.

The Consultation on first amended plans.

EPPING TOWN COUNCIL – Committee object to this application and were concerned that the proposed visitor parking capacity would be inadequate for a site of this size given its location and the lack of any other nearby parking facilities. Some areas of the proposals show properties of excessive height and Committee particularly picked out street scene 8 where the properties are higher than any other development on the fringe of Epping. Committee were concerned that a development at this height and density does not reflect a reasonable graduation from countryside into urbanised centre of town. Committee were concerned that the designs proposed still did not represent the variety to be found elsewhere in the town or the local vernacular. Committee were also very concerned that such a large development would require greater use of an overstretched local infrastructure and that there seemed very little in the proposal to deal with this matter.

20 THEYDON PLACE- The amount of extra housing in such a small place as Epping is still not acceptable; the amenities of the town could not cope with the extra demand on doctors, dentists, schools etc. Traffic is also heavy through Epping High Street and this will turn it into a bottleneck. Why spoil such a beautiful market town with too many extra homes. The land would be better put to a better use, such as a sports centre or swimming pool.

7 TIDYS LANE – Still concerned about the height of some of the proposed buildings. Therefore maintain my objection on the grounds that the proposed heights are excessive for Epping Town generally and for this development in particular on the grounds of its rural location.

10 FAIRLAWNS, TIDYS LANE – Still object, inadequate local doctors, dentists, school places and general infrastructure for the increase in population. The development will not be to the benefit of Epping as a community.

MARTLES, AMBLESIDE – Bellway were given outline consent and therefore one has to expect a certain number of buildings will be erected, hopefully the minimum for the site and not out of scale. However the land involved should be repurchased as I feel strongly it will be needed for extra hospital facilities in the not too far future. Is this a good time to press for the Central Line to be restored to North Weald and Ongar to lessen traffic all around?

81 THEYDON GROVE – Support the response of Plainly Says No Campaign. Also why does this not tie into the vehicle access points shown on the approved 46 Key worker flats (EPF/2475/07). Are the designs similar to those at their Barking Gateway scheme which was derided in the architectural press? Has EFDC an architect “champion” to ensure that Epping achieves superlative quality of design and not rows of different coloured, same size boxes each with a dollhouse porch hood.

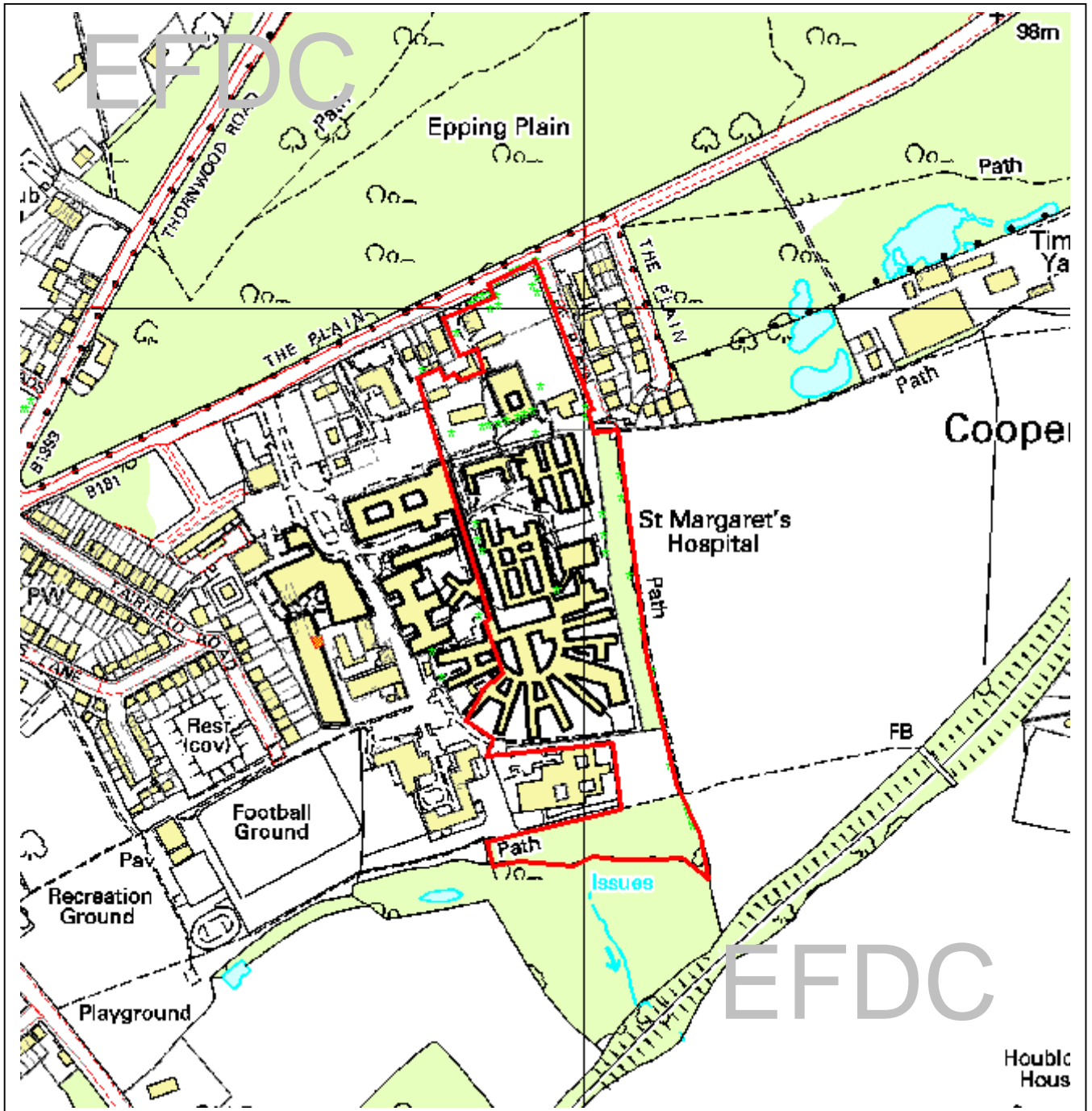
Consultation on the second amended plans.

Any comments received will be orally summarised and reported at the meeting.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1350/08
Site Name:	Saint Margarets Hospital, The Plain Epping, CM16 6TL
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/1790/08
SITE ADDRESS:	4 Creeds Cottages High Road Epping Essex CM16 4DE
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr Paul Chapman
DESCRIPTION OF PROPOSAL:	Erection of shed to front garden.
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 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.

- 3 The timber walls and window surrounds shall be finished black unless agreed in writing with the LPA.

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:

Erection of shed to rear garden measuring 3.6m in width, 2.4m in depth with a pitched roof to 2.2m. Located at the boundary of the garden some 40m in front of the dwelling house.

Description of Site:

The proposal is - storey semi-detached property which has a small hard surfaced yard to the rear with a large front garden of some 40m in length. The front garden is screened from the road and adjoining vehicle access by some mature hedging of some 2m in height. The actual garden is slightly lower than the road and access way. The property is within the Bell Common Conservation Area.

Relevant History:

No relevant history

Policies Applied:

Epping Forest District Local Plan and Alterations

DBE9 – Loss of Amenity

HC6 – Character, Appearance and Setting of Conservation Areas

HC7 – Development within Conservation Areas

LL10 – Adequacy of Landscape and Retention

Issues and Considerations:

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

- Impact on the local amenity
- Impact on the Conservation Area
- Provision for the retention of trees

Impact on the local amenity

The proposal is unlikely to impact on the neighbouring properties in terms of loss of outlook and light as it is some distance from the properties at the end of the gardens. It is therefore felt that loss of amenity is not a significant issue.

The Parish Council has objected as they feel that it is too prominent and too near the road and that it will alter the streetscene. However, although located near to the road, the proposal will be well screened by the existing hedging and it is felt that the proposal will therefore not be a prominent addition.

In addition it is felt that as this is an unusual site layout with the small hard surfaced area to the rear, with the front garden in effect the only real private amenity space – a shed will not be an incongruous addition particularly given the mature screening provided.

Impact on the Conservation Area

In terms of impact on the Conservation Area, this proposal is unlikely to impact significantly on the character and appearance of the area as traditional building materials are to be used and as stated previously the proposal will be well screened from view.

Provision for the retention of trees

There is no works to trees or hedges proposed and it is felt that as the existing hedging provides screening for the shed it can be conditioned that the hedge is to be retained.

Conclusion:

It is considered that given the circumstances of the layout of this property, the modest size of the proposed shed and existing boundary screening it is recommended that conditional planning permission be granted.

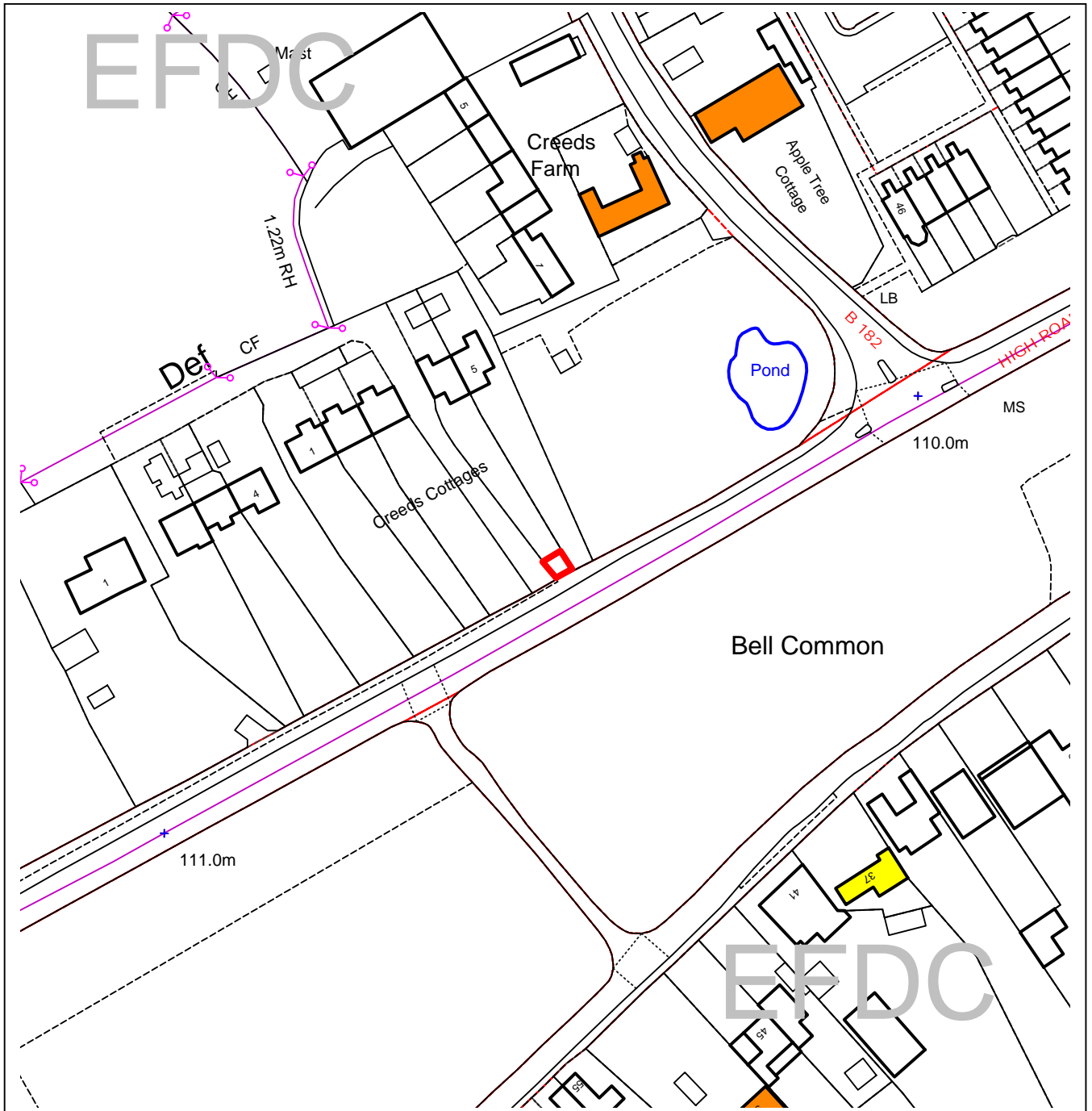
SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL: Objection – A shed in this location is likely to be too prominent and too near the road and therefore will alter the street scene in a negative way.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1790/08
Site Name:	4 Creeds Cottages, High Road Epping, CM16 4DE
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1757/08
SITE ADDRESS:	Sheering Lodge Church Lane Sheering Harlow Essex CM22 7NS
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr D Wialesnowski
DESCRIPTION OF PROPOSAL:	Single storey extension. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed extension, by reason of size and cumulative additional floorspace being added to the original property, represents an inappropriately large addition to the property which harms the openness of the Metropolitan Green Belt and sets an undesirable precedent. It would thus not be in compliance with relevant Policies GB2A and GB14A of the adopted Local Plan and Alterations.

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

Description of Proposal:

Single storey extension. It would be located at the rear, measure 4.4m deep by 6.7m wide and replace smaller existing outbuildings of 2.7m depth and 1.3m. It is an identical resubmission of previously withdrawn application EPF/0887/08.

Description of Site:

Detached property with existing two-storey rear extension dating from the late 1960s, and detached outbuildings at the rear, set down a long driveway in open countryside and with no near neighbours. The site is not in a Conservation Area but the site is covered by a Tree Protection Order.

Relevant History:

EPO/0213/69 Extension Approved
EPO/0600/69 Generator and Boiler House Approved
EPF/0716/04 Two storey rear and side extensions, single storey front extension and new entrance porch to rear. Withdrawn
EPF/0887/08 Single storey extension Withdrawn

Policies Applied:

Local Plan:

Policy CP2 – Protecting the Quality of the Rural and Built Environment

Policy DBE10 – Design of Residential Extensions

Policy GB2A – Development in the Green Belt

Policy GB14A – Green Belt: Residential Extensions

Issues and Considerations:

The principal issues to consider with this application are design considerations and impacts upon the Metropolitan Green Belt. The site is covered by a Tree Protection Order but no trees would be affected and the Tree Officer has raised no objection.

Design Considerations and Impacts upon the Metropolitan Green Belt

The property would be extended in excess of the limits set out in relevant policy GB14A with this extension. They are of 50m² or 40% in additional floorspace over and above that of the original property. The total in additions would be approximately 60m² including approximately 44m² for the existing extension and 16m² in the proposed extension. This represents additions of 92% over and above the original floorspace of 65m² property, significantly over the 40% limit.

The policy states that when the maximum amount of floor space increase has been reached, further applications for extensions will not be permitted except for minor extensions. The approval of such an extension is considered to thus set an undesirable precedent in the Metropolitan Green Belt and unacceptably affect the openness of the Metropolitan Green Belt.

The single storey extension is not considered to be such a minor extension, due to the significant 4.4m rear projection.

Although flat-roofed, the extension is located to the rear, and acceptably complements the existing property in matching window designs and materials, and as such is an acceptable addition in terms of appearance. The extension would be in scale to the existing property and plot and as it would not be visible from any streetscene it would have very little impact upon the character of the wider area.

Conclusion

If this extension were approved it would set an undesirable precedent and unacceptably affect the openness of the Metropolitan Green Belt. It would represent additions of approximately 92% over the original floorspace including the previous two storey extension. Whilst the extension does not harm the character of the area, it will be, when taken together with existing extensions, disproportionate to the size of the original building. By definition, it is therefore harmful to the green belt and contrary to policies GB2A and GB14A. The application is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

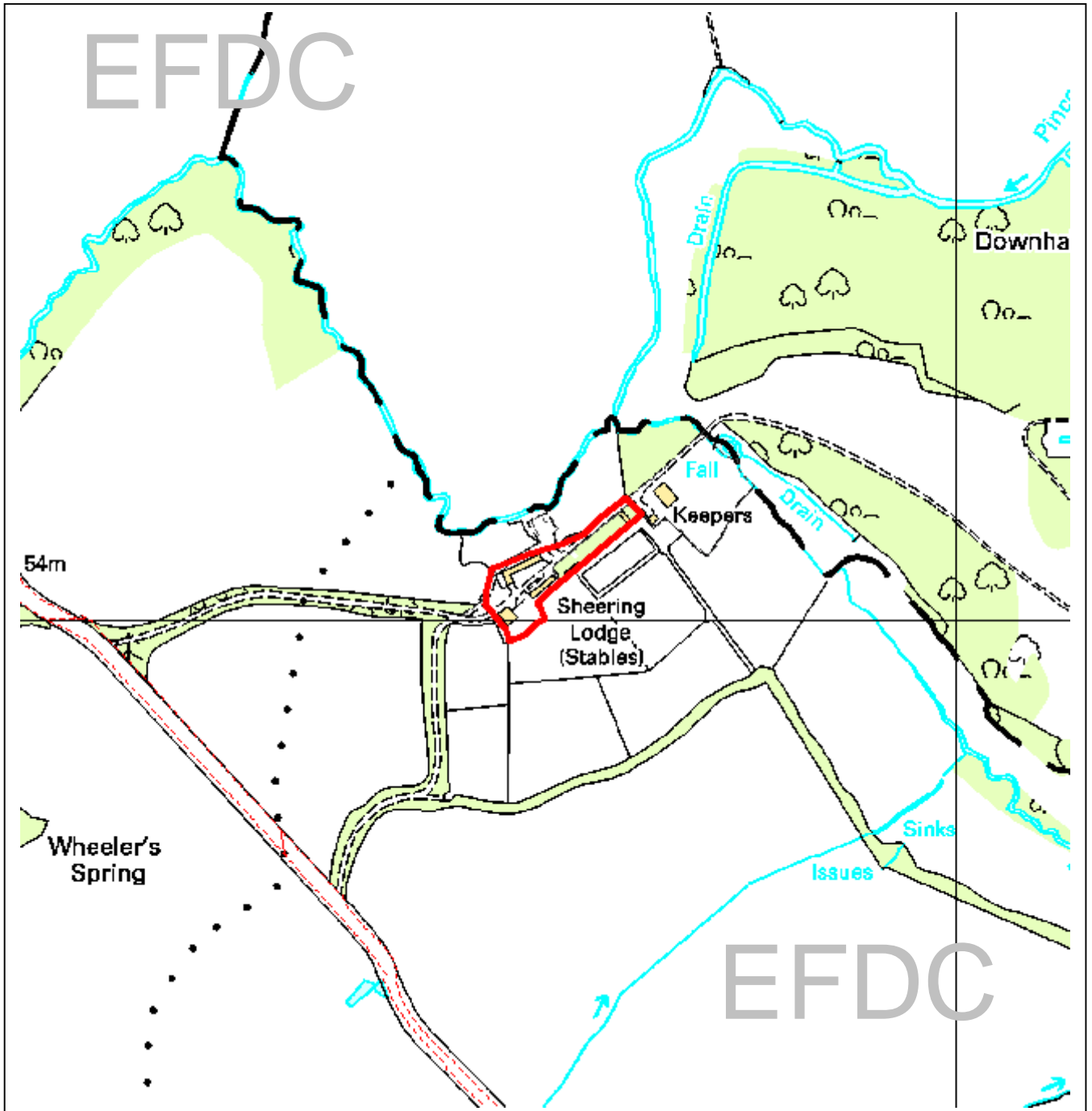
SHEERING PARISH COUNCIL: No Objection

NEIGHBOURS: No response received



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/1757/08
Site Name:	Sheering Lodge, Church Lane Sheering, CM22 7NS
Scale of Plot:	1/5000

Report Item No: 4

APPLICATION No:	EPF/1836/08
SITE ADDRESS:	Stock Barn Hoggs Farm Carters Green Matching Tye Essex CM17 0NX
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr T Price
DESCRIPTION OF PROPOSAL:	Detached oak framed three bay garage with storage over. (Alternative to previously approved scheme)
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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The weatherboard and window surrounds shall be finished black unless agreed in writing with the LPA.
- 4 The doors to the garage hereby approved shall be side hung, timber boarded doors as shown on the approved plans.
- 5 The building hereby approved shall be used only for the parking and storage ancillary to the domestic use of Stocks Barn and shall at no time be converted to habitable floorspace.

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

Description of Proposal:

Detached oak framed three-bay garage with storage over. (Alternative to previously approved scheme). This proposal is for a three bay garage measuring 8.5m by 6m. It has a pitched roof measuring 4.6m in height and an external staircase to access the storage area within the roof slope. The garage will be located in the north west of the site.

This proposal differs to the previously approved proposal (EPF/0851/06) as it is slightly deeper and previously the proposal had a half hipped pitched roof with enclosed stairwell to the side. Both proposals have the same ridge height of 4.6m.

Description of Site:

The proposal is within the curtilage of a Grade II Listed barn which was converted to residential use in 2005. The site is within the small hamlet of Carters Green and has mature hedging along the boundary with the road and along the western boundary. There are three trees on the site which are covered by a Preservation Order. The property is within the Metropolitan Green Belt but not a Conservation Area.

Relevant History:

EPF/0783/05 - Erection of detached car port (2 bay) – App/Con
EPF/0851/06 - Erection of detached carport/garage with storage above (3 bay) – App/Con
EPF/0706/07 - Erection of detached carport/garage with storage above - Withdrawn
EPF/1631/07 - Erection of detached carport/garage with storage above (Resubmitted application) - Refused

Policies Applied:

Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt
DBE4 – Design in the Green Belt
HC12 - Development Affecting the Setting of Listed Buildings
LL10 – Adequacy of Provision for Landscape Retention

Issues and Considerations:

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

- Impact on the Metropolitan Green Belt
- Acceptability of the design
- Impact on the Setting of the Listed Building
- Impact on Trees

Impact on the Metropolitan Green Belt

This proposal varies only marginally from the previously approved proposal and it is not considered that these proposed changes impact any more on the openness and character of the Green Belt in this location. The proposal is well screened and will not be visible from outside of the site and therefore it is felt to be acceptable development within the Green Belt.

Acceptability of Design

Again this proposal has only changed slightly in design with the pitched roof with gable ends rather than the half hipped pitched roof of the previous approval. It is felt that this proposal has been designed to complement the rural nature of this location and is designed in a traditional style.

Impact on the Setting of the Listed Building

Essex County Council's Historic Building Advisor raises no objection subject to a condition regarding the materials proposed. It is considered that the proposal is subservient to the Listed barn and the garage will create a traditional farm group with the existing barn.

Impact on Trees

The Council's Tree and Landscape Officer has no objections to this proposal as it is felt that the proposal will not impact on the protected trees on this site.

Conclusion:

The proposals are acceptable development that accord with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.

SUMMARY OF REPRESENTATIONS:

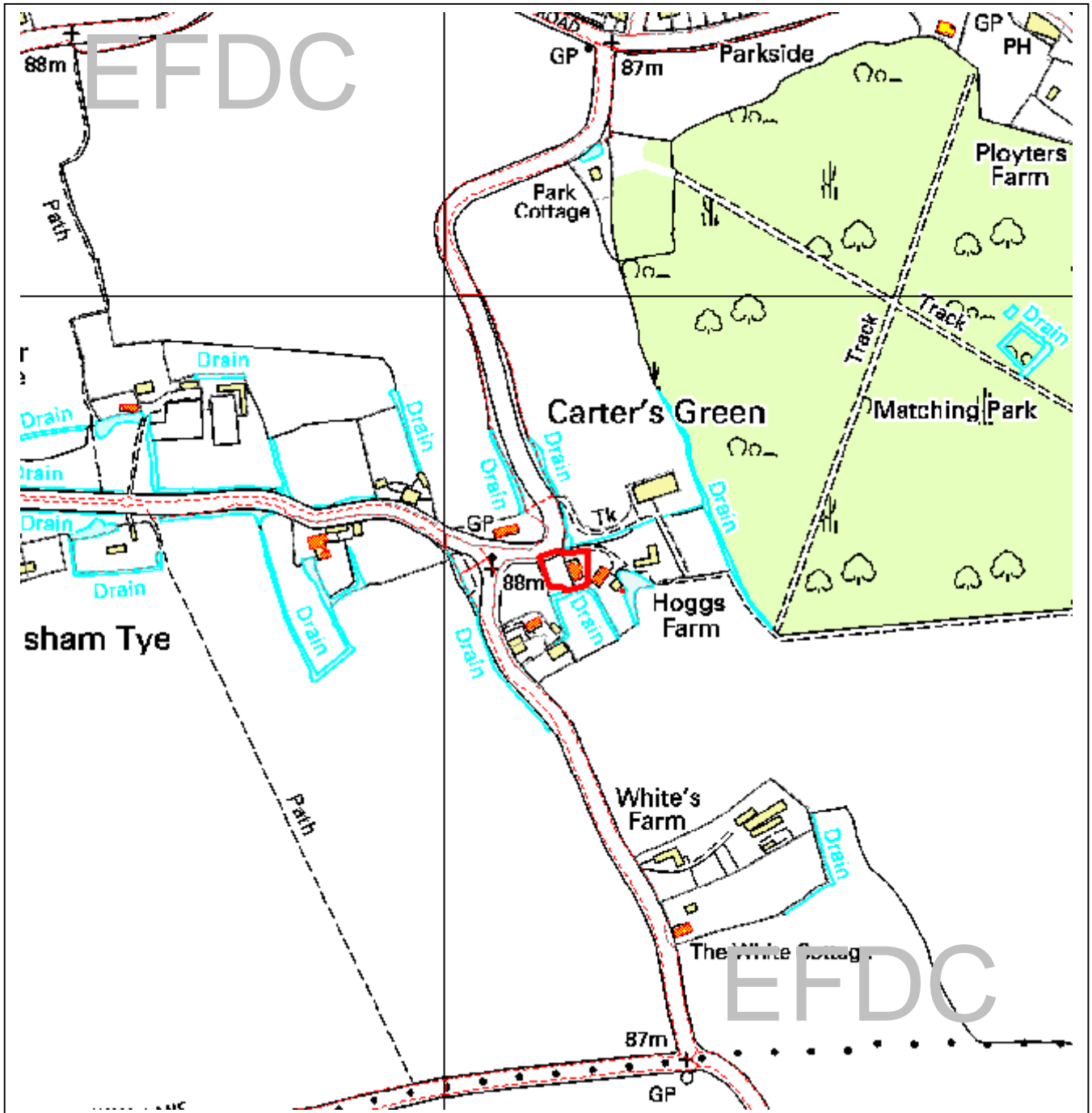
MATCHING PARISH COUNCIL: No comments received at time of writing report

THE OLD HOUSE, CARTERS GREEN ROAD: Support – We are fully supportive of our neighbours' application.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/1836/08
Site Name:	Stock Barn, Hoggs Farm, Carters Green, Matching Tye, CM17 0NX
Scale of Plot:	1/5000

Report Item No: 5

APPLICATION No:	EPF/1375/08
SITE ADDRESS:	Perry Cottages Matching Green Matching Harlow Essex CM17 0PZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mrs Pamela Philp
DESCRIPTION OF PROPOSAL:	Proposed extension/part replacement single storey addition and minor alterations.
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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 No additional pipework as a consequence of bathrooms shall be added to the front of the building without prior written approval from the Local Planning Authority.
- 4 Further details of the alterations to the staircase shall be agreed in writing with the Local Planning Authority.
- 5 Additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority before the commencement of works.

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

Description of Proposal:

The applicant seeks planning permission for the removal of an extension on the eastern side elevation of the existing dwelling and the construction of a replacement extension and minor alterations.

The proposed extension is to be shaped like an 'L'. It is to have a width of 6.5 metres and will project 4.7 metres from the original rear façade. The ridgeline of the extension will be lower than the existing dwellings ridgeline comprising of an overall height of 4.7 metres. The extension is to provide room for a kitchen, utility room and a W/C. Materials are to match those of the existing dwelling.

Other minor alterations are also proposed which include the existing rear window to be removed and replaced with double doors, alterations to the front porch.

Description of Site:

'Perry Cottage' is a grade II Listed Building located within the village of Matching Green. Other neighbouring houses adjoining the site are also listed. The site itself has a small frontage onto the highway with only enough space for a driveway that divides the two adjoining properties before the site opens up to a large open area towards the rear. The site is relatively level and has mature vegetation located on the side and rear boundaries.

The site and the surrounding area are located within the Metropolitan Green Belt and the Matching Green Conservation Area.

Relevant History:

None

Policies Applied:

CP2 Protecting the quality of the Rural and Built Environment
DBE1 Design of New Buildings
DBE2 Effect on Neighbouring properties
DBE4 Design in the Green Belt
DBE9 Loss of Amenity
DBE10 Residential Extensions
GB2A Development in the Green Belt
GB14A Residential Extensions
HC6 Character, Appearance and setting of Conservation Areas
HC7 Development within Conservation Areas

Issues and Considerations:

The main issues to be addressed are whether the proposed development would have a harmful impact to the openness of the Green Belt or to the amenities of adjoining property occupiers and whether the design and appearance is acceptable.

Design and appearance:

The Council considers that the design of the extension is appropriate in terms of its appearance as it has been designed in a way to minimise bulk and appear low in scale so that it reflects the character of the original building. The extension will appear subservient through the use of appropriate materials and it will not cause material detriment to the existing streetscene or to

adjoining property occupiers. The development will be well screened from existing vegetation located on the boundaries. It is also considered that the development will not have a harmful impact to the character of the Matching Green Conservation Area.

Green Belt:

The Local Plan states that residential extensions may be permitted where they do not result in disproportionate additions of more than 40% of the total floor space of the original building, up to a maximum of 50 metres square. When the maximum amount of floor space has been reached further applications for extensions including conservatories will not be permitted.

The proposed extension would result in an additional floor area of approximately 31.4 square metres, plus an existing extension of 9.7 square metres to be replaced. Therefore, overall there would be an additional floor area of 41.1 square metres added to the original dwelling. This is well under the 50 square metres that applies Council's policy.

Given that the subject site is located within a well established built up enclave of residential dwellings and that it is under the maximum amount of floor space allowed for a residential extension in the Green Belt, the Council considers that the proposed development will not have a harmful impact to the character, openness and appearance of the Metropolitan Green Belt.

Impact to neighbouring properties:

Given that the proposed extension is single storey and that there is existing screening located on the boundaries in the form of mature vegetation, the Council considers that there would not be a detrimental impact on the amenities enjoyed by surrounding property occupiers in terms of loss of privacy, loss of sunlight or visual blight.

Conclusion:

In conclusion it is considered that the extension and alterations to the dwelling are acceptable as they will not cause harm to the character and appearance of the surrounding area or the original dwelling itself, or to have a harmful impact to the Green Belt and the amenities of adjoining property occupiers. The Parish Council's comments are restricted mainly to the accompanying Listed Building application

It is therefore recommended that the application be approved subject to conditions.

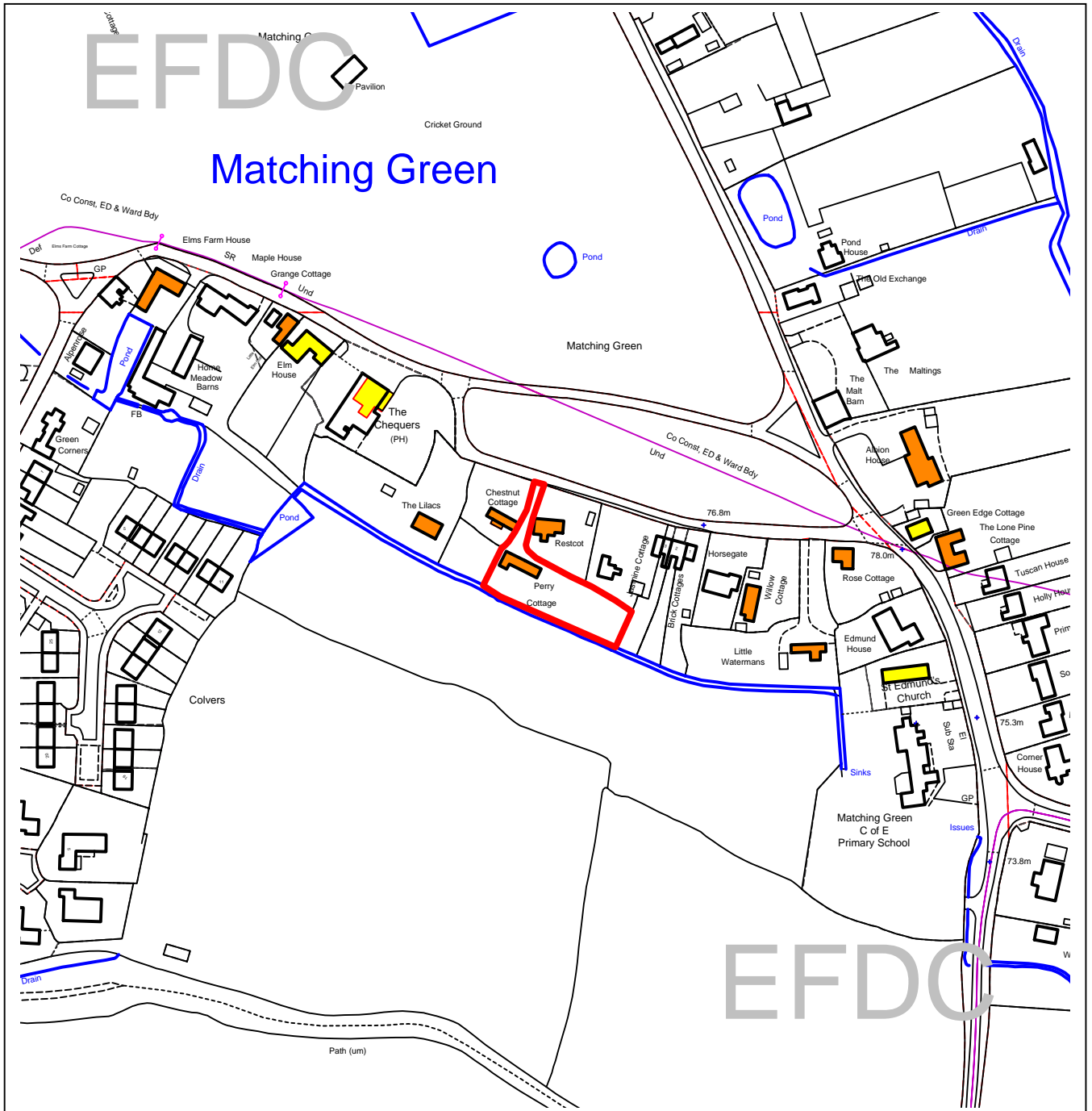
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: The committee objects to both the planning application and the listed building consent as the applicant has removed some internal walls before applying for permission to carry out the works.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	5 & 6
Application Number:	EPF/1375/08 & EPF/1376/08
Site Name:	Perry Cottages, Matching Green CM17 0PZ
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1376/08
SITE ADDRESS:	Perry Cottages Matching Green Matching Harlow Essex CM17 0PZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mrs Pamela Philp
DESCRIPTION OF PROPOSAL:	Grade II Listed building application for a proposed extension/part replacement single storey addition and minor alterations.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 No additional pipework as a consequence of bathrooms shall be added to the front of the building without prior written approval from the Local Planning Authority.
- 4 Further details of the alterations to the staircase shall be agreed in writing with the Local Planning Authority.
- 5 Additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority before the commencement of works.
- 6 The timber partitions that have been removed shall be re-instated, as shown on the approved drawing no. 671/3A, within 6 months of the date of this decision and shall not be removed thereafter.

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

Description of Proposal:

The applicant seeks Listed Building consent for the removal of an extension on the eastern side elevation of the existing dwelling and the construction of a replacement extension.

Other minor alterations are also proposed which include the existing rear window to be removed and replaced with double doors, alterations to the front porch, inclusion of two bathrooms on the first floor and internal alterations.

Description of Site:

This is a grade II Listed building located within a built up residential area that comprises a mixture of building forms and styles. Adjoining the northern boundary of the site are two cottages known as 'Chestnut Cottage' and 'Restcot'. Both of these buildings are also Grade Two Listed.

Relevant History:

None

Policies Applied:

HC10 Works to a Listed Building
HC12 Development affecting the setting of Listed Buildings

Issues and Considerations:

The main issue to be addressed is whether the proposed development would have an impact to the historical significance of this Grade Two Listed building.

The design of any development to a listed building requires careful consideration. The application was referred to Essex County Council's heritage officer who comments that there are no concerns with the proposed development, subject to conditions being placed on any recommendation to grant permission. She comments that the proposed open porch will be an improvement to the current enclosed box porch, the new French doors do not remove historic fabric below the current modern windows and therefore no objection to increasing the size of the opening. The creation of the bathroom at first floor is acceptable, but a condition is required to control against associated pipework harming the front of the building. The removal of the current extension is accepted because it is of modern construction and no historic merit. The new extension is of traditional design and subservient to the historic cottage.

Concerning the Parish Council objection, amended plans show internal timber partitions are to be re-instated and whilst understanding concern over the removal of these in the first place, in this case there is no objection to putting back what was there before. A suitable condition to ensure this is done is required, rather than take direct action.

Officers consider that the proposed development and alterations will not cause a harmful impact to the historical importance or the character and appearance of the building. The extension that is to be removed is of a modern construction and has no historical merit.

Conclusion:

In conclusion it is considered that the extension is acceptable as it will not cause harm to the character and appearance of the existing building or the setting of adjoining buildings.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: The committee objects to this application as the applicant has removed some internal walls and action should be taken.

Report Item No: 7

APPLICATION No:	EPF/1862/08
SITE ADDRESS:	Stewarts Farm House School Road Stanford Rivers Ongar Essex CM5 9PT
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mr Stephen J Redpath
DESCRIPTION OF PROPOSAL:	Change of use to Class B2 with ancillary offices, parking and storage.
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 Details of the storage of potentially polluting substances shall be submitted to and approved in writing by the Local Planning Authority before development commences.
- 3 Prior to the site being used for the hereby approved use, adequate provision for drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage shall be carried out thereafter and shall be retained and maintained while the site is in use.
- 4 All surface water inside the curtilage of the site that may be polluted, should pass through an interceptor tank to remove any oil, petrol or other pollutants, before discharging to the surface water system. The installation of such system, including an adequate impermeable surface, should be agreed in writing with the Local Planning Authority, installed and maintained prior to commencement of the use.
- 5 No soak-aways shall be constructed in contaminated ground.
- 6 No work using electrical equipment, or which is likely to generate noise, shall occur outside the structure. All work shall be carried out within buildings with doors and windows closed.
- 7 The rating level of the noise emitted from the site shall not exceed the prevailing background level by more than 5 dB during the permitted hours of operation. The noise levels shall be determined at the site boundary, and measurements shall be taken in accordance with BS 4142(1997).

- 8 No machinery shall be operated and no process shall be carried out outside the following times 07.30-18.30 Monday to Friday, 08.00-13.00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.
- 9 No deliveries shall be taken at or despatched from the site outside the hours of 07.30-18.30 hours Monday to Friday, 08.00-13.00 Saturday nor at any time on Sundays, Bank or Public Holidays.
- 10 The use hereby approved shall not be commenced until details of a Green Travel Plan containing a travel to work car use and car parking arrangement strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise details to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes of journeys to and from work and during working hours, including how to deter visitors arriving and departing by motor car. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first 5 years. This shall be carried out in conjunction with the Local Planning Authority.
- 11 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.

This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for the change of use of the industrial/ commercial style buildings adjacent to Stewarts Farmhouse (a listed building) to B2 use with ancillary offices, parking and storage. It is proposed that the use would operate from the existing buildings and accordingly no operational development is proposed.

The planning statement submitted with the application, details the proposal and includes access into the site, together with ancillary storage, office facilities, a layout plan that shows turning provision for large vehicles within the site and parking.

Description of Site:

The subject site accommodates two large main building blocks with small ancillary buildings to the north. To the west of the main access point into the site is a block comprising three main elements and to the east is the building referred to in the planning history as 'Building 1'. To the south of Building 1 is a hardstanding that was formerly the siting of 'Building 2', a building erected following planning approval granted in 1992, but incorrectly sited and this was subsequently demolished following unsuccessful appeals against enforcement notices served by the Council. The site is bounded to the south by School Lane and running across the northern part of the site is Stanford Hall Brook.

As can be seen below, the site has an extensive planning history. It is considered that the lawful planning use of the site is mixed retailing of animal feed and other ancillary products and storage.

Relevant History:

There is extensive planning history relating to this site. Relevant history relating to the use of the farm is outlined below:

EPF/0329/84. Retailing of animal feed (Building "A"). Approved 21/05/84.

EPF/1774/86. Use of premises for retail sales and storage of animal feed and ancillary products (Building "B"). Refused 02/06/87, allowed on appeal 13/05/88.

Two enforcement notices were served on 28/07/87 for contraventions of conditions under EPF0329/84 and EPF/1774/86.

EPF/102/91. Conversion of vacant building for extension to farm office. Approved 25/03/91.

EPF/557/92. Erection of agricultural building, change of use of agricultural building to retail use, expansion of building for retail use and formation of access and car park. Approved 20/10/92.

EPF/319/94. Erection of a 4 bedroom dwelling house. Refused 17/05/94.

EPF/1611/98. Retention of building 2 in position where erected; retention of water storage tank; and use of buildings one and two for B8 (storage) use. Refused 15/02/99 and appeal dismissed 02/12/99.

Two enforcement notices served on 15/12/99 for the unauthorised erection of a building and change of use to haulage and distribution centre and storage.

Appeals against enforcement notices dismissed 29/09/00.

EPF/1129/02. Outline application for the demolition of existing buildings and hard standing and erection of seven dwellings, new access and landscaping. Refused 11/12/02.

EPF/1566/03. Change of use to form 7 no. dwellings and 12 live-work units, ancillary amenity space, parking and landscaping including demolition of 1,400 m² of existing buildings and flood alleviation measures. Withdrawn 05/11/04.

EPF/0198/07. Change of use to Class B2 with ancillary offices, parking and storage for Washroom Ltd. Withdrawn May 2007

Policies Applied:

Adopted Local Plan and Alterations

HC12 – Development affecting the setting of Listed Buildings
LL10 – Adequacy of landscaping provision for retention
LL11 – Landscaping Schemes
GB1 – Green Belt Boundary
GB2 – Development in the Green Belt
GB8A – Change of Use or Adaptation of Buildings in the Green Belt
E4A – Protection of Employment Sites
U2A – Development in Flood Risk Areas
ST4 – Road Safety
ST5 – Travel Plans
ST6 – Vehicle Parking

Issues and Considerations:

The main issues in this case are:

1. the impact of the proposed use on the amenities of the occupiers of neighbouring dwellings;
2. the impact of the proposed use on the Green Belt;
3. the impact of the proposed use on the surrounding highway;
4. flooding and land drainage issues; and
5. the impact on the adjacent listed building.

The impact of the proposed use on the amenities of the occupiers of neighbouring dwellings

The nearest residential dwelling to the application site is Stewart's Farmhouse, which is within the ownership of the applicants. This dwelling is located approximately 6 metres from the nearest part of the building on the west of the site. The nearest dwelling that would be outside the ownership of the applicants is 47 Stewart's Cross, which is located a distance of approximately 127 metres away from the nearest building on the site.

The main impact that the development would have on the amenities of neighbouring residential properties is likely to be noise generated by the activity. The Council's Environmental Health Officer has proposed conditions to be imposed should planning permission be granted, that would require that doors and windows are closed during the operation of machinery and preventing machinery from being operated outside the buildings. A restriction on the noise levels at the site boundary is proposed and subject to the level of noise generated and the effectiveness of the closure of the doors and windows, soundproofing may be required to comply with this condition. It is considered that compliance with these conditions would ensure that there would be no material loss of amenity to the occupiers of neighbouring dwellings and would also render the hours of operation proposed by the applicants (07.30-18.30 Monday to Friday and 08.00-13.00 on Saturdays) acceptable. The requirement for doors and windows to be kept closed would also minimise any dust from the use hence it is considered that with appropriate conditions, there will be no resultant harm to the occupiers of neighbouring properties.

The impact of the proposed use on the Green Belt

The application site is situated within the Metropolitan Green Belt. Government guidance in PPG2 states that the re-use of buildings within the Green Belt is appropriate development, providing:

- a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- d) the form and bulk and general design of the buildings are in keeping with their surroundings.

The application does not propose any extension to the existing buildings and the planning statement confirms that as commercial storage and retail buildings, they are already of an acceptable design to meet the requirements for the proposed manufacturing/ general industrial use.

No alteration is proposed to the existing buildings and it is therefore considered that the proposed development would not have a materially greater impact on the openness of the Green Belt. Furthermore, it is considered that increased landscaping around the site would improve its visual appearance.

The impact of the proposed use on the surrounding highway

It is proposed that with the change of use, the business use will expand, employing additional office staff and factory workers. Accordingly, some increase in the number of vehicles may be anticipated. It is considered that there is ample space within the site to accommodate the parking of these vehicles. In addition to the vehicles that would be parked on the site, a number of delivery vehicles would also access the site. At present, deliveries arrive approximately five times a day in 7.5 tonne lorries, once a day in a rigid HGV and approximately 4-6 times a year in an articulate HGV. As above, the number of delivery vehicles may increase with the expansion of the business.

While the highway infrastructure around the site is poor, with the roads being extremely narrow in places, when considering the impact of the proposed use, regard must be had to the existing lawful use of the site. At the appeal in 2000 a traffic survey was submitted by the appellant's agents indicating that traffic movements from the site (occupied at the time by the CWG animal feed business) were in the region of 67 movements per day. At that time, the site held an operators licence for 15 lorries and 8 trailers.

It is considered that the vehicle movements associated with the proposed use, even when taking account of reasonable future expansion, would be significantly less than those associated with the existing lawful use of the site and would not, therefore, result in a greater impact on the adjoining highway network.

The highways authority has raised no objections to the proposals and it is therefore considered that as there would not be a greater impact on the adjoining highway network than that of the existing lawful use, the Council would not be justified in requiring contributions to highway

improvements through either a planning condition or a Section 106 agreement, as it would not be either reasonable or necessary.

Flooding and land drainage issues

The site is located partly within a Flood Zone and has a history of flooding. The Environment Agency has confirmed that as the proposed use of the site would have a 'less vulnerable' classification under PPS25 they would not object to the use. However, a number of conditions are proposed that seek to ensure that there would be no pollution of the watercourse caused by surface water.

No additional buildings or hardstandings are proposed and it is not, therefore, considered that the flood risk from this site would be exacerbated by the change of use.

The impact on the adjacent listed building

As no physical alteration is proposed to the site, it is not considered that the impact on Stewarts Farmhouse would be any greater than at present. Furthermore, it is considered that the reduction in the vehicle movements from those generated previously would be beneficial to the listed building.

Other Matters

Policy E4A states "sites currently or last in use for employment but outside the defined employment areas will be safeguarded from redevelopment or change of use to other land uses." Accordingly, it is considered that the proposal would be acceptable in accordance with this policy, as the site would be retained for employment purposes. Furthermore, the applicants are an existing employer within the District and their relocation to alternative premises still within the local area is welcomed.

It is considered that the planting of additional hedgerow along the eastern boundary of the site and the planting of trees within the site itself would improve the appearance of the site and reduce the impact of the proposed use on the visual amenity of the area. It is considered that details of landscaping on the site may be dealt with by condition.

Conclusion

In light of the above appraisal, subject to the imposition of the planning conditions discussed, the proposed use would not result in a material loss of amenity to neighbouring residents or any material harm to the open appearance of the green belt or to the safe operation of the adjacent highway. Furthermore, it is considered that the proposed development would not result in an increased flood risk to the site and that there would be no adverse impact on the listed Stewarts Farmhouse. The proposed use would retain the site for employment purposes and would accommodate an existing local employer.

Accordingly, it is considered that the proposed use of this site, would be acceptable and it is therefore recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: To be presented at committee.

2 letters of objection have been received from the following neighbouring properties:

49 STEWARTS CROSS, SCHOOL ROAD, STANFORD RIVERS

Numerous large lorries entering and leaving the site and certain amount of noise

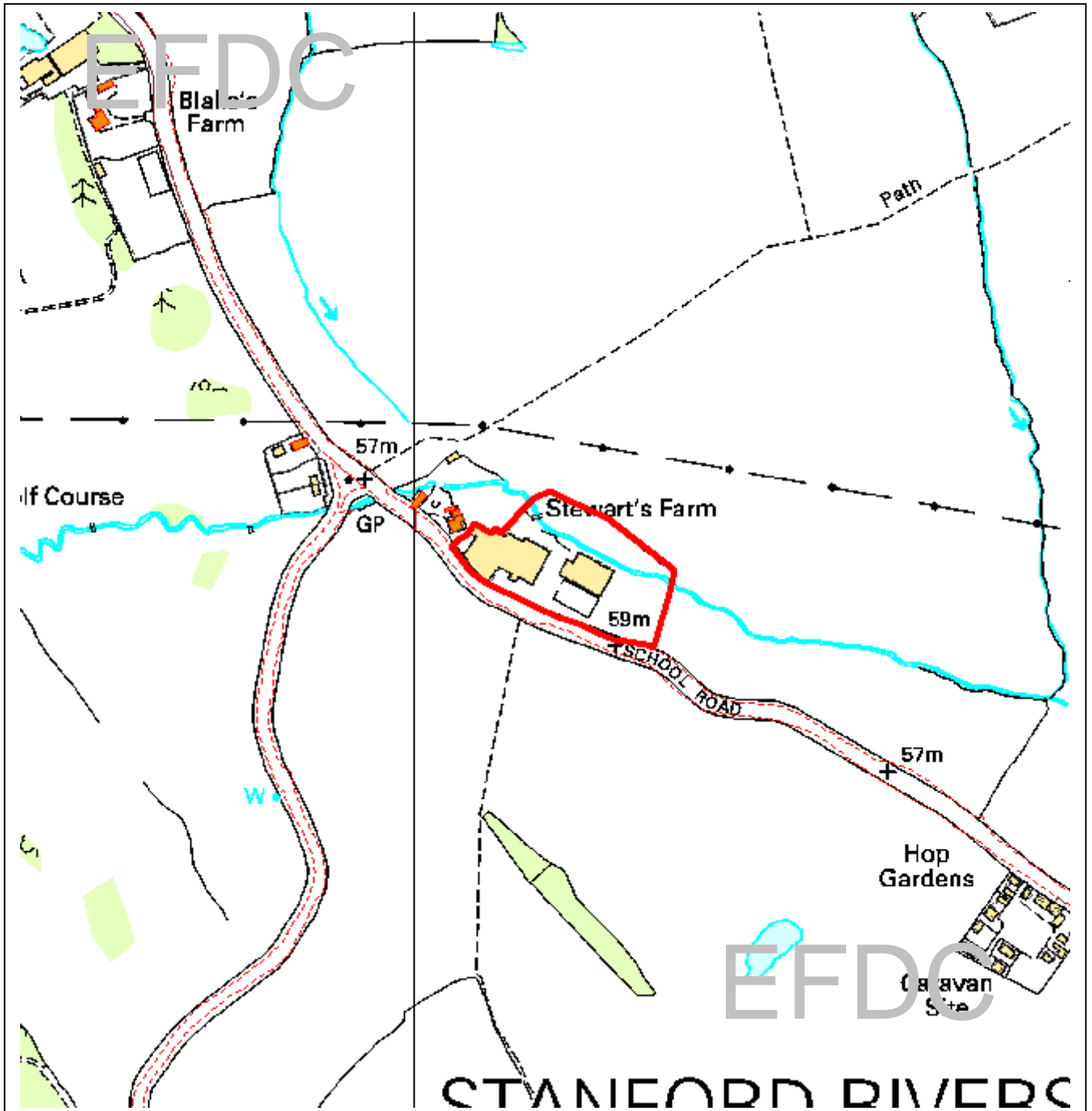
48 STEWARTS CROSS, SCHOOL ROAD, STANFORD RIVERS

Constant flow of heavy commercial traffic is dangerous on country lanes and would increase the amount of noise disturbing the countryside.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	7
Application Number:	EPF/1862/08
Site Name:	Stewarts Farm House, School Road Stanford Rivers, Ongar, CM5 9PT
Scale of Plot:	1/5000

Report Item No: 8

APPLICATION No:	EPF/1501/08
SITE ADDRESS:	39 Theydon Park Road Theydon Bois Epping Essex CM16 7LR
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr John Greener
DESCRIPTION OF PROPOSAL:	First floor extension to bungalow.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the Southeast side elevation at first floor level 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 local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

First floor extension to bungalow. The extension would be located above the existing bungalow, which is already significantly extended. However, it would be set back at first floor level by 2m from the Northwest side boundary and by 1.95m from the Southeast side at the front, and by 1.05m from the Southeast side boundary towards the rear.

It would have a main two storey section on the Southeast side and a set-in section on the Northwest side, with a front and a rear dormer window.

Description of Site:

Bungalow at the end of 3 bungalows of varying sizes and designs, which has been extended to both side boundaries and to the rear. The immediate vicinity though, is mostly of two storey properties.

Relevant History:

EPF/0208/85	Single storey front and side extension	Approved	
EPF/0101/02	Erection of two storey detached house to replace existing detached bungalow		Withdrawn
EPF/0585/03	Demolition of existing dwelling and erection of new detached house		Withdrawn
EPF/1423/03	Demolition of existing dwelling and erection of new detached house (Revised application)	Approved	
EPF/0244/04	Single storey side and rear extensions	Refused	(Refused due to the rear extension being unsightly and intrusive)
EPF/1359/04	Single storey front, side and rear extensions		(Revised application) Approved

Policies Applied:

Epping Forest District Local Plan and Alterations

Policy DBE2 – Effect on neighbouring properties
Policy DBE6 – Car Parking in New Development
Policy DBE9 – Excessive loss of amenity to neighbouring properties
Policy DBE10 – Design of Residential Extensions
Policy ST4 – Road Safety
Policy ST6 – Vehicle Parking
Policy H4A – Dwelling Mix

Issues and Considerations:

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

- Design Considerations
- Parking
- Residential Amenity

Design Considerations

- Policy H4A of the adopted Local Plan and Alterations seeks to retain a housing mix with regard to needs identified in the latest housing needs survey.
- At present, there is no evidence to suggest that there is an over-riding need to retain bungalows in Theydon Bois, and as such the conversion of this bungalow to a two storey property is not excessively harmful to the local housing mix or contrary to policy.
- A replacement two storey property was approved in EPF/1423/03, extending back 14.5m from the existing front building line.
- The property was subsequently extended with single storey side and rear extension, becoming a 16.3m deep property, but still a bungalow.
- The first floor extension now proposed would appear very similar to the approved house from the streetscene, but it would, in addition, include the existing side extensions that run up to the side boundaries, and would extend above the existing rear extension, i.e. 1.8m beyond the first floor of the approved two storey house.
- The design policies applicable in 2003 are still relevant in the current Local Plan and it is considered that there are no other material considerations that currently affect the acceptability of a two storey property in this location.
- Number 39 is adjoined by a detached bungalow to the Northwest (no.37A) and a two storey terraced property to the Southeast and in these circumstances the replacement of the bungalow with a two storey property will not detract from the visual amenities of the area.

- There would remain a 2m separation distance to the Northwest side boundary and 1.95m to the Southeast side boundary at the front, and 1.05m distance to the Southeast boundary to the rear.
- The approved house left 2m to the Northwest side boundary and 1m to the Southeast side boundary along its full length.
- The separation distances are considered to be acceptable, and there would be no terracing effect. The height would not exceed that of the adjacent number 41 to the Southeast, and as such would not be obtrusive in terms of height in the streetscene.
- The 16.3m depth of the existing bungalow would remain and as such the existing 41m deep rear garden would be retained, and the proposal cannot be considered as overdevelopment of the plot.
- The proposed dormers acceptably complement the property. They are of an attractive pitched roofed appearance and would not detract from the streetscene.

Parking

- There would remain 2 off-street parking spaces, and this is considered to be appropriate for a 4-bedroomed house in this location.
- This level of provision meets the criteria set out in relevant policy ST6 of the adopted Local Plan and Alterations.

Residential Amenity

- The proposed first floor extension is set 2m away from the Northwest side boundary, and there is a side garage on the neighbouring property number 37a. This is an adequate separation distance.
- As such, there would be no significant loss of amenity to the residents of number 37a to the Northwest.
- The two storey property to the Southeast, number 41 Theydon Park Road has a side landing window facing number 39 that provides light into the hall and stairs and landing areas of the property.
- There would be loss of light caused to this hall/stairway/landing area, but no habitable rooms where people would stay for considerable lengths of time are directly affected by this, and the loss of amenity is not such as to normally be unacceptable.
- The proposed first floor extension is set further away from the side than the approved house, and as the policies applicable have not changed, it is considered that the level of loss of light caused to the neighbouring residents remains to an acceptable level.
- The level of overbearing impact to the front windows of number 41 would not be excessive, and would be less than that of the approved house, due to the 1.95m set away of the first floor, in this application.
- Number 41 has been extended to the rear to roughly level to the application building and as such there would be no significant impact upon the main rear windows or rear amenity area from the first floor extension proposed.
- There would be some loss of light into a side kitchen by reason of blocking light through two rooflights to the neighbouring kitchen, but as there are other larger rear windows to this same kitchen, the level of loss of amenity would not be unacceptable.
- The proposed rear windows would not face the neighbouring side gardens and there would be no unacceptable level of overlooking caused, and the Juliet balcony proposed is to be flush with the window, with no unacceptably severe overlooking caused.
- Objections regarding disruption caused during construction or civil covenants between numbers 37a and 39 are not considered to be material planning considerations to influence the determination of this planning application.

Conclusion:

The proposed first floor extension would not unacceptably harm the amenities of neighbouring residents, would be acceptable in the streetscene, and complies with relevant policy. As such, the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection.

- Size, height and mass exceeding neighbouring properties.
- Bulk harmful to residential amenity.
- Overshadowing and loss of light to bungalow.
- Potential overlooking from first floor rear balcony.
- Reduction of stock of bungalows, to the detriment of the housing mix, with adverse implications for the housing needs of the elderly population.
- Previous refusal of a first floor addition.

THEYDON BOIS DISTRICT RURAL PRESERVATION SOCIETY: Objection.

- Harm to housing mix
- Harm to character of Theydon Park Drive from loss of openness and mixed scale and diversity of properties.
- Size, height and mass out of character in this part of the streetscene.
- Loss of light to neighbouring properties.

22 THEYDON PARK DRIVE:

- Important to retain a mix of different types of property in Theydon Bois.
- Further extensions would be overdevelopment.

37 THEYDON PARK DRIVE:

- More limited choices for accommodation.
- Terracing effect.
- Covenants between 37a and 39 Theydon Park Drive.

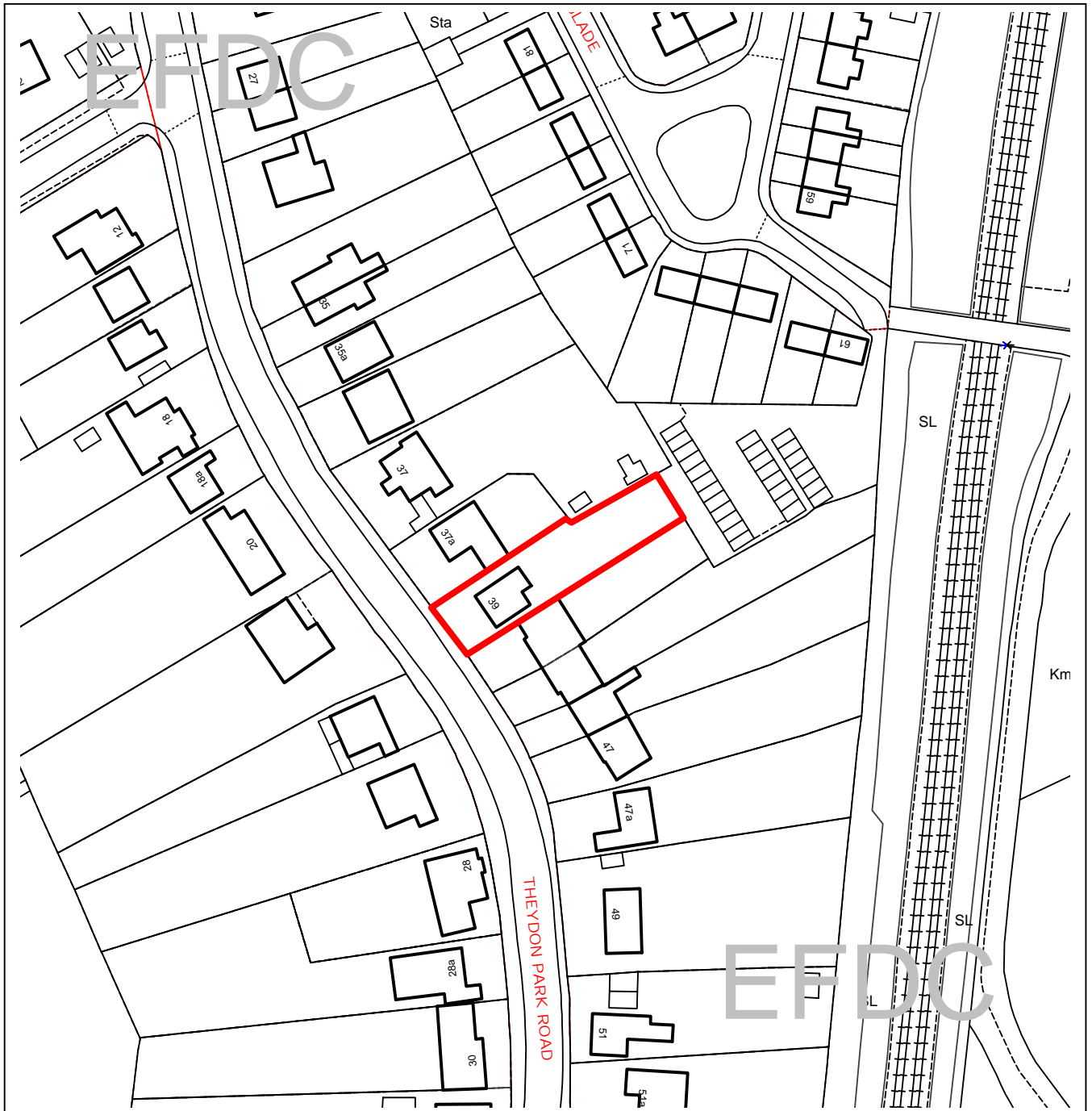
41 THEYDON PARK DRIVE:

- Not in keeping with existing houses on Theydon Park Drive.
- Important to retain bungalows in Theydon Bois.
- Loss of sunlight into side kitchen velux windows.
- When planning permission at the neighbouring property was sought, advised to keep to one storey to restrict loss of light.
- Overlooking from rear windows.
- Disruption caused during construction.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	8
Application Number:	EPF/1501/08
Site Name:	39 Theydon Park Road, Theydon Bois, CM16 7LR
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1584/08
SITE ADDRESS:	27 Piercing Hill Theydon Bois Epping Essex CM16 7JW
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Richard Stevens
DESCRIPTION OF PROPOSAL:	Retention of garden outbuildings, garden shed, swimming pool and tennis courts, terracing of garden, fencing and front wall and gates.
RECOMMENDED DECISION:	Grant Permission

NO CONDITIONS

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 retrospective planning permission for the retention of garden outbuildings, an outside swimming pool and the terracing of the garden. The outbuildings are a pool house and related boiler house and steam room, built approximately one metre from the northern boundary of the site and a shed built in the south west corner of the site. The swimming pool is a replacement.

Description of Site:

The application site is located in Piercing Hill, at the southern end of the row of houses which are set back from the main road. The dwelling which stood on the site has been demolished with the benefit of planning permission and a replacement is under construction.

Along the site boundary with 28 Piercing Hill, there is a hedge which is approximately 3 metres in height. The density of the hedge varies along the boundary. Immediately adjacent to the pool house the hedge is fairly dense, although in other places along the boundary are sparse.

Relevant History:

EPF/2706/07 Demolition of existing house and erection of new house with detached garage
Approved 13/02/08

EPF/1009/08 Demolition of existing house and erection of new house with detached garage
(Amended application) Approved 09/07/08

Policies Applied:

Adopted Local Plan and Alterations

DBE1 – Design of New Buildings
DBE2/9 – Impact of New Development
LL10 – Retention of Site Landscaping
GB2A – Development in the Green Belt

Issues and Considerations:

Background to Application

The applicants have advised that the works were undertaken as they considered that they would constitute 'permitted development'. However, as the works were commenced following the demolition of the original dwelling, the site did not, at that time, benefit from any permitted development rights. As the planning permission for the new dwelling did not remove permitted development rights for outbuildings, these will be reinstated as soon as the new dwelling is occupied. Aside from this technicality relating to the temporary interruption of permitted development rights, it is the planning officer's view that the outbuildings would not actually have constituted permitted development anyway. This is because the buildings have been erected on land which appears to have had its level elevated. When the increase in the level of the land is added to the height of the buildings, the total height would exceed the permitted four metres. Furthermore, under the current legislation which came into effect on 1st October, outbuildings within 2 metres of the site boundary may not exceed 2.5 metres.

The applicants have advised that the terracing of the garden was undertaken in the past and all that has been carried out as part of the recent works is a redistribution of the land within the terraces. Some historic terracing is evident from the existing gravel boards which are present along the boundary line with 28 Piercing Hill. However, the extent to what was there in the past and what has been undertaken recently is not clear. What is, however, evident is that there is a substantial increase in the level of the land along this boundary line. Whilst this varies along the length of the boundary, adjacent to the pool building the difference in levels is approximately 1.3 metres. Due to the natural decline of Piercing Hill, it is considered unlikely that this is the natural land level. However, the condition of the concrete gravel boards suggests that the levels have been considerably higher on the application site for a substantial period of time.

The main issues in this case are:

1. The impacts of the development on the amenities of the occupiers of neighbouring dwellings;
2. The impacts of the development on the character and appearance of the area;
3. The impacts of the development on the Green Belt; and
4. The impacts on flood risk.

Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, the pool house is visible from the neighbouring property above the hedge and due to its size and elevated position it appears quite prominent. However, having regard to the size of the neighbouring garden it is not considered that the buildings are so visually harmful that the reduction in outlook can be considered as material.

The terracing of the garden does not give rise to any material increase in overlooking, due to the height of the boundary hedge. Whilst the hedge is quite sparse in some places, this is consistently the case throughout the height of the hedge and it is not considered that overlooking at these points is substantially greater than would be the case if the sites were at the same level. It is understood that the elevated land level might give rise to a greater perception of overlooking, but is not considered that this would amount to a material reduction in amenity that would justify the withholding of planning permission.

Impact on Appearance of the Area

The outbuildings are of a fairly traditional design, which is considered to be in keeping with the design of surrounding properties. Whilst they cover a large area, the site itself is large and as a result it is not considered that the buildings are overly dominant within the site. Furthermore, it is not considered that the terracing of the garden or the creation of an external swimming pool has had an adverse effect of the appearance of the area. The site is not within an Article 4 Area.

Impact on the Green Belt

The proposed outbuildings would cover a substantial floor area (the pool house and adjacent buildings would have a combined footprint of 51.5m² and the shed would have a footprint of 14m²). However, all of the outbuildings would, if constructed following the first occupation of the dwelling, be permitted development if they were re-sited so that they were at least 2.5 metres from the site boundaries and on the original land level. Whilst it is not clear exactly what the original land level was, it is not considered that these revisions would materially reduce the impact on the Green Belt. Having regard to this 'fall-back' position and to the size of the buildings in relation to the site and the landscaping which screens them, it is not considered that they have a detrimental impact on the openness of the Green Belt.

Flood Risk

The details submitted for the development already carried out, demonstrates sufficiently the principles of Sustainable Drainage Systems and as such there is reduced risk of potential flooding on site, which complies with flood risk requirements.

Conclusion

In light of the above appraisal, taking neighbours objections and the views of the parish council into account, the proposal accords with the relevant local plan policies and as such is recommended for approval.

SUMMARY OF REPRESENTATIONS:

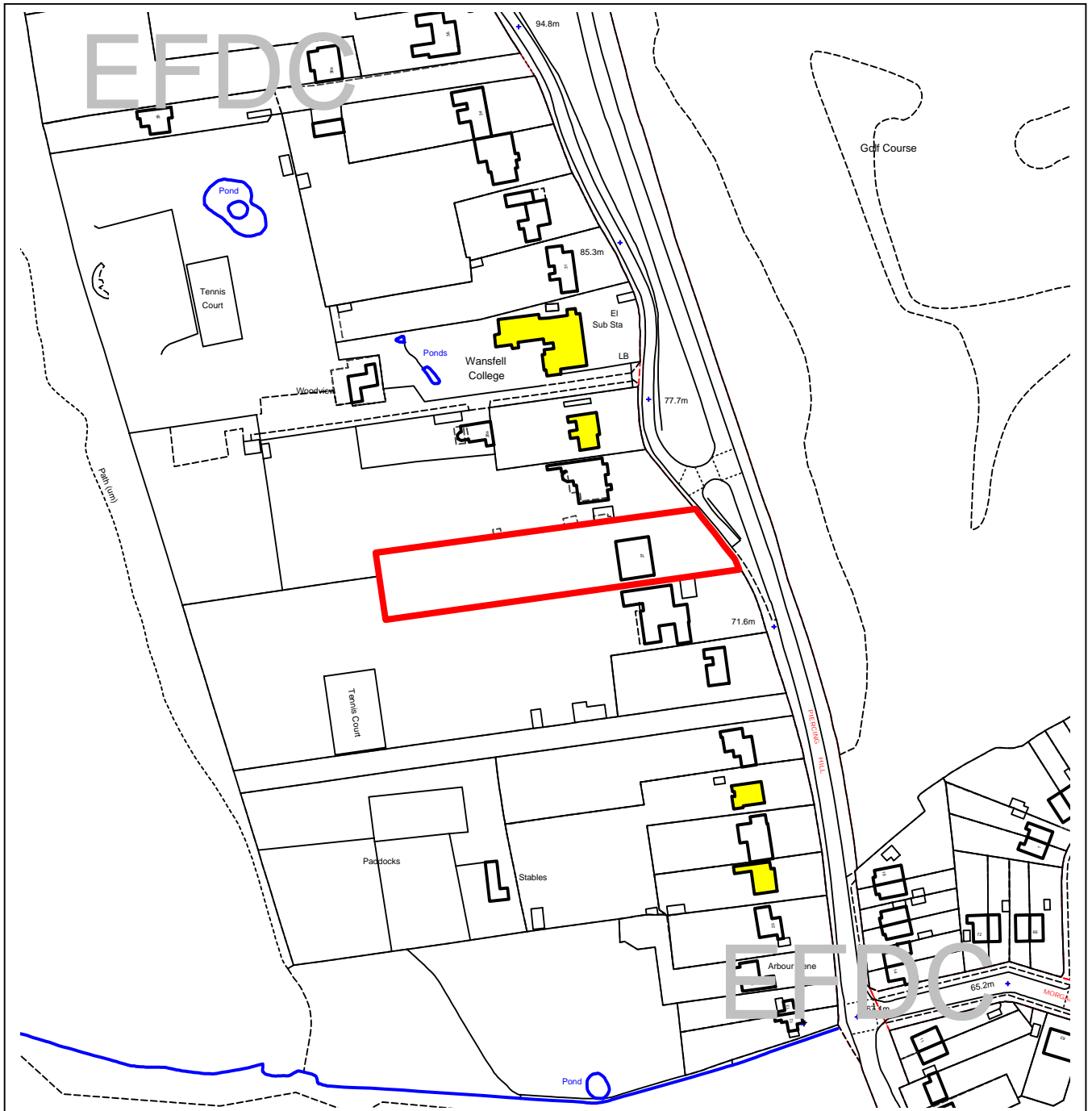
THEYDON BOIS PARISH COUNCIL. Objection. The overall size of the pool house and accompanying boiler house and steam room buildings, in their current position in the middle of the garden and on the side boundary, represent an overly dominant feature to the detriment of the neighbouring property (number 28). The terracing of the garden which has raised the overall height of the buildings, in comparison with the neighbouring property, has exacerbated the issue and subsequent impact. We have no objection to the fencing and front wall and gates at the front of the property.

28 PIERCING HILL. Objection. Contrary to assertions by others, there has been considerable terracing work carried out in the garden, most of which did not previously exist. Such works may exacerbate the existing flooding issue, caused by water run-off from the forest. Also concerned regarding potential for subsidence. The pool house and adjacent buildings are truly substantial and loom large over my garden. The buildings are excessive and an eyesore. Site is in an Article 4 Direction Area.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	9
Application Number:	EPF/1584/08
Site Name:	27 Piercing Hill, Theydon Bois CM16 7JW
Scale of Plot:	1/2500

Report Item No: 10

APPLICATION No:	EPF/1931/08
SITE ADDRESS:	Former Caretakers House Wansfell College 30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Jason Cooper
DESCRIPTION OF PROPOSAL:	Amendment to EPF/862/08 for replacement dwelling to incorporate a basement area.
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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The curtilage of the proposed dwellinghouse shall be restricted to that area marked on approved drawing no. P01-01-30A date stamped 02/10/08 that clearly states "Residential curtilage/domestic garden to be identical to existing (397m2)" and not include the larger red-lined area that states "This area forms part of a change of use to private amenity for 30A Piercing Hill".

- 6 Prior to the commencement of development details of screen walls, fences or hedgerow or similar vegetation, including delineation of the western boundary of the curtilage, as defined in condition 5, shall be agreed in writing by the Local Planning Authority, and shall be erected or planted before the occupation of the dwelling hereby approved and maintained in the agreed positions and specification.
- 7 The "building to be demolished", hardstanding areas hatched in diagonal green, and tennis court shown to be removed and grassed over and landscaped as indicated on drawing no. P01-01-30A and E01-01-30A, located on the western side of the site within the area edged in red, shall be removed and grassed over, prior to the construction of the new dwelling and not reinstated afterwards as a hard surface.
- 8 Prior to the commencement of the development details of the proposed surface materials for the parking area and access 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.
- 9 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.
- 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.

This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section P4, Schedule A (k) of the Council's Delegated Functions).

Description of Proposal:

This is a full application for the replacement of a former caretaker's dwelling-house, No. 30A Piercing Hill, known as Woodview, with a new dwelling in the same location.

Description of Site:

The site is located to the rear of the now disused Wansfell College building and occupied by a now vacant caretaker's house and garden. It is located at the end of an access road approx. 110m west of the slip road part of Piercing Hill. Beyond the application site there is a hardstanding area and a detached garage with a high pitched roof, last used as an overspill car parking area to the college.

Although out of the application site, the site contains extensive parkland grounds to the College site, that lie to the rear of Nos. 31 to 34, which include tennis courts and a locally listed pergola, a garage building and black stained timber/corrugated outbuildings. Beyond this further west is woodland making up part of the Epping Forest. The whole area is Metropolitan Green Belt. Most housing in the area is further east and runs parallel to the slip road.

Relevant History:

CC/EPF/13/87 (County Council Ref) – Change of use of outbuildings to Principal's residence with addition of conservatory - Granted permission by the County Council on 1/12/87

EPF/2031/05 – Outline application for replacement dwelling – Refused and Appeal dismissed October 2006.

EPF/1162/07 – Erection of a new dwelling – Refused and Appeal dismissed 2008.

EPF/2464/06 – Change of use, alteration and extension of Wansfell College to contain 14 flats with on-site parking – Refused and subsequent Appeal Allowed with costs of this appeal awarded against the Council.

EPF/0862/08 - Demolition of an existing dwelling (former Caretakers House to Wansfell College) and separate garage to create a new replacement building – Granted 9/7/08.

Policies Applied:

Green Belt, Residential Development and Landscaping Policies from Epping Forest District Council's Adopted Local Plan:-

CP2 – Enhance and manage land in the Metropolitan Green Belt

GB2A – Allows for replacement of existing dwellings in the Green Belt so long as in accordance with GB15A.

GB4 – Extensions to residential curtilages.

GB7A – Prevent conspicuous development in the Green Belt.

GB15A – Replacement dwelling should not be materially greater in volume than that which it would replace.

DBE2 – Effect of new structures on neighbourhood.

DBE4 – New buildings in the Green Belt.

DBE8 – Provision of private amenity space

ST6 – Vehicle parking

Issues and Considerations:

The main issue is whether the proposal would represent inappropriate development in the Metropolitan Green Belt and affect openness and visual amenities of the Green Belt.

The main change between this and the previous planning application granted in July 2008 is the addition of a basement. Whilst this increases the floor space of the resultant building, the increase is all underground, served only by flush to the ground rooflights and therefore there will be no further impact on the open character of the Green belt or the landscape. The curtilage for the replacement house has also changed, but the size remains the same. The shape changes by moving the curtilage to include part of the former college garden to the immediate east at the

expense of an area to the west. Again, there is no harm to the Green Belt and in comparison, there will in fact be less incursion into the former college open ground area to the west.

The issues therefore remain as previously reported under planning application ref: EPF/0862/08 as granted on 9 July 2008 and are as follows:

Green Belt Considerations.

No. 30A, Woodview, a current two-storey detached house, would be demolished and a new dwelling built in its place. The previous dismissed appeals had shown a larger new dwelling located further west. The Planning Inspector in those two cases had also concluded that the new house position into a largely open area of parkland would harm the open character and visual amenities of this part of the Green Belt.

In those two appeal cases, the new house was re-sited to allow a parking area to be formed to serve the proposed flats, but the Inspector in allowing the appeal for the flat conversion in February 2008, concluded that the future residents would have a 70 metre walk to their accommodation and more appropriate locations should be found closer to the former college building to prevent parking on the highway. This has in effect given the green-light to the rebuilding of the new house so long as it is in its current position, subject of course to its size and design.

In respect of its size, the applicant, as previously, has offered to demolish a substantial garage of brick and tile construction and include its removed volume, together with the volume of the caretaker's house, to create the volume of the proposed house. The Planning Inspector accepted this garage removal as beneficial to the visual amenities and openness of the Green Belt and amounting to very special circumstances that would allow additional development at the application site. Similarly, the removal of the large area of hardstanding last used as overspill car park, and the tennis court, both again proposed to be removed and grassed over, would benefit the open character of the landscape. The volume of a greenhouse and timber kennels have not been included in the calculations of the volume of the new house this time around because the Planning Inspector had concluded that these had very little visual impact on openness. Their retention is therefore acceptable.

The volume of the new house above ground will be 696 cubic metres compared with 697 cubic metres for the combined volume of the existing caretaker's house and the brick garage. Policy GB15A of the Local Plan states that the volume should not be materially greater than the one it is to replace and whilst there is reliance in the calculation on the removal of the existing garage, the Planning Inspector's acceptance of this as very special circumstances, plus the removal of the hardstanding and tennis court, sees the openness of the Green Belt maintained and not further harmed.

It therefore complies with policies GB2A and GB15A as representing appropriate development in the Green Belt.

Policy GB4A restricts the extension of residential curtilages in the Green Belt and requires residential curtilages to relate well to adjoining residential properties. The curtilage is tightly defined but is of the same size as that associated with the current building. In fact, the new shape curtilage will align with the rear site boundary of the converted flats and not project into the open parkland area as much as the caretakers plot, thereby representing further benefit to the openness of the Green Belt. The proposal complies with GB4A.

Design

The new house will be higher than the one it is to replace primarily because it proposes a steeper roof and provides rooms in the roof space. The height difference is about 0.7m. The slacker roof pitch of the existing house is not however characteristic of the houses in Piercing Hill and the proposed roof height and shape is justified because of its greater conformity to local character. The roof dormers will be fully glazed and because of their lightweight appearance will be unobtrusive, if not adding a little modern slant to the overall design, which is continued in the large picture windows pattern that allows the occupant open views in contrast to smaller and fewer window openings on the other elevations, in the interest of safeguarding privacy. Despite these modern touches, the new house will be predominantly brick-built finish and a slate tile on a traditional pitched roof with central ridge. The ground floor extension will have a green roof to respect its landscaped surroundings as viewed from higher ground that rises towards the forest.

Whilst visually more dominant than the existing, the extended volume of the new house compensates also for the replacement of the garage and has been included in the roof and the ground floor extension. The wider landscape setting of the surrounding area is respected and the new building is in design and appearance terms an improvement on the existing building and garage, without being too conspicuous in the Green Belt. It therefore complies with policies DBE4, GB7A and GB15A of the Adopted Local Plan.

Private Amenity Space

The private garden area around the previous refused new house was only 5 metres in depth at its greatest point. This proposal shows a greater, more satisfactory, private garden area of 9m x 12m in area, which is a suitable area for a proposed 4 bedroom house and conforms to policy DBE8 that states new residential development will be expected to provide private amenity space adjacent, at the rear, of a shape and size to allow reasonable use and finally have an aspect to ensure reasonable parts receive sunlight throughout the year. This will be the case here.

Concern remains over the future use of the large parkland area that was formerly part of the college grounds. It will not be part of the flat conversion of the college building and will be in the ownership of the applicant for the new house. The area is described as private amenity on the submitted plan, but there is clear differentiation on the same plan between this and the defined boundary of the domestic garden/residential curtilage to the new house, the latter of which also includes two off-road parking spaces. It is appropriate, should planning permission be granted, that conditions be imposed to control against the expansion of the curtilage beyond its defined garden boundary, how this boundary will be marked (by fence or hedge etc) and to control against further extensions to the new house. A planning informative shall make clear that this planning application only grants permission for the house and its immediate curtilage and not for the residential use of the parkland.

Living Conditions of Nearby Residents

The house will be in the same position as the existing house. There is no immediate neighbouring house that would be overlooked or suffer loss of privacy. The parking area is in the same place as existing parking for the college and caretaker's house. The proposal in this respect complies with policies DBE2 and 9.

Highway Considerations

Access would be as existing along the side access ("Rothwell") road, which already serves a parking area and access to no.28A. There are no highway objections, and the Planning Inspector did not raise any in the dismissed appeal.

Conclusion

The Planning Inspector did not dismiss the appeal on highway grounds, living conditions of local residents or impact on the historic nature of Epping Forest or its wildlife. There will be no threat to existing trees or the wider landscaped area. The Planning Inspector made clear at the last appeal decision despite dismissing the appeal that: *“A replacement dwelling not materially greater in volume than the existing dwelling would not be inappropriate. Indeed one larger could meet the policy requirements if other buildings were demolished.”* This is not only the case here but the new house will be on the site of the existing. The openness of the Green Belt will not be harmed and it is deemed appropriate development in the Green Belt. The design of the house improves on the existing house and respects the surrounding landscape.

Regarding specifically the addition of a basement, there will be no further visual impact on the green belt or the surrounding area. Its curtilage will remain the same size as previously granted. For these reasons the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

SUPERINTENDENT OF EPPING FOREST – No observations to make.

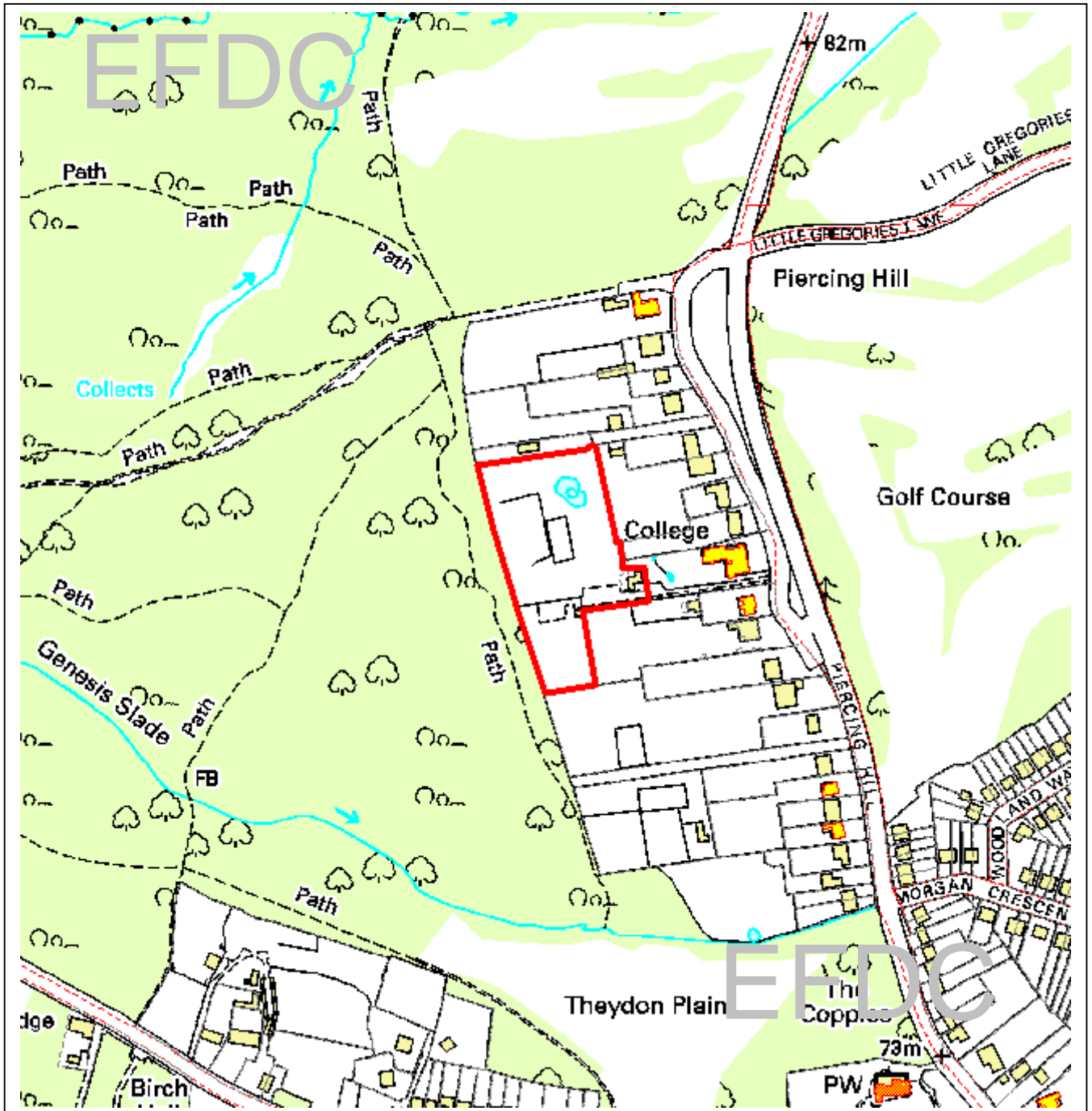
28 PIERCING HILL – Strong objection if this results in an increase in the height and cubic capacity of the new house, all conditions on last application be retained on this one, particularly the tree protection plan.

Any other comments will be summarised and verbally reported at the meeting.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	10
Application Number:	EPF/1931/08
Site Name:	Former Caretakers House, Wansfell College, 30A Piercing Hill, Theydon Bois, CM16 7SW
Scale of Plot:	1/5000

Report Item No: 11

APPLICATION No:	EPF/1674/08
SITE ADDRESS:	The Old School House The Street Willingale Ongar Essex CM5 0SN
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mr Sebastian Rate
DESCRIPTION OF PROPOSAL:	Proposed two storey rear extension.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The two storey rear extension, when combined with the existing additions, would result in extensions over and above what is considered a reasonable extension in the Green Belt. This therefore represents inappropriate development at odds with PPG2 and contrary to policies GB2A and GB14A of the adopted Local Plan and Alterations.
- 2 The two storey rear extension, due to its size and design, would be an incongruous addition out of keeping with the character and appearance of the original property and the surrounding area, contrary to policies DBE4 and DBE10 of the adopted Local Plan and Alterations.

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

Description of Proposal:

Consent is being sought for the erection of a two storey rear extension to replace an existing conservatory. The proposed extension would be 8.75m wide and 4.5m deep with an overhanging first floor (oriel) section at the north western corner. The extension would run directly off the existing roof slope and would result in a relocation of the front entrance to the eastern flank wall. The internal footprint of the proposed extension totals some 69 sq. m.

Description of Site:

The application site is a grand Victorian school house situated on the western side of The Street. This dwelling is the old headmaster's premises and is a separate unit from the main school building to the south.

The property is on the edge of a small cluster of properties in the village of Willingale. Open countryside is located to the north beyond the rear garden of this dwelling and the whole site and surrounding area is within the Metropolitan Green Belt.

Relevant History:

EPF/1381/82 - Extensions and alterations – approved/conditions 07/02/83

EPF/0917/83 - Extensions and alterations – approved 19/08/83

EPF/1142/90 - Erection of rear conservatory – approved/conditions 07/12/90

EPF/0686/07 - Two storey rear extension – approved/conditions 04/06/07 (not implemented)

Policies Applied:

GB2A - Development in the Green Belt

GB14A - Residential extensions

DBE4 - Design in the Green Belt

DBE10 - Design of residential extensions

Issues and Considerations:

The key issues for consideration relevant to this application are the impact upon the openness of the Green Belt and detailed design and street scene considerations.

Local Plan policy GB14A allows for residential extensions in the Green Belt that do not result in disproportionate additions greater than 40% over and above the original dwelling, up to a maximum of 50 sq. m. Given the site's location within an existing built up enclave the previously approved scheme (EPF/0686/07) was considered acceptable despite resulting in a total increase (including previous additions) of 72 sq. m. in floor area, which equates to a 56% increase over the original property. This scheme, combined with previous additions, proposes an increase of 94 sq. m, which equates to a 74% increase in floor area. Whilst it is accepted that, given the location of this property, a relaxation of the 40% up to 50 sq. m. restriction is acceptable, this latest application would be unacceptable as it is almost twice the size of that usually permitted. This proposal therefore constitutes inappropriate development which, by definition, is harmful to the openness and character of the Green Belt.

Additions to the rear of the property require particular scrutiny due to the open countryside northwards and as any rear development is clearly visible in the rural street scene when entering the village. The proposed extensions would substantially alter the appearance of this property. The main entrance to the dwelling would be relocated to the eastern flank wall, which directly faces the road and is a more logical entrance than that which exists, however the extension would result in a 60% increase in width to the main eastern elevation. Whilst the extension, when viewed from the east, would match the design of the original property, this large increase in width would considerably alter the appearance of the dwelling and highlights the large increase to the original house.

In contrast to the eastern flank, the northern and western elevations are very modern in design, particularly the modern oriel window on the north western corner, and are not in keeping with the appearance or character of this Victorian dwelling. These views are particularly important as they are clearly visible from the surrounding countryside. As existing, the school house has a rather large rear conservatory, which does not contribute to the character and appearance of the property. Notwithstanding this, the removal of this conservatory does not justify approving such a large two storey extension which is also out of character with the original dwelling.

Conclusion

Approval has previously been granted for additions over and above that which is usually deemed acceptable in the Green Belt, and to further relax this would be detrimental to the openness and character of the Green Belt and would set an undesirable precedent for other similar extensions to properties in the area. Aside from this, the design of the proposed extensions would be out of keeping with the character and appearance of the original property and the surrounding Green Belt area. As such this proposal fails to comply with Local Plan policies GB2A, GB14A, DBE4 and DBE10 and is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

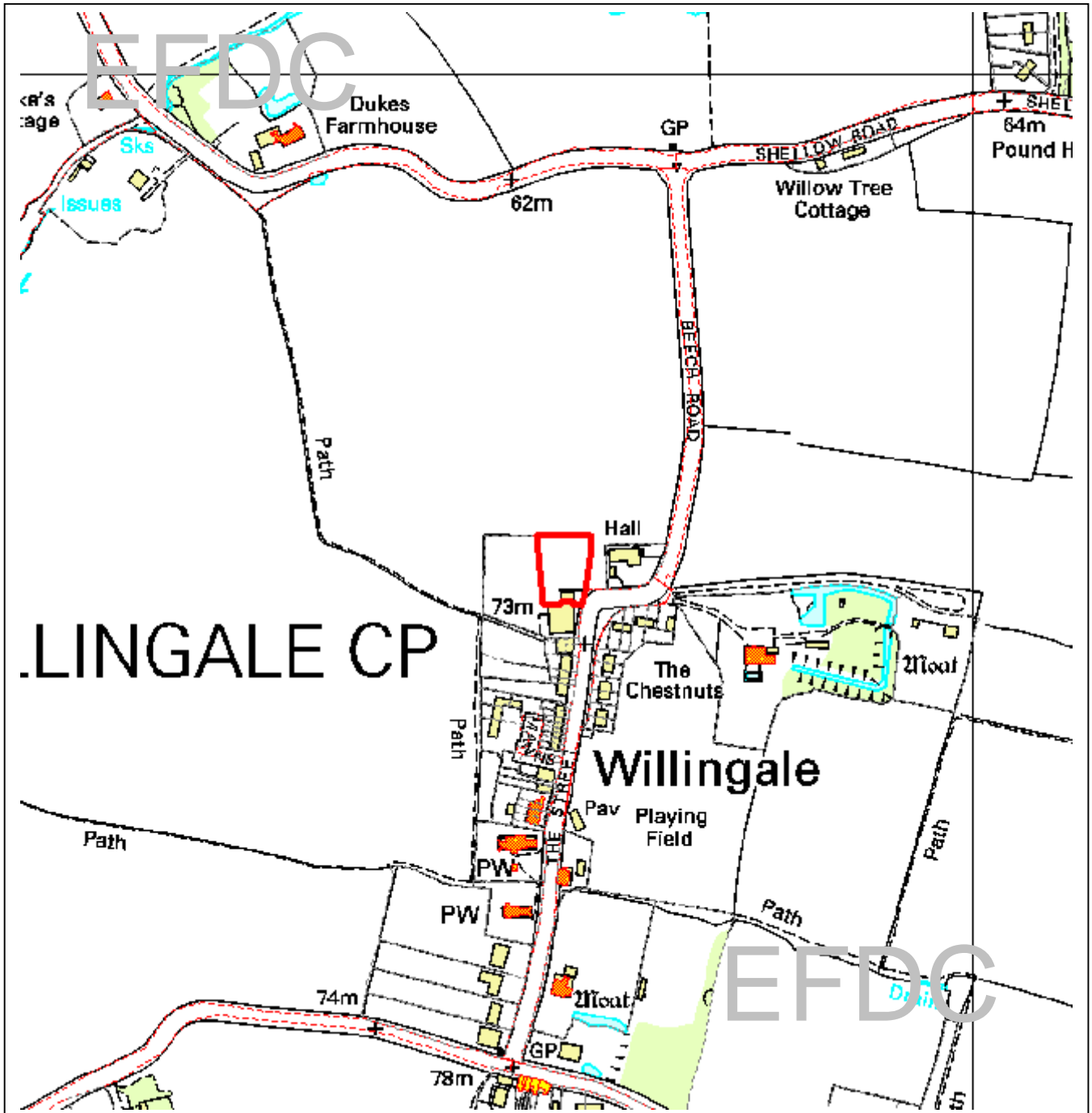
PARISH COUNCIL – Concerned about the visual aspects of the extension from the footpath from Dukes Avenue and the further increase in the footprint.

THE OLD SCHOOL, THE STREET – Object as the extension is excessive in scale in this Green Belt location, the design is out of character with the original property, there would be overlooking from the oriel window, and the original front door would be used to run a business from home.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	11
Application Number:	EPF/1674/08
Site Name:	The Old School House, The Street Willingale, CM5 0SN
Scale of Plot:	1/5000