

Report Item No: 1

APPLICATION No:	EPF/0857/09
SITE ADDRESS:	Gaynes Park Mansions Coopersale Epping CM16 7RJ
PARISH:	Theydon Garnon
WARD:	Passingford
APPLICANT:	AWC Ltd
DESCRIPTION OF PROPOSAL:	TPO/EPF/33/91 T31 and T35 Ash, T32 ,T33, T34 and T37 Sycamore - Fell Ash adjacent to side elevation - Fell Sycamore adjacent to 2 Japanese Maples - Fell Sycamore adjacent to T160 and T161 - Crown lift to give 2m clearance over maple Sycamore adjacent to T161 - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted, and shall be inspected by the Local Planning Authority and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of 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 and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

This application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.

Description of Proposal

Felling of 7 Sycamore and 2 Ash and cutting back of one Walnut (*see below).

Description of Site

Gaynes Park is a Grade II star listed mansion in the parish of Theydon Garnon. The mansion was rebuilt in the late 19th century, incorporating remains of earlier houses on the site; the grounds include the remains of a medieval deer park and its ancient trees. The application trees stand in the gardens adjacent to the house. These gardens are mentioned in the listing details as having been considered 'until quite recently' among the best in Essex. They still include many notable and rare trees, but over the last 25 years have become severely overgrown and invaded by self sown Sycamore and Ash in particular.

Relevant History

Tree Preservation Order TPO/EPF/33/91 was made in 1991 and is in the form of an area order providing blanket protection for all trees present at that time. Because of time restraints and the difficulty of mapping with sufficient accuracy this form of order was preferred to applying individual tree protection only to the most important trees. Had the individual approach been undertaken none of the trees to be felled under this application would have been included.

Policies Applied

LL9. The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified any such consent will be conditional upon appropriate replacement of the tree'.

Issues and Considerations

The application may be divided into four groups of trees; 2 Ash and 4 Sycamore to the front of the house; one Ash at the side; 3 Sycamores south of the house and in a group above the pond; and finally one Walnut below the pond. Dealing with these in turn:

Group 1 - 2 Ash and 4 Sycamore

These trees make an informal group, in a line between 2 fine Oak trees running parallel to the front of the House. There are self-seeded trees some 20 to 30 years in age growing above a hedgerow of Laurel. They are not seen from any external vantage point, being surrounded by mature Oak, Lime and other species. Replacement has been suggested by the applicants, with 2 Birch and one Cedar. It is agreed that a less than one-for-one replacement could be appropriate (the space is not large enough for the mature growth of 6 trees), however, the species chosen could be improved by substitution of longer lived species, such as Tulip Trees or Liquidamber instead of the Birch.

Ash Tree, to the side

This 40 year old tree is growing only a few metres from the flank of the property. There is not room for it to grow to maturity in the current situation; to retain it would require substantial crown reductions, it appears likely it has grown up in what was originally a hedge. The tree has no landscape importance and is not visible from any external vantage point. There is a woodland area to the east with many fine trees, which are to be retained and managed.

3 Sycamores, in the woodland garden north of the pond

The 3 Sycamores stand in an area planted with Japanese Maples. These Maples appear to be part of the original landscaping of the formal garden and are of considerable age and importance. Japanese Maples will grow in shade; nevertheless Sycamore is not an ideal tree to stand above

them. Surrounding trees will be retained. The Sycamores concerned have no wider landscape significance and will not be missed from any public vantage point.

**Walnut south of the pond*

This is a mature tree which became partially uprooted some years ago. The tree is still growing vigorously with a substantial crown. The proposal as submitted was to cut back the part of the crown that had extended horizontally over the pond, and partially obstructed the surrounding footpath. This tree is seen to some extent from the open parkland to the south; however the pruning would not affect the public views of the tree, and would therefore have been recommended for consent.

Unfortunately, however, inspection of the tree showed that the work had been undertaken without waiting for the Council's consent. There is no ability to grant retrospective consent for works to protected trees, therefore this aspect of the application should be treated as having been withdrawn.

Replacement planting

As noted above, replacement planting is intended for the Ash/Sycamore to the front of the house. It has not been proposed for the other locations. In relation to the Ash tree east of the building, it is not a location where replacement planting is called for because of the proximity to the house, and as noted there is a substantial woodland nearby. In the case of the Sycamores adjacent to the Maples it will be better to allow the Maples to grow freely without being directly under the canopy of stronger growing trees. Members should note, however, that there is a current planning application with substantial replanting proposals, with the proviso, of course, that such planting cannot be enforced until a suitable proposal has been accepted for the mansion and environs and conditions have been imposed.

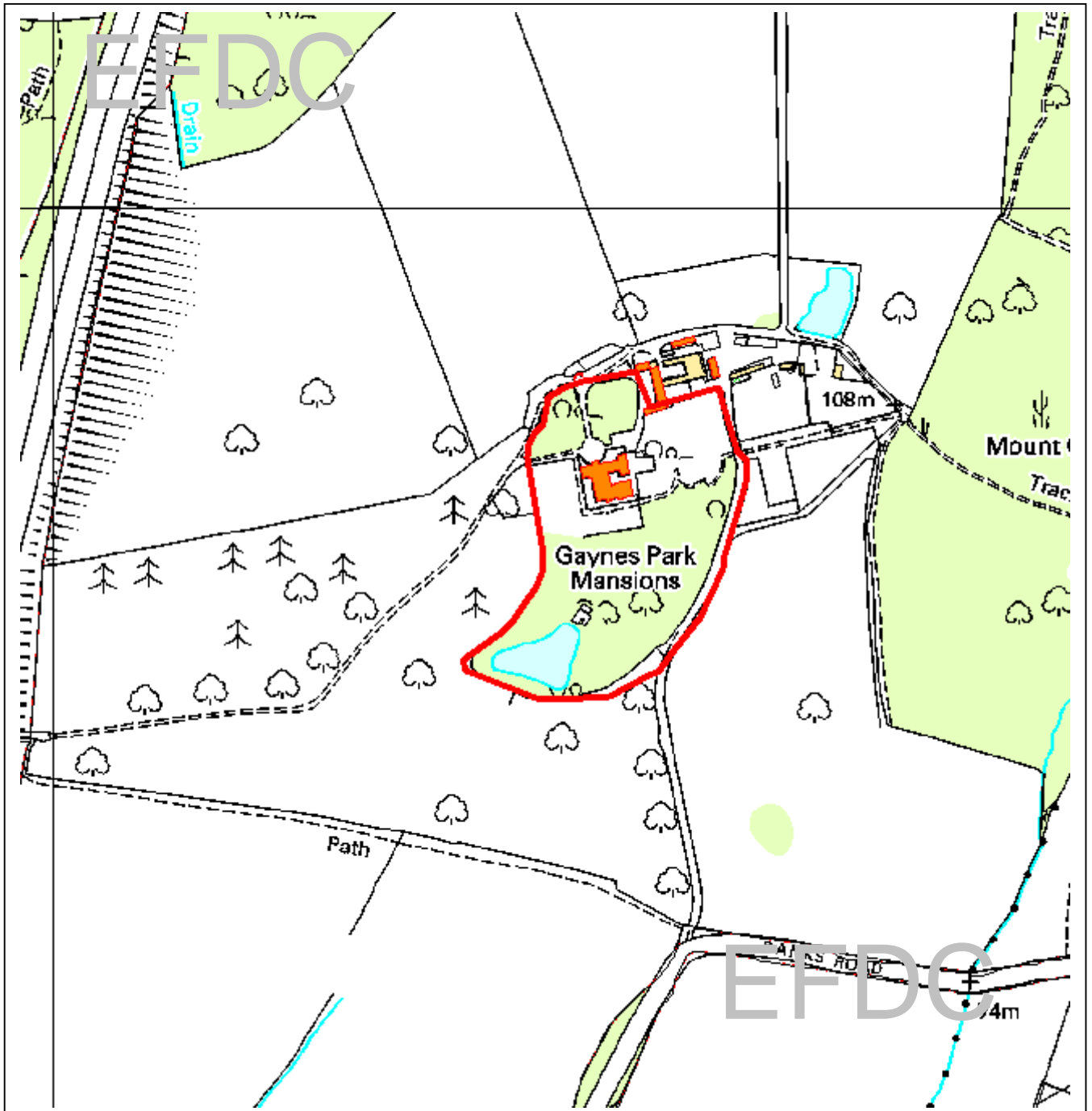
Conclusion

The proposal is recommended for approval, on the basis that removal of the various self-seeded trees will be to the benefit of the setting of the mansion and, in some cases, of other adjacent trees. It will, in the case of one group of trees, allow more appropriate replanting. The pruning of the Walnut is to the benefit of the tree involved.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/0857/09
Site Name:	Gaynes Park Mansions, Coopersale CM16 7RJ
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/0116/09
SITE ADDRESS:	19-23 High Street Epping Essex CM16 4AY
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	McCarthy & Stone (Dev) Ltd
DESCRIPTION OF PROPOSAL:	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development.
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 rating level of noise (as defined by BS4142:1997) emitted from the sub station unit shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

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) and 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 application seeks permission for the installation of an electricity sub station in connection with the sheltered housing development which was allowed on appeal. The sub station, designed to meet EDF requirements, is to be housed within a brick built pitched roofed structure measuring 3.6m square with an eaves height of about 2.5m and a ridge height of about 4.2m. The building is to be sited 1m from the eastern boundary of the site, about 49m from the road frontage and 4.5m from the rear boundary.

Description of Site:

The wider development site is located on the northern side of the High Street, with residential properties on either side and allotment gardens to the rear. The site is currently vacant following the demolition of the detached houses that previously occupied it. The proposed sub station site is 1m from the rear boundary of number 6 Beech Place. There is an existing 2m high brick wall along this boundary.

Relevant History:

EPF/0468/07. Redevelopment to form 28 sheltered apartments for the elderly, communal facilities, associated car parking and landscaping. Refused but allowed on appeal 7/12/07 subject to conditions.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 Protecting the quality of the rural and built environment
RP5A adverse Environmental Impacts
DBE1 Design and the built environment
DBE2 Effect on neighbouring properties
DBE3 Design in urban areas
DBE9 Loss of amenity

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection. Committee object to the siting of this development so close to the residential properties and at 4.5m it will represent an excessively tall building on the boundary of the adjacent residential properties. At the original planning inquiry the developer stated that it would not be necessary to have a sub station on the site and Committee is concerned that this was not one of the reserved issues and may have had a material impact on the decision of the planning inspector. Committee also expressed concern about the potential noise nuisance which may be caused by this development so close to neighbouring properties and the loss of further amenity space for this development which has already suffered some loss due to the imposition of a large fish pond to the rear of the site.

5 neighbouring properties were notified and a site notice was erected. The following responses were received.

1 HIGH ROAD, EPPING – Why was the sub station not shown on the original plans? Will there be a loss of parking spaces? Is the size of sub station required just for the proposed flats or would it be sufficient for future development of the allotment sites to the rear?

3 HIGH ROAD, EPPING – Why was sub station not shown on original plans? The substation will further reduce parking spaces. Is the sub station KVA rating restricted to the size needed for the flats?

15 HIGH ROAD, EPPING – Strongly object. The substation was not considered by the Inspector when the flat development was allowed. The developer told the Inspector that no sub station was planned for the site. Too close to neighbouring homes and gardens, noise issues, harmful effect from sub-stations, loss of 2 parking bays. Number of bays is totally inadequate, further loss of amenity space, the whole site is ugly, industrial and lacking style. Concerned that Inspector's decision was unfounded and based on inaccurate information.

4 BEECH PLACE, EPPING –Strongly object. The bulk will impact directly on 5, 6 and 7 Beech place. Too close to boundary, risk to children in gardens, noise and smell will seriously affect neighbours amenity space. The developers stated at the public inquiry that a sub station was not needed. The position reduces the already inadequate car parking spaces. The position would leave it vulnerable as a prime target to any misfit or terrorist intent on causing maximum mayhem in an enclosed area.

5 BEECH PLACE, EPPING- Strongly object. Too close to boundary with residential properties. Serious health and safety concerns, concerns about noise levels, impact on quality of life. The unit seems larger than is needed for 28 units, why? The loss of 2 parking spaces is not acceptable, already insufficient parking. There are flood risk issues that need to be addressed. My property value will decrease if the development goes ahead.

6 BEECH PLACE, EPPING – Object. Too close to my rear boundary, within touching distance and in direct line of vision from living room and kitchen. Less than 20 feet from the wall of my house. Significantly higher than the wall. Loss of light to my garden and house. Additional noise and potential health risks. Loss of parking is not acceptable as there is already insufficient provision. The sub station is far too big and far too close to current dwellings.

7 BEECH PLACE, EPPING – Strongly object. The developers told the public inquiry the sub station was not needed and it was not on the approved plans. The boundary labelled D-E on the plans belongs to me and I do not want anything erected on this line higher than the current fence height of 5 feet. The substation is substantially larger than is necessary for 28 flats. What is the electrical output of the substation? It is too close to the house and garden, health risks are worrying and buzzing will be detrimental to the use of our garden. Loss of two car parking spaces is not acceptable, already insufficient. The scale of the submitted plans do not reflect the true size of the building as stated in the documents.

A further joint letter on behalf of 4, 5, 6 and 7 BEECH PLACE, reiterating all the above concerns and reiterating objections to the design, bulk layout and impact of the approved scheme has been received.

Issues and Considerations:

Planning permission was granted on appeal for the redevelopment of this site for 28 sheltered flats with associated landscaping and parking back in December 2007 following a Public Inquiry. Although earlier proposals for the site did indicate an electricity sub station may be included, references to it were removed from later plans and did not form part of the scheme that was considered by the planning inspector and therefore need to be the subject of a separate application. The main issues in the consideration of the proposal are therefore:

- Design and siting
- Impact on residential amenity
- Impact on parking and amenity space

Design and siting.

The proposed electricity sub station is to be located nearly 40m back from the High Road and will not have any significant impact within the street scene. It is to be housed within a brick built enclosure to match the approved brick for the main building and will have a pyramid roof of slate, again to match the main roof of the flat development. The design is simple and appropriate for the use. Double access doors are located facing towards the flat development and can be accessed from the parking area. The proposed siting is 1m from the rear boundary of number 6 Beech

Place and will be visible from the gardens and rear windows of that and other properties in Beech Place, but will not be dominant when viewed from any public vantage point.

Impact on Residential Amenity.

The proposed enclosure is to be located 1 metre from the rear garden wall of No 6 Beech Place (about 9 metres from the back of the dwelling and about 8m from the nearest corner of No 7 Beech Place). The wall between the application site and No.6 is about 1.8m (6ft) tall. The height of the proposed enclosure to the top of the pyramid roof measures 4.2m. The roof of the building will therefore clearly be visible from the adjacent gardens. However the scale and design of the building is similar to that of a domestic outbuilding or garage and given the intervening boundary wall it is not considered that the building will have an excessively dominant impact that would cause significant harm to residential amenity. The full brick enclosure is intended to reduce noise from the sub station and given the distance to the adjacent dwellings and the additional boundary treatment between the building and the dwellings it is not considered that noise from the sub station would be of a level to cause undue disturbance. A condition can be added to restrict noise levels from the sub station to ensure that there is no harm to residential amenity. Environmental Health Officer has raised no objection to the proposal. It must be remembered that sub stations of this type are found throughout residential areas. This is a standard EDF facility and will be maintained by them.

Impact on parking and amenity space.

Many of the objections to the proposal refer to the loss of two car parking spaces from the approved sheltered housing scheme. This is not the case. The approved scheme includes 11 parking spaces and there is a condition requiring the retention of 11 spaces. The proposed sub station building does not result in the loss of any parking bays. The design and access statement submitted with the application mentions that in the event that the sub station equipment needs to be replaced at any time then 2 of the parking spaces would need to be temporarily vacated to enable this. This does not in any way mean that there is an intention to reduce the parking within the site and the loss of spaces would be contrary to the condition on the main planning permission.

The proposal inevitably does take up space within the site and add to the overall level of development, however, the area proposed for the building is an area of land between a parking area and a 1.8m brick wall. It is not an area that would have been actively used as a sitting out area and it is not considered vital to the amenity provision for the proposed flats.

Other issues:

Flooding

Concern has been raised that the proposal will add to flood risk at the site. The site is not within an identified flood risk zone and given the small scale of the building there is no requirement to submit a flood risk assessment.

Size of unit.

Concern has been raised about the size of the sub station proposed. The application states that the development is required to serve the approved scheme and that the brick housing is the smallest possible to accommodate the sub station.

Safety

The proposed sub station is a standard EDF Energy facility. It is to be totally enclosed within a locked brick building. It is not considered that the development presents any undue health and safety risks and in any event this would be controlled under other legislation.

The Inspector's Decision

Objectors to the proposal have raised concern that in considering the original application for the sheltered flats the development did not include a sub station, and that this was not therefore

considered by the Planning Inspector in his determination of that application. Whilst it is regrettable that the developers chose not to have the sub station included within the original scheme, the fact remains that they are now applying for it and it must be considered on its planning merits.

Query over scale of plans

One neighbour has raised concern that the plans do not reflect the size of the development proposed. In fact the drawings are accurate and truly reflect the measurements quoted in the application and design and access statement.

Conclusion

In conclusion, it is considered that the proposed sub station will not cause any significant harm to residential amenity, will not adversely affect the visual amenity of the site and is appropriately designed and located within the site. The proposal is therefore in accordance with the adopted policies of the Local Plan and Local Plan Alterations and is recommended for approval subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/0116/09
Site Name:	19-23 High Street, Epping, CM16 4AY
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0801/09
SITE ADDRESS:	Richmond Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LT
PARISH:	Stapleford Abbots
WARD:	Passingford
APPLICANT:	Mr Graham Spicer
DESCRIPTION OF PROPOSAL:	Two storey front extensions and 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 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:

This application seeks planning permission for a two storey extension to the front of the application property. The extension would be approximately one metre in depth at ground floor level and would bring the first floor out into a gable. The gable would have two windows at first floor level. The other alterations proposed to the dwelling comprise the insertion of an additional roof light in the side elevation at first floor level and an additional window in the side elevation at ground floor.

Description of Site:

The application site comprises a detached dwelling located outside of the Metropolitan Green Belt and it's long (in excess of 70 metres) rear garden which is located partly within the green belt boundary. The neighbouring dwelling, Kia-Ora, is of a similar design although there is no further uniformity within the street scene in terms of the style of buildings, There is, however, a noticeable building line, with dwellings in the immediate vicinity of the site being set back a similar distance from Bournebridge Lane. Notwithstanding this the application dwelling is set back from Kia-Ora by approximately one metre (this was checked on site by the Planning Officer following the receipt of

the representation made by the occupiers of this neighbouring dwelling). There is a slight fall in levels across the site from north to south.

Relevant History:

Several applications including:

EPF/1942/03. Two storey rear extension. 11/11/03.

EPF/0525/06. Amendments to EPF/1942/03 for a two storey rear extension with the addition of side dormer windows and rear conservatory. Approved 03/05/06.

Policies Applied:

East of England Plan

ENV7 – Quality in the Built Environment

Adopted Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE2/9 – Neighbouring Amenity

DBE10 – Residential Extensions

GB7A – Development Conspicuous from the Green Belt

Summary of Representations:

STAPLEFORD ABBOTTS PARISH COUNCIL. Objection. Recommend refusal as the building line would not be in line with neighbouring buildings.

4 properties were consulted and the following response was received:

KIA-ORA BOURNEBRIDGE LANE. Objection. 1. The extension would extend past the boundary line of our property and therefore severely restrict light into our property. This would have an adverse affect on my wife's living as she is partially blind and requires good light to see easily around the house. We would need to use more electricity. 2. The extension being 2-storey with flat face to match rear of their property would be out of character with the surrounding properties and would just as severely impact on light into our main bedroom at the front of our property. 3. The property seems to be overdeveloped from the original size of house.

Issues and Considerations:

The main issues in this case are the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area.

Neighbouring Amenity

With regard to the impact of the proposed extension on the amenities of the occupiers of neighbouring dwellings, there has been an objection received from the occupiers of Kia-Ora, the dwelling to the north, on the basis that there would be a material loss of light, particularly to their front bedroom. This neighbouring dwelling extends slightly forward of the application dwelling and as a result, the front extension would project less than a metre beyond the front dormer of Kia-Ora. Having regard to the depth of this projection and bearing in mind that the dormer is positioned towards the centre of the front elevation and is therefore some distance from the proposed extension, it is not considered that any reduction of light or outlook would be material. At ground

floor level, whilst the window is closer to the proposed extension, it is considered again that having regard to the depth of the extension and the separation to the window there would be no material reduction in amenity. The occupier of the neighbouring dwelling is partially sighted and the representation from this property advises that the extension would have a more adverse effect because of this, as the occupier requires good light to see easily. However, whilst there is sympathy with this situation, it is not considered that such individual circumstances carry sufficient weight to justify the refusal of planning permission for this reason.

The additional windows are positioned such that it is not considered that there would be a material loss of privacy to neighbouring property. The change in levels across the site is slight and accordingly it is not considered that there would be any material harm from the ground floor extension. The roof light would be in the upper part of the roof and it is considered that it would be high enough and set at such an angle that there would be no material overlooking.

Design and Appearance

Turning to the impact of the proposed extension on the character and appearance of the area, as noted previously, there is an established building line running to the front of the application dwelling and neighbouring buildings. However, it is not considered that the marginal increase in the depth of the property (the extension would be approximately 1.1 metres deep) would visually harm this building line, particularly due to the existing set back of a similar distance from the front elevation of Kia-Ora. With regard to the design of the proposed extension, there are other properties within the vicinity of the site which have front gables and accordingly it is not considered that this would be harmful to the street scene.

The representation received from the occupiers of Kia-Ora states that the property seems to be an overdevelopment of the original size of the house. Whilst it is noted that the original dwelling has been considerably extended, the nature of these extensions has been to elongate the original dwelling within the site, this is viewed in the context of neighbouring buildings and also in relation to the site, which is itself of considerable length. Bearing this in mind, it is not considered that the resultant building following this proposed extension would be an overdevelopment.

Green Belt

The proposed development would be to the front of the dwelling and would not be visible from the Green Belt land to the rear of the property. Accordingly, it is not considered that it would appear conspicuous from the Green Belt.

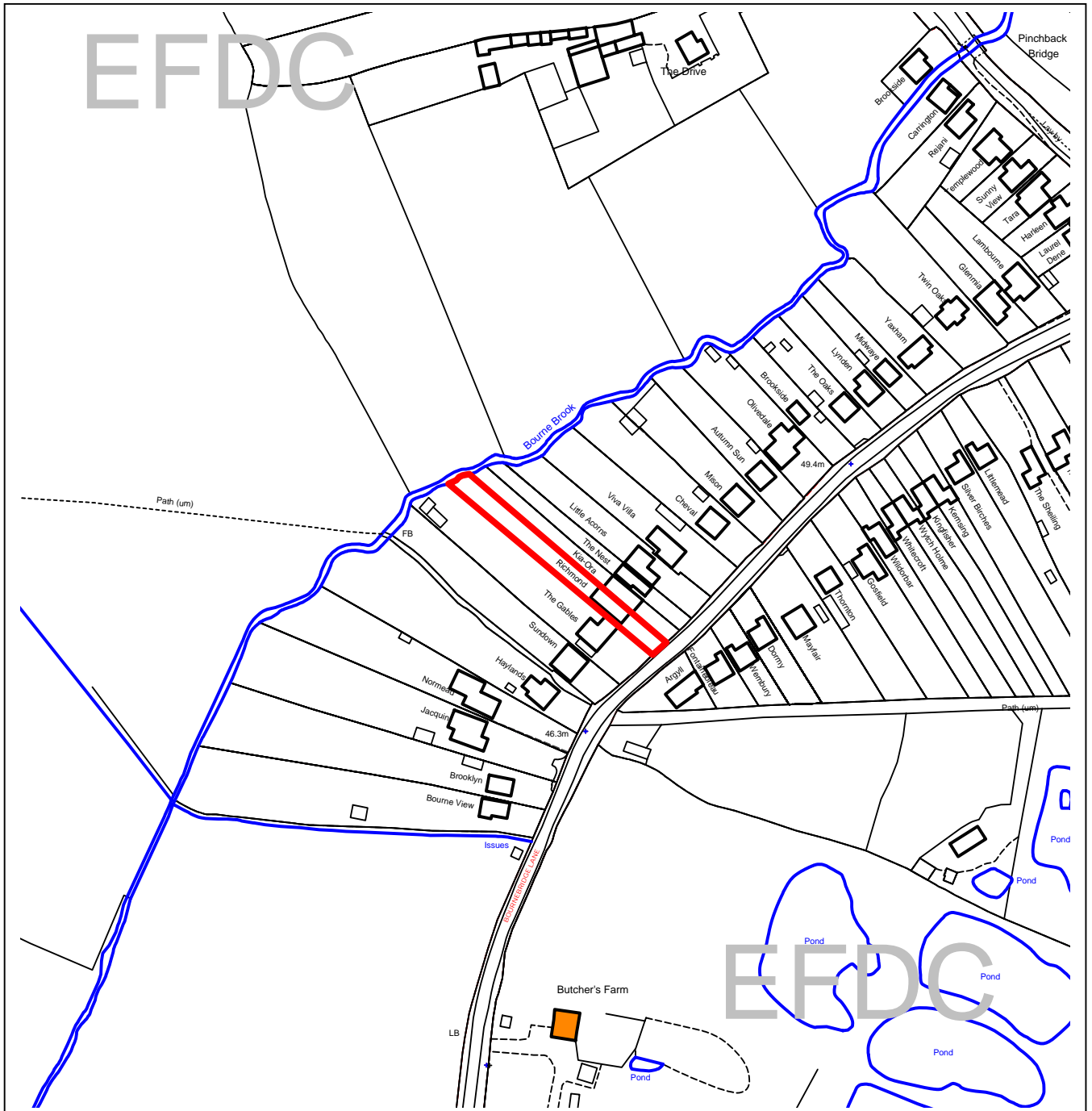
Conclusion

In light of the above appraisal, it is considered that the proposed extension would not be detrimental to either the amenities of the occupiers of neighbouring dwellings or to the character and appearance of the area. The Parish Council's comments are noted, and the presence of an established building line is acknowledged. However, the application proposes a fairly minor increase in the depth of the property and it is considered that this would be visually acceptable. Accordingly it is recommended that planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/0801/09
Site Name:	Richmond, Bournebridge Lane Stapleford Abbots, RM4 1LT
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0984/09
SITE ADDRESS:	Indian Ocean Restaurant Coppice Row Theydon Bois Epping Essex CM16 7ES
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Indian Ocean
DESCRIPTION OF PROPOSAL:	Illuminated fascia sign
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The level of luminance for the sign hereby approved shall not exceed 600 candelas per sq.m. at any time.
- 2 The sign hereby approved shall not be illuminated when the restaurant is closed.

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 proposal is for an illuminated sign above the front entrance to the restaurant. The sign would measure 11.5m x 0.85m. The name of the business would be halo lit letters with small letters, such as contact details, on either side of this lit by trough lighting from above. The submitted plans include details of a proposed raised platform, balustrade and awning but this is the subject of a separate application.

Description of Site:

The property is currently in use as an Indian Restaurant, with a flat above. An access entryway to the rear of the property exists on the north-west boundary. The area is part of the designated shopping area of Theydon Bois, with the Tesco Express bordering one side of the premises and a row of small independent shops on the other side. The restaurant faces the green across Coppice Row.

Relevant History:

The history of the site is relatively extensive, the most relevant and recent being:

EPF/2324/02 - Change of use from florist shop to restaurant. Refuse Permission - 10/01/2003.
EPF/1384/04 - Change of use from florists to restaurant. Grant Permission (with conditions) - 04/10/2004.
EPF/0682/05 – Retention of shopfront. Grant Permission - 23/05/2005.
EPF/0854/08 - First floor rear extension forming additional bedroom to flat. Grant Permission (With Conditions) - 07/07/2008.

Policies Applied:

Policy DBE13 - Advertisements

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: Objection. Out of keeping with other fascias and would result in light pollution contrary to dark skies policy.

3 properties were consulted and the following response was received:

THEYDON BOIS AND DISTRICT PRESERVATION SOCIETY: No Objection, though would recommend a condition limiting levels of luminance.

Issues and Considerations

The main issue to consider is any possible impacts the proposed sign would have on the immediate area in terms of design and on neighbour amenity.

Considerations

Policy DBE13 advises that illuminated signs should be in keeping with the building in relation to materials, colours and proportion and should not affect the amenity of nearby residential properties.

The sign would replace an existing sign of a similar size and would therefore be acceptable from this perspective. This sign is totally trough lit. The Parish Council have objected, stating that the sign is out of keeping and would result in light pollution. It is considered that although a halo lit sign would be different from existing signs this offers scope for individuality with no significant impact, and no significant deviation from the traditional signs. The proposal can be conditioned to control levels of luminance and this should address any concerns of light pollution. There is a flat above the restaurant; however the same condition should address any concerns of loss of amenity.

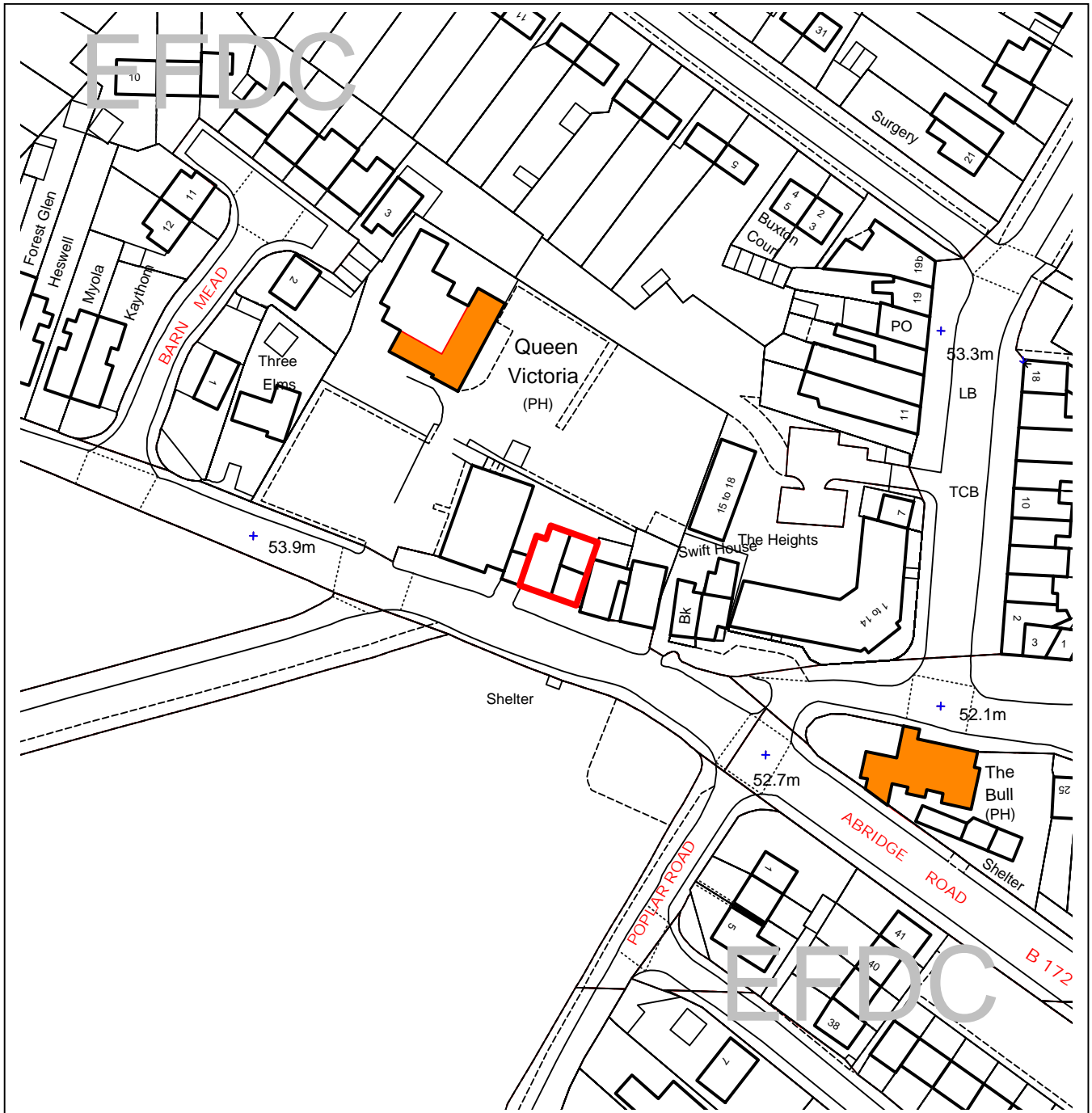
Conclusion:

The proposed sign would have no significant impact on the appearance of the area and loss of amenity and concerns of light pollution can be controlled by conditions. It is therefore recommended that the application be approved.



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Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/0984/09
Site Name:	Indian Ocean Restaurant, Coppice Row, Theydon Bois, CM16 7ES
Scale of Plot:	1/1250