

Report Item No: 1

APPLICATION No:	EPF/2315/08
SITE ADDRESS:	5 Moores Estate Church Lane Roydon Harlow Essex CM19 5HF
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Miss Relley Moore
DESCRIPTION OF PROPOSAL:	Four additional gypsy pitches for family members residential caravan site (making 5 in total).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This consent shall inure for a period of 3 year(s) from the date of this consent, after which the site shall be returned to use for 1 gypsy caravan only and all other caravans shall be removed from the site.
- 2 The 4 additional pitches hereby approved shall be occupied only by Kathleen Moore, John Moore, John Scott and Ellie Scott and any dependants.
- 3 Prior to any additional caravans being brought on site, a site layout plan shall be submitted to and agreed in writing by the Local Planning Authority, and the development shall be implemented in accordance with such agreed details.
- 4 Prior to any additional caravans being brought on site, details of means of disposal of sewage from the site shall be submitted to and agreed in writing by the Local Planning Authority and the agreed scheme shall be implemented accordingly.
- 5 Prior to any additional caravans being brought on site details of storage area for domestic refuse shall be submitted to and agreed in writing by the Local Planning Authority and the agreed facility shall be installed and thereafter maintained accordingly.
- 6 No commercial activity of any sort shall be carried out at the site at any time.
- 7 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 8 No more than 5 mobile homes and 5 touring caravans shall be stationed at the site at any one time.

- 9 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.

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

Description of Proposal:

This application is for the use of land for 4 additional gypsy pitches for family members, to bring the total number of pitches within the site to 5.

Description of Site:

The application site is roughly half a hectare of land located to the south east of Little Brook Road and accessed via a track from Harlow Road which crosses Little Brook Road, and bounded to the south west by a stream. At the time of the officer's site visit there was one mobile home on the site and one touring caravan. There is a small dayroom building with conservatory, a stable building (which was being used as an aviary) and 4 small sheds in domestic storage use. Most of the site is undeveloped. There are substantial hedgerows along the front and rear boundaries. There is open agricultural land to the east. To the immediate north there is a plot of land with a mobile home on it and beyond that (between this site and the properties in Little Brook Road) there are various plots of land which have been used for different transient uses over the years.

Relevant History:

The existing residential mobile home on the site was granted consent on appeal (EPF/1136/90), in 1991 for use by a gypsy family and has been occupied by the applicant ever since. The touring caravan that is currently on site is occupied by members of her family.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 Quality of rural and built environment
CP6 Sustainable urban development patterns
GB2A Development in the Green Belt
GB5 Residential moorings and non permanent dwellings
RP3 Water Quality
RP5A Adverse Environmental impacts
H10A Gypsy caravan sites
LL2 Inappropriate rural development
LL10 provision for landscape retention
ST1 Location of development
ST2 Accessibility of development
ST4 Road safety
ST6 Vehicle parking

Summary of Representations:

34 neighbouring properties were consulted and a site notice was erected. The following representations were received;

Comment.

ROYDON PARISH COUNCIL - No objection in principle providing permission is given to named family members only.

Support

CHALET DU PRE, GRANGE LANE – The Moore family have lived here for more than 40 years and have as much right to live on their property as we do and to accommodate members of their extended family more in line with the numbers living there in the past. There have been problems from time to time but most of the problems in the village cannot be laid at the door of the travellers. Concerned about pressure being put on local people by the Little Brook residents association. Also concerned over total number of pitches proposed in the wider Roydon/Nazeing area which is disproportionate.

Objections

Letters raising concern or objection have been received from the following:

CAMPAIGN TO PROTECT RURAL ESSEX
BILL RAMMELL MP, HOUSE OF COMMONS
29 KENDAL AVENUE, EPPING
5 BAKERY CLOSE, ROYDON
BRADWELLS, EPPING ROAD, ROYDON
4 ELEANOR TERRACE, EPPING ROAD, ROYDON
KINGSMEAD LODGE, EPPING ROAD, ROYDON
KINGSVIEW, EPPING ROAD, ROYDON
STEPPING STONES, 1A EPPING ROAD, ROYDON
VILLA COLLINA, EPPING ROAD, ROYDON
JASMINE, GRANGE LANE, ROYDON
MOEL TRYFAN, GRANGE LANE, ROYDON
NEWCROFT, GRANGE LANE, ROYDON
LINCROFT, GRANGE LANE, ROYDON
34 HANSELLS MEAD, ROYDON
HAWKHURST, HARLOW ROAD, ROYDPN
HILL COTTAGE, HARLOW ROAD, ROYDON
WOODBURY, HARLOW ROAD, ROYDON
204 HIGH STREET, ROYDON
1 LITTLE BROOK ROAD, ROYDON
2 LITTLE BROOK ROAD, ROYDON
6 LITTLE BROOK ROAD, ROYDON
7 LITTLE BROOK ROAD (2 LETTERS), ROYDON
10 LITTLE BROOK ROAD (2 LETTERS), ROYDON
11 LITTLE BROOK ROAD, ROYDON
14 LITTLE BROOK ROAD, ROYDON
16 LITTLE BROOK ROAD, ROYDON
17 LITTLE BROOK ROAD, ROYDON
WOODLANDS, 18 LITTLE BROOK ROAD, ROYDON
19 LITTLE BROOK ROAD, ROYDON
20 LITTLE BROOK ROAD, ROYDON
21 LITTLE BROOK ROAD, ROYDON
22 LITTLE BROOK ROAD, ROYDON
23 LITTLE BROOK ROAD, ROYDON
RESIDENTS ASSOCIATION, LITTLE BROOK ROAD, ROYDON

9 TEMPLE MEAD, ROYDON
13 TEMPLE MEAD, ROYDON
15 TEMPLE MEAD, ROYDON
17 TEMPLE MEAD, ROYDON
37 TEMPLE MEAD (2 LETTERS), ROYDON
39 TEMPLE MEAD (2 LETTERS), ROYDON
34 STANDINGFORD, HARLOW
12 SPENCEFIELD LANE, LEICESTER

The concerns raised in the above responses can be summarised as follows:

- Precedent for increased numbers on other plots on the Moores Estate
- Too many Gypsy pitches in Roydon and Nazeing already (79% of all pitches in the district)
- Rubbish disposal problematic
- Harm to character of area
- Development out of keeping with character of the village
- Inappropriate development in the Green Belt
- Trees will be lost – harm to appearance of area
- Site is at risk of flooding
- Site is adjacent to County Wildlife Site
- Detrimental to pleasure of walkers using footpaths
- Site does not meet Government's good practice guide (only 1 access – more than 50m from a road)
- Inadequate access for fire engines
- Infrastructure in the village is inadequate for any further development
- Limited public transport links
- The access is unsuitable for more traffic, no passing spaces
- Increased risk of accidents at junction with Little Brook road and the Harlow Road junction
- Harlow Road itself very busy
- Sewerage system may not be able to cope
- Concern about pollution of the brook and impact on the water table and adjacent Water Board borehole
- Junction of track with Little Brook Road is dangerous
- Volume of traffic accessing the estate will grow
- Already get commercial vehicles using the site – increased highway danger, noise and pollution
- The proposal is too close to housing
- Potential damage to property
- Inability to police the land effectively
- Business uses of the travellers results in inappropriate traffic using the residential road for the single track access
- Noise and pollution problems
- Vandalism and antisocial behaviour have risen in last 3-4 years
- Too soon in the Gypsy/Traveller consultation exercise to consider the application
- Property devaluation

Issues and Considerations:

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

- Whether the development is appropriate in the Green Belt and if not whether there are very special circumstances sufficient to outweigh the harm.
- Impact on neighbouring amenity
- Highways and transportation matters

- Sustainability
- Visual amenity and landscape

Green Belt Issues

National and local Green Belt policies state that Gypsy sites are not among the land uses that are appropriate in the Green Belt, however consideration must be given to whether there are very special circumstances sufficient to outweigh the harm from the development.

This application comes at a time when the Council is seeking, in accordance with Government directive, to identify sites that may be suitable for accommodating Gypsies, as there is an identified need for additional sites. The Council has carried out a consultation on options for development plan provision for Gypsies and Travellers.

The fact that a need has been identified and that at present the Council does not have identified sites that could accommodate this need does add weight to the application.

The site is an existing established site that has been occupied lawfully by the applicant and her family for nearly 20 years. Two of the proposed plots are for her children who have always lived at the site but are now of an age to require their own homes, (one of whom has three children of her own) the other two plots are intended for two other named Gypsies who are cousins of the applicant, who have not previously lived at the site but have visited the site while travelling and are currently of no fixed address.

The site is of adequate size to accommodate 4 additional plots and their siting and spacing can be controlled under the Caravan Site Licence, details of the siting can be required by condition as the submitted drawings do not show a proposed layout, hardstanding and access details.

Although the proposal will result in increased hard surfacing and an intensification of use of the site, the site is well screened by existing hedgerows, and it is not considered that the proposal will be visually prominent within the Green Belt.

Impact on Neighbouring Amenity

The site is located a considerable distance from the nearest houses in Little Brook Road and it is not considered that the location of additional plots within the site will have a direct impact on the amenity of neighbours, however there is concern that the intensification of use will result in additional traffic movements through the residential area and the access track does run immediately behind residential properties, albeit protected by high walls. The proposal does not include any intention to use the site for business uses that would generate heavy traffic and it is not considered that the increased residential traffic through the estate would have a significantly adverse impact on neighbouring amenity.

Concern has been raised about anti social behaviour, but an increase in the number of Gypsy plots within a site cannot be seen as inevitably resulting in such problems.

Given the location of the site and the separation from the residential area it is not considered that there will be harm to residential amenity as a result of the proposal.

Highway and Transport Issues

The addition of 4 further plots at the site will result, as has been mentioned above, in additional traffic movements, and considerable concern has been raised by neighbours with regard to the safety and suitability of the access road to take this additional traffic.

The access track to the site is a single track and runs from Harlow Road to the site, crossing Little Brook Road at a bend in that road. The access is far from ideal but has served the site and the adjacent land for many years. The Highway Authority has raised no objection to the proposal and state that the development meets the adopted policies. Given the relatively small amount of traffic

that would be generated by the addition of 4 plots at the site it is not considered that the proposal would result in harm to highway safety.

Sustainability

The core policies of the adopted Local Plan Alterations seek to ensure that new development is directed to urban areas with good access to facilities and public transport, to reduce reliance on the car. This site is not ideally located in this respect as Roydon's facilities are relatively restricted; however, there are shops, a primary school and other village facilities within walking distance and access to public transport. And the site is far from isolated.

Impact on visual amenity and landscape

As has been stated above, and was mentioned by the Appeal Inspector who allowed the single unit on the site in 1991 the site is well screened and sits within a valley so is not visually prominent from outwith the site. The applicant has explained her intention to further landscape the site, and a landscaping condition can be applied to ensure that the existing boundary vegetation is retained and supplemented. There are public footpaths running to the south and west of the site but it is not considered that the proposal will significantly impinge on the enjoyment or use of these paths.

Other Issues

Gypsy and Traveller Consultation Document

Concern has been raised that this application has come in while the Council is in the process of carrying out consultation on suggested sites for Gypsies and Travellers in the District. The concern is that to allow this development would be to pre-empt the results of the consultation exercise. However, the Planning Authority cannot simply choose not to determine an application, it must be determined on its merits and in the light of current adopted policies and other material considerations. The unmet demand for Gypsy sites in the District is a material consideration. The consultation document is not a policy document and at this stage in the process carries very little weight. The decision on this application does not imply that other plots within the Moores Estate would have the same outcome, any future applications would need to be assessed on their merits, with regard to proximity to housing and overall numbers of plots in the locality and the policies at that time.

Drainage and Sewerage

Concern has been raised that the intensification of use of this site could result in problems of drainage and sewerage. A condition can be added to ensure that adequate provision is made prior to any additional units being moved on site.

The site is not located within an area identified as being liable to flood.

Pollution and refuse disposal.

The proposed use is residential and it is not expected therefore that subject to the sewerage and drainage disposal details being satisfactory there will be any increased risk of pollution as a result of the development. Conditions can be imposed to prevent any business use of the site. As at present, domestic refuse will be picked up from the junction with Little Brook Road. A storage area for refuse within the site can be the subject of a condition.

Property devaluation

The impact on property values is not a material planning consideration.

Conclusion

In conclusion, the site is within the Metropolitan Green Belt where there is a strong presumption against inappropriate development, there therefore needs to be very special circumstances sufficient to outweigh the harm to the Green Belt in order for the development to be considered favourably. Unlike the recent development approved at Mamelons Farm in Nazeing, this proposal

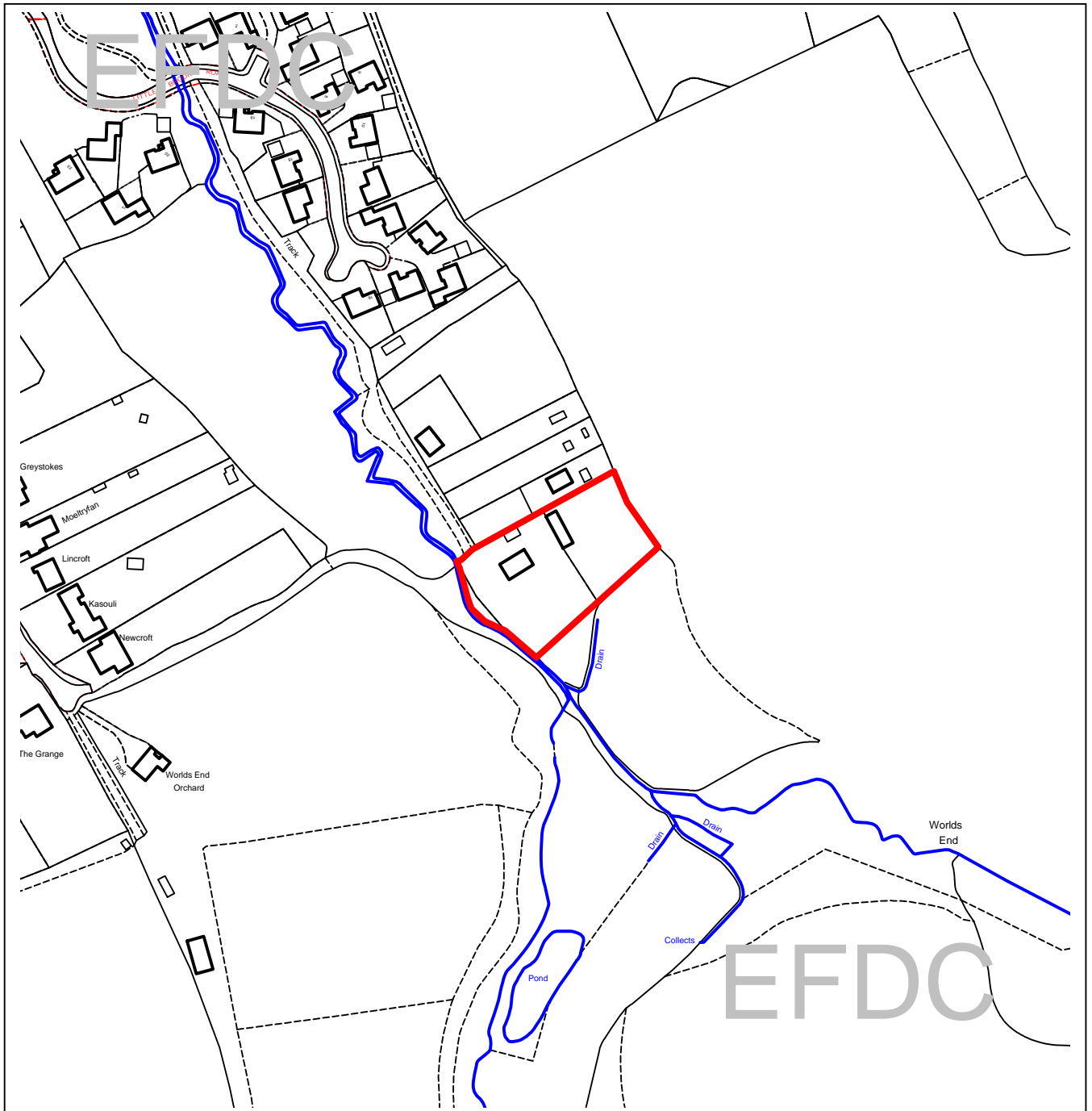
includes additional hardstanding and further intrusion of development on to an area of the site that is currently undeveloped. However the site is well screened and set away from any road and will not be prominent in the landscape, such that the impact on openness is relatively limited. This is therefore a balanced matter and all other material considerations need to be taken into account. The fact that this is an existing established Gypsy site and that there is an unmet requirement to provide for Gypsies and Travellers in the District is an important issue and this proposal to intensify the use of an existing site offers an opportunity to reduce the number of new sites that need to be found elsewhere. The site is relatively well located, will not have a significantly adverse impact on residential properties or the character and amenity of the area and is within walking distance of the village facilities and bus routes. It is considered on balance that in the light of this, a temporary consent to enable the use of the site for an additional 4 pitches for a period of three years would be an appropriate way forward. Such a temporary consent would help meet the current identified need for sites until such time as the Gypsy and Travellers Development Plan provision has been finalised. The suitability of the site in the long term can then be reassessed in the light of the new policy document.

The application is therefore recommended for approval for a temporary period of 3 years only for the named family members and subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/2315/08
Site Name:	5 Moores Estate, Church Lane Roydon, CM19 5HF
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/0513/09
SITE ADDRESS:	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Vincent Dolan
DESCRIPTION OF PROPOSAL:	Conversion and extension of former hay loft into a single, three bedroom dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

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 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 A, B, C, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason:- The site is an Archaeological site where any remains are irreplaceable and are an interest of acknowledged importance which may be highly vulnerable to damage or destruction. Unless the Authority is satisfied that a proper scheme for investigation has been agreed the remains should be left undisturbed.

And subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act, within 12 months of this decision, to secure the removal of the half of the adjacent agricultural building closest to the site, and removal of all resultant materials from the land, prior to the first occupation of converted stable building for residential purposes.

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:

The applicant is seeking planning permission for the conversion of a former hay loft into a three bedroom dwelling.

The existing building is double storey, constructed from brick and has a tiled roof. As a result of the conversion, minor external alterations are required such as inserting velux roof lights to the side elevations, construct a small ground floor side extension and replace the existing doors to the front elevation with glazing and a new front entrance.

The dwelling is to comprise of a kitchen, living/dining area and W/C on the ground floor and 3 bedrooms (2 with en-suites) and a landing area on the first floor.

Two vehicle spaces are to be provided on a designated hard standing area to the north of the existing building. Approximately 80 square metres of private open space for future residents is to be provided to the side and front of the dwelling and will be screened by a timber close boarded fence.

Description of Site:

The subject site is part of the Copped Hall Estate which was an old hunting park dating back to the 12th century and comprises the remains of the 18th century mansion. The site itself is located approximately 2.7 miles east of Epping. Access to it is via a private road that runs off Epping High Road.

Home Farm historically produced livestock, fruit and vegetables for the mansion but is now currently unused. Little Copped Hall, a double storey detached dwelling which was used as the farm house, is located to the west. There is a large modern agricultural building immediately abutting the rear of the stable block.

The subject site and the surrounding area are located within the Metropolitan Green Belt and the Copped Hall Conservation Area.

Relevant History:

There have been a number of recent planning applications relating to adjacent sites within the Copped Hall estate, the most relevant of which are:-

EPF/1084/06 – Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application) (approved subject to Section 106 agreement). This scheme included the current application site and the adjacent farm building.

EPF/1637/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and porch to front (refused)

EPF/2134/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and detached double garage (refused)

EPF2451/07 - Conversion of dairy into 4 bedroom dwelling with extension to rear (approved subject to conditions)

EPF/2453/07 - Conservation area consent for the removal of half of an agricultural building (approved with conditions, but not yet implemented)

EPF/0817/08 – Conversion of agricultural building to single, two bedroom dwelling with garage (refused)

EPF/1227/08 – Conversion of former stable block into single 3 bed dwelling (refused)

EPF/1880/08 - Conservation area consent for the removal of remainder of agricultural building. (approved)

EPF/2431/08 - Conversion of former stable block into a single, three bedroom, dwelling with garage. (Approved subject to 106 agreement)

Policies Applied:

DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DEB4 Design in the Green Belt
DBE6 Car parking in new development
DBE8 Private amenity space
DBE9 Loss of amenity
LL2 Development and rural landscape
LL10 Impact on existing landscaping
LL11 Landscaping provisions
HC7 Development within Conservation Areas
HC12 Development affecting the setting of a Listed Building
HC14 Copped Hall, Epping
CP3 New Development
CP4 Sustainable Development
GB2A Development in Green Belt
GB4A Extensions to Residential Curtilages
GB8A Change of Use or Adaptation of Buildings
GB9A Residential Conversions
RP5A Adverse environmental impacts

Summary of Representations

EPPING UPLAND PARISH COUNCIL: No comment received at time of writing report.

NEIGHBOURS: No responses received at time of writing report.

Issues and Considerations:

The application is for the conversion of the disused hayloft building into a three bedroom dwelling. The site is located within the Metropolitan Green Belt and the Copped Hall Conservation Area and therefore the main issues to be addressed are whether the design and appearance of the development are acceptable, whether there would be a harmful impact to the openness of the Green Belt, whether there would be a harmful impact to the Copped Hall Conservation area and whether there would be any impacts to the amenities of adjoining properties.

Green Belt:

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversion of rural buildings must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected.

A small ground floor extension of approximately 8 square metres is to be constructed on the southern side elevation of the building. It is considered that an extension of this size and scale would not result in a detrimental impact to the character, openness and appearance of the Green Belt.

The proposed changes to the external appearance of the building would not be unsympathetic or adversely affect the openness of the Green Belt. The building is of a substantial construction which is capable of being converted without any major changes.

On the location and site plan submitted as part of this application the dotted red line has indicated the size and the location of the proposed curtilage. It is considered that the proposed size of the curtilage is acceptable in that it will not be harmful to the openness of, and the objectives of including land within the Metropolitan Green Belt.

It is considered that this location is unsuitable for business or storage uses, which would generate inappropriate traffic.

Design and the Historic Environment:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seeks to ensure that new development is satisfactorily located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The proposal entails only minor alterations to the existing building which includes the small ground floor extension. Building materials are a key factor in determining the local character. It is important that the detailing of the building is of a high standard to replicate the surrounding area in terms of detailing. It is considered that the proposed materials and the alterations made to the building are acceptable in that they would not cause material harm to the character of the area.

It should be noted that it is considered that the size, scale and bulk of the proposed extension and conversion would be acceptable.

Considering the low amount of vehicle movements to and from the site, it is not considered that there would be a detrimental impact to the safety of entering and exiting the site or affecting the traffic movements along the road.

Adequate car parking to service the needs of the residents would be available on the hard surface towards the side of the dwelling.

It is considered that the amount of private open space provided is acceptable in size and although its position to the front of the building is not ideal as it results in prominent fencing and some lack of privacy, is not considered that this is sufficient to warrant refusal of this application and in any conversion there is often a need to compromise.

However there is concern regarding the siting of a converted dwelling being located so close to a large agricultural building. The proposed dwelling would not provide adequate amenities to future occupiers nor result in an acceptable setting in view of the large, redundant agricultural building immediately behind the building.

The agricultural building, although currently disused could be utilised for any agricultural purpose in the future and this would lead to unacceptable noise, disturbance and possible smell, flies etc. which would clearly be harmful to the residential amenities of future occupants.

The application drawings show this building to be removed, but it is not within the applicant's ownership or control, therefore it is considered necessary for the applicant to enter into a legal agreement under section 106 to ensure that the half of the building closest to the development be removed prior to the first use of the hayloft building as a dwelling.

The previous application for this development, EPF/1303/08, was refused for two reasons, one was that it would provide unsatisfactory living conditions due to the proximity to the agricultural building and clearly this reason is overcome by the proposed 106 agreement.

The second reason for refusal was "The proposal constitutes an unsatisfactory piecemeal development of part of the Historical Model Farm within the Conservation Area. The Council considers that a comprehensive scheme for the whole of the site is required in order to maintain and preserve the character of the Conservation Area."

The current application still represents piecemeal development of the Model Farm site which is far from ideal, however Officers have since had to acknowledge that the Copped Hall site has been split into different ownerships and each application can only be determined on its individual merits. Back in 2005, permission was granted for the erection of 4 dwellings on the Model Farm site, which was given consent subject to a wide ranging 106 agreement which included transfer of land to the Copped Hall Trust. The relevant 106 agreement was never signed and the land was subsequently split and sold to different people. Officers now accept that the opportunity to achieve additional improvements to the important Copped Hall site from the transfer of land has been lost and whilst this is regretted, it would not be considered reasonable grounds for refusal of this application which complies with the policies of the Local Plan.

The proposal results in the removal of half of a large unattractive agricultural building and will therefore have a positive impact on the character of the Conservation Area and on the Green Belt. Once the building is removed further development of this site for more housing will be very difficult to justify.

Conclusion:

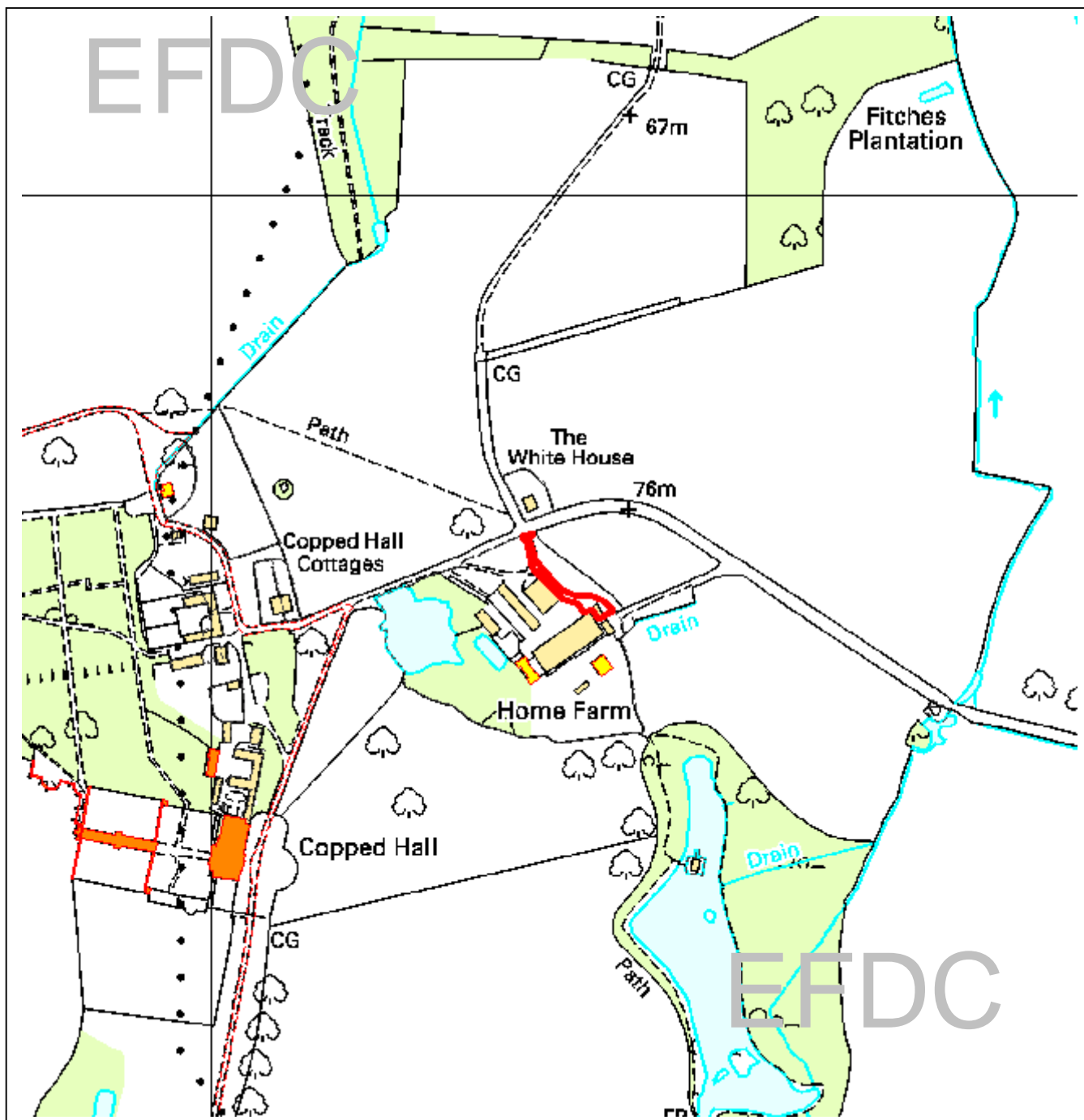
In conclusion, whilst the piecemeal development of the small parcels of land around the original Model Farm is far from ideal, the application on this site, when treated on its individual merits,

meets the requirements of the policies of the Adopted Local Plan and Alterations. It will not cause harm to the openness of the Green Belt and it will, through the removal of the large agricultural building, enhance the character of the Conservation area. The application is therefore recommended for approval subject to the suggested 106 agreement.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/0513/09
Site Name:	Home Farm, Little Copped Hall, Copped Hall Estate, High Road, Epping, CM16 5HS
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/0232/09
SITE ADDRESS:	Willowcroft Sewardstone Road Waltham Abbey Essex E4 7RF
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr Tony Batt
DESCRIPTION OF PROPOSAL:	Amendment to EPF/0032/08 (2 storey side and rear extension with front and rear dormer windows) to allow use of approved carport/garage area as habitable room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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

Description of Proposal:

Amendment to EPF/0032/08 (2 storey side and rear extension with front and rear dormer windows) to allow use of approved carport/garage area as habitable room. The carport/garage will be replaced by a play room/TV room with front window.

Description of Site:

The property is a detached bungalow on the west side of Sewardstone Road in a built up ribbon of development along Sewardstone Road. The property is within the Metropolitan Green Belt. There is existing car parking to the front of the site and a grassed over piece of lawn which is also used as a parking area at the time of the site visit.

Relevant History:

EPF/0032/08 - Two storey side and rear extension with front and rear dormer windows – App/Con (But not implemented)

Policies Applied:

Epping Forest District Local Plan and Alterations

GB14A – Residential Extensions within the Green Belt

DBE4 – Design within the Green Belt

DBE9 – Impact on amenity

DBE10 – Extensions to dwellings

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: No objection, subject to sufficient off road parking to front including a turning circle to prevent vehicles reversing onto Sewardstone Road.

NEIGHBOURS

5 properties were consulted, no responses were received

Issues and Considerations:

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

- Impact on the Metropolitan Green Belt
- Amenity of Neighbouring Properties
- Parking
- Design

Impact on the Metropolitan Green Belt

This proposal does not create any additional floorspace and is therefore not considered to cause any detrimental impact to the openness and character of the Green Belt in this location.

Amenity

As this proposal does not involve any further extensions than those already approved under EPF/0232/09 it is not considered to have any adverse impact on neighbouring amenity. The nearest property on the side adjacent to the carport/garage is some distance away to the south and set back behind the building line of Willowcroft.

Parking

This proposal will result in the loss of 2 parking spaces because of the conversion of the carport and garage but the existing front garden space can accommodate three cars. The Parish Council have returned views of no objection subject to sufficient off road parking including a turning circle to prevent vehicles reversing into the road, as no turning circle is provided this view is regarded as an objection.

It is considered that sufficient off road parking is provided as three spaces are shown on the plans and this is adequate for a property of this size. Essex County Council Highways have no objection to the application and have confirmed that as there was no turning circle to begin with, only an additional narrow section up to the carport/garage, it would be unnecessary and unfair to request one for this proposed amendment. ECC Highways also noted that the plans show the drive is wide enough for three cars and there is therefore the potential to turn and exit in forward gear if the drive were not full.

Design

The proposal complements the existing building and does not alter the design of the building substantially, with a new window at ground floor level the only obvious change. The materials are to match in with the existing and proposed elements of the property and the proposal will not disrupt the appearance of the streetscene.

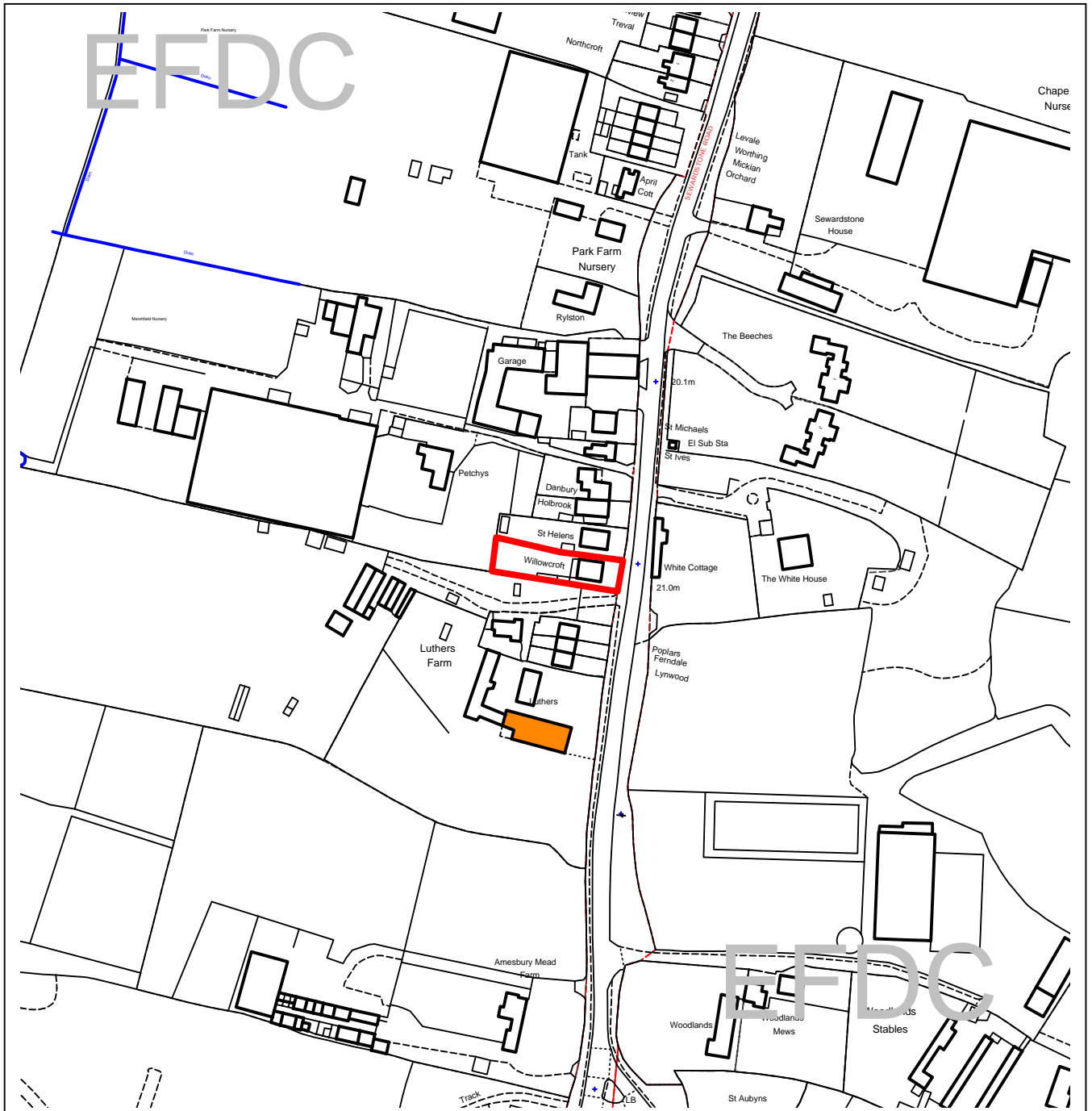
Conclusion:

The proposal is considered to be acceptable in terms of impact on the Green Belt, amenity, and design. It is also considered that sufficient parking is provided and a turning circle in this instance is not required. It is therefore recommended that conditional planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3
Application Number:	EPF/0232/09
Site Name:	Willowcroft, Sewardstone Road Waltham Abbey, E4 7RF
Scale of Plot:	1/2500