

1. **APPLICATION NO:** EPF/2071/04 **PARISH:** Epping

**SITE ADDRESS:**

The Old Rectory, Coopersale Common, Coopersale, Epping

**DESCRIPTION OF PROPOSAL:**

Demolition of existing outbuilding and construction of detached garage.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
4. The development shall be carried out in accordance with the amended plans received on 15 March 2005.

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2. **APPLICATION NO:** LB/EPF/2072/04 **PARISH:** Epping

**SITE ADDRESS:**

The Old Rectory, Coopersale Common, Coopersale, Epping

**DESCRIPTION OF PROPOSAL:**

Grade II Listed Building application for the demolition of existing outbuilding.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.

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3. **APPLICATION NO:** EPF/29/05 **PARISH:** Theydon Bois

**SITE ADDRESS:**

23 Morgan Crescent, Theydon Bois

**DESCRIPTION OF PROPOSAL:**

Single storey front, and two-storey side and rear extensions.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the north-west side elevation facing No. 25 Morgan Crescent shall be fitted with obscured glass and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval.

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4. **APPLICATION NO:** EPF/97/05 **PARISH** Theydon Bois

**SITE ADDRESS:**

25 Woodland Way, Theydon Bois

**DESCRIPTION OF PROPOSAL:**

Two storey side and single storey rear extensions, and front porch.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
4. Balcony not to be formed.

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5. **APPLICATION NO:** EPF/170/05 **PARISH** Theydon Bois

**SITE ADDRESS:**

55 Woodland Way, Theydon Bois

**DESCRIPTION OF PROPOSAL:**

Two storey side and part two storey, part single storey rear extensions.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.

3. Materials shall match existing.
4. No further side windows without approval.

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6. **APPLICATION NO:** EPF/174/05 **PARISH** Theydon Bois

**SITE ADDRESS:**

57 Morgan Crescent, Theydon Bois

**DESCRIPTION OF PROPOSAL:**

Demolition of existing detached dwelling and erection of 1 No. detached house and 1 No. pair of semi-detached houses. (Revised application.)

**REFUSED:**

1. The proposals represent overdevelopment of the site resulting in a cramped appearance in the street scene detrimental to the amenities of the occupiers of nearby properties contrary to policies DBE9 and 10 of the adopted Local Plan.
2. The design and appearance of the proposed dwellings does not sufficiently relate to the character of the surrounding properties, particularly in relation to the integral garages and the height of the dwellings relative to their width. As such the proposals are contrary to policies DBE1, DBE2 and DBE9 of the adopted Local Plan.