

Report Item No: 1

APPLICATION No:	EPF/2414/08
SITE ADDRESS:	Land fronting Brambles Epping Road Nazeing Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Erection of two detached dwellings with associated garaging.
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. The site is located within the Metropolitan Green Belt and the proposal does not constitute appropriate development in the Green Belt. Therefore the proposal is at odds with the objectives of the Metropolitan Green Belt. Furthermore, the special circumstances submitted with the application are not considered sufficient to outweigh the harm to the Metropolitan Green Belt. As such the proposed development fails to comply with PPG2 and policy GB2A of the adopted Local Plan and Alterations.
2. The proposed development is not situated in a location that is readily accessible by existing and committed sustainable means of transport, nor is it well served by local facilities. As such the proposal would be contrary to the provisions of policies CP1, CP3, CP7 and ST1 of the adopted Local Plan and Alterations.
3. The proposed development, due to the scale and design of the dwellings and garage buildings, would detrimentally impact on the character and appearance of the conservation area and the locality, contrary to policies CP2, DBE4, HC6 and HC7 of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0067/09
SITE ADDRESS:	Orchard Cottage Epping Road Roydon Harlow Essex CM19 5DA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Conversion of garage to ancillary accommodation and new single storey link to join house to ancillary building.
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/conversion shall match those of the existing building or as indicated on the submitted application forms and plans.
3. The proposed ancillary accommodation shall only be used in connection with the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Orchard Cottage, Epping Road, Roydon.