

**Report to District Development Control
Committee**



**Epping Forest
District Council**

Date of meeting: 2 December 2008

**Subject: Planning Application EPF/1478/08 – The Meadow, Pedlars End,
Moreton, Essex, CM5 0LW – Demolition of existing bungalow and
erection of replacement two storey four bedroom dwelling.**

**Officer contact for further information: S. Solon
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the committee considers the Area Plans Sub Committee East to grant planning application EPF/1478/08 subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

3. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To safeguard the privacy of adjacent properties.

4. 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.

Reason: In the interests of the amenities of noise sensitive properties.

5. 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, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

Report

1. This application has been referred by the Area Plans Sub Committee East with a recommendation for approval. The report to the sub committee carried a recommendation from officers to refuse planning permission and the planning merits of the case are attached (to be read in conjunction with the report for planning application Ref: EPF/1478/08).

Planning Issues

2. When considering this submission, Members of the Area Plan Sub Committee acknowledged that the volume and the floor area of the proposed development was larger than the existing building and that is was contrary to Policy GB15A of the Epping District Local Plan and Alterations.
3. Members however came to the conclusion that the design of the proposed development was an improvement compared to the appearance of the existing building and that it would also be an improvement to the visual amenity and the locality of the surrounding area.
4. Given that 4 large dwellings were recently granted permission and have now been constructed, Members also felt a precedent had been set.
5. It was concluded that in this case very special circumstances applied in that the reasons outlined above outweighed any harm the development would have on the Metropolitan Green Belt.
6. Members noted that the proposed development would not significantly impact upon neighbouring residents, in particular in relation to a loss of privacy, loss of sunlight/daylight and visual blight.
7. Officers, however, are of the opinion that no satisfactory very special circumstances exist in this case sufficient to override the Green Belt policy.

Conclusion

8. Should the Committee be minded to grant permission for this development then it is suggested that it should be subject to the conditions stated above.

- 9 Officers remain of the view that the proposal represents inappropriate development in the Green Belt and that no satisfactory very special circumstances exist in this case sufficient to override the Green Belt policy.