

Report Item No: 1

APPLICATION No:	EPF/1612/09
SITE ADDRESS:	Lincroft Grange Lane Roydon Harlow Essex CM19 5HG
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr V Colletti
DESCRIPTION OF PROPOSAL:	Single and two storey rear extensions.
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:

The applicant seeks permission to extend to the rear of the property at single and two-storey. The applicant maintains an existing rear projection creating an 'L' shaped footprint. The applicant proposes to extend alongside this existing rear projection increasing the width of the rear projection towards the centre of the applicant's property at first floor. The proposed first floor extension is 3.3m in depth to the eaves overhang, to match the existing rear projection. This would create a small flat roof crown area at the rear of the property.

The applicant also proposes to extend at the ground floor by 5.4m from the main rear wall, or 2.2m from the first floor projections. The proposed ground floor extension would again incorporate a crown roof area.

The proposals would provide an additional bedroom at first floor, additional loft storage space, an extended kitchen and dining area and an additional sitting room.

The site plan includes a number of outbuildings which presently exist, including a summer house which is indicated to be derelict and to be removed.

Description of Site:

The application site is a two storey detached property off Grange Lane, a private road off Harlow Road, Roydon. The site is outside of Roydon Conservation Area and within the Green Belt. The plot backs onto open land after a generous length of garden, and has a footprint depth at present that is not as deep as that of neighbouring properties. The plot maintains a garage to the front of the site, the ground level drops from the front access towards the property and this appears similar on neighbouring properties.

Relevant History:

EPF/0468/03 – Two storey side extension, single storey rear extension, alterations and new roof and new detached garage – Approved

Other applications relate to various boundary treatment revisions.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment.

GB2A – Development in the Green Belt

DBE9 – Impact of New Development

DBE10 – Design of Residential Extensions

Representations received:

2 properties were consulted and a site notice was erected. No responses were received.

ROYDON PARISH COUNCIL: Object. Overdevelopment. If permission is granted can a condition be imposed to ensure that the summer house is removed.

Issues and Considerations:

The main issues that arise with this application are considered to be the appropriateness of the development in the Green Belt, its effect on the openness and character and its impact upon neighbouring properties. The proposals have no impact on street scene, being situated to the rear of the property.

The proposals relate to the extension of the existing dwelling house. The proposed first floor extension is relatively small, providing an additional bedroom in an infill area adjacent to an existing first floor projection. The proposed first floor projection would as a result have no significant impact to neighbouring properties, being well separated.

The proposed ground floor extensions are noted to result in a depth of extensions greater than the usual 4m, however in this instance the additional depth is at ground floor only and the property footprint is at present staggered in relation to neighbouring properties which presently extend beyond the rear of the applicant's dwelling. For this reason the proposed rear extensions are cumulatively considered acceptable with the proposals extending to the depth of the neighbouring properties only and no further beyond in the Green Belt. Furthermore the proposals would be viewed in the rear garden environment only, in the context of the linear built form along Grange Lane and the various outbuildings beyond.

The Parish Council objects due to overdevelopment. Council policies no longer impose floorspace restrictions on development of residential properties in the Green Belt and the proposals do not encroach into open space beyond the neighbouring built form, therefore no concern can be

substantiated in respect of the scale of the proposals. When considering the removal of the summer house, the property does benefit from permitted development rights, therefore whilst the applicant may see fit to remove an existing structure, this could be rebuilt as permitted development at any time and it is not reasonable to remove permitted development to this single property in Grange Lane on the basis of extensions which would provide similar levels of accommodation to neighbouring properties.

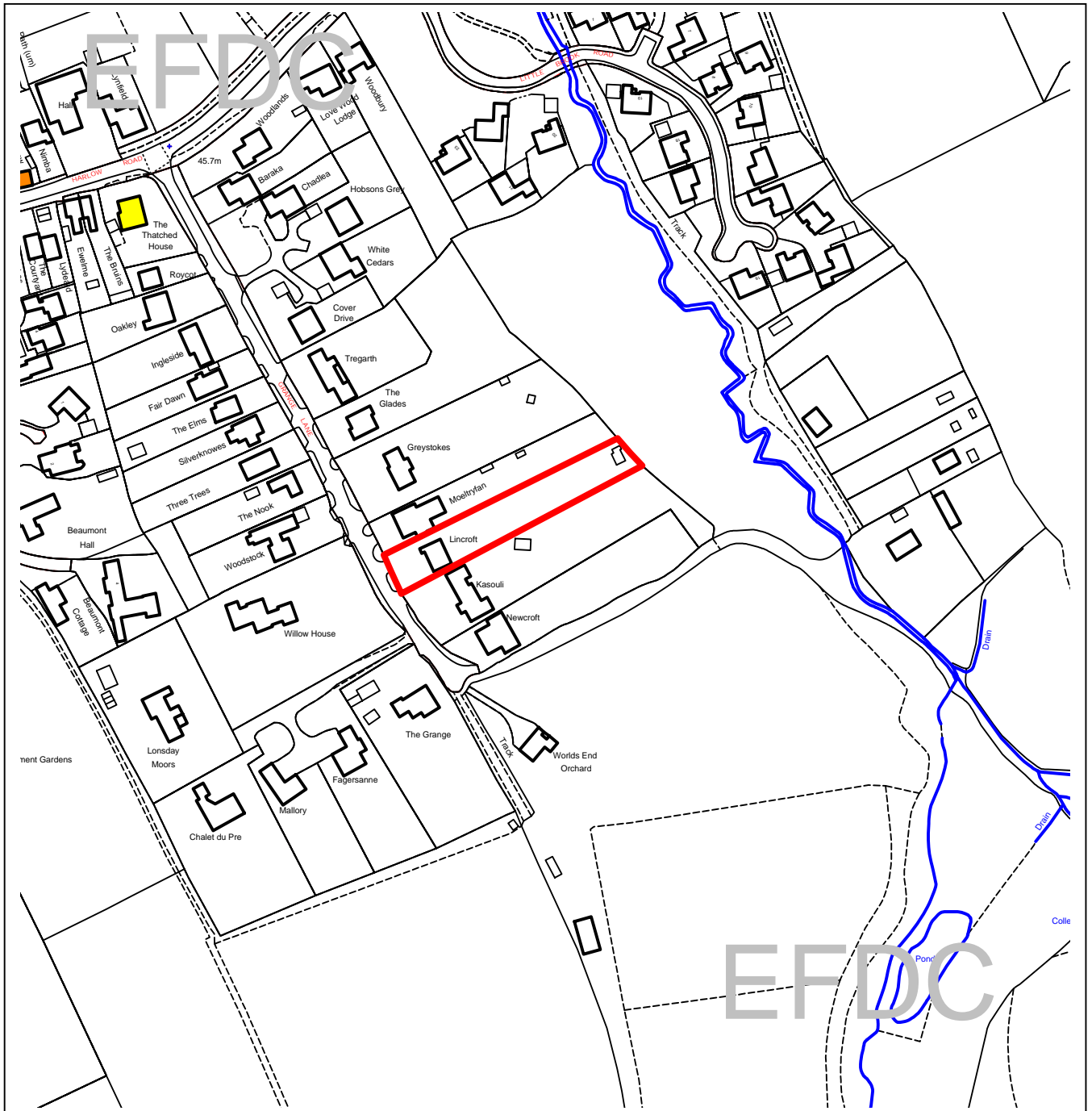
Conclusion:

The proposals are situated to the rear of the property, resulting in no impact to street scene, the proposed layout and design is not considered to encroach further into the Green Belt and the overall scale of the proposals is not dissimilar to extensions elsewhere in the locality. The proposal is therefore considered appropriate as a limited extension to an existing property. It has no adverse impact on neighbouring properties and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/1612/09
Site Name:	Lincroft, Grange Lane, Roydon CM19 5HG
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/1364/09
SITE ADDRESS:	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr S Silverman
DESCRIPTION OF PROPOSAL:	Change of use of existing farm building into a proposed training centre.
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 The premises shall be used solely for a training centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 3 No more than 30 students/learners shall be training on site at any time.
- 4 The change of use hereby approved is limited to that indicated on plan titled Existing Building Footprint Hard and Soft Landscaping date stamped 06/08/09. The Indoor training area, open storage, open plan office and hard standing training shall be limited to the areas indicated within this plan and shall not be undertaken elsewhere within the site.
- 5 The training centre hereby permitted shall not be open to students outside the hours of 08:00 to 18:00 on Monday to Friday, 08:00 to 16:00 on Saturday and not at all on Sundays or public holidays.
- 6 The outdoor area of the application site shall not be used for training purposes outside the hours of 08:00 to 18:00 on Monday to Friday, 10:00 to 16:00 on Saturday and not at all on Sundays or public holidays.
- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 The area within the sight splays on site shall be retained to give a clear and continuous view of traffic and shall not contain obstructions above 600mm in height.
- 9 Prior to occupation of the site a detailed layout of the parking area shall be submitted to and approved in writing by the Local Planning Authority, and shall be provided and retained free of obstruction for the parking of staff, student and visitors vehicles. No vehicles shall be parked outside of the approved parking area.
- 10 Replacement gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 11 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

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:

Consent is being sought for the change of use of the existing farm building into a proposed training centre. The proposed use would be to carry out training (manual and written/lectures) relating to the construction industry and would primarily consist of City & Guild qualifications and NVQ's.

Description of Site:

The application site comprises a roughly rectangular plot 1.4 hectares in size. The site is an existing farm complex located on the eastern side of Sewardstone Road that has previously been used as a farm shop and an agricultural tyre storage and fitting depot. To the north, east and south of the site is agricultural and horticultural land consisting of open fields and farm buildings. To the immediate north of the site is a residential property known as May Cottage, and to the immediate south is Netherhouse farmhouse, a Grade II listed building. Opposite the site to the west are residential properties that form the ribbon development that is Sewardstone. The entire site is located within the Metropolitan Green Belt.

The building proposed to be used for training purposes is the 'farm shop' located on the southern site of the site, along with the yard to the rear of this, adjacent to the residential property known as Netherhouse Farm House. The site would be served by the existing vehicle access points and would retain the existing hard standing area for car parking.

Relevant History:

EPF/0105/88 - Erection of two (500sq. m.) portal framed agricultural buildings to replace fire-damaged and obsolete buildings – approved 1902/88
EPF/0198/95 - Use of existing farm shop for sale of other products – refused 11/04/95 (allowed on appeal 14/06/96)
EPF/1470/96 - Agricultural store/barn – approved/conditions 10/03/97
EPF/0789/00 - Change of use of existing farm shop and stores to agricultural tyre sales, stores and fitting – approved/conditions 06/09/00
CLD/EPF/2067/04 - Certificate of lawfulness for existing use of 2 no. barns and 2 no. containers – lawful 23/12/04
EPF/2066/05 - Change of use of farm buildings and buildings in mixed commercial/storage use to tyre fitting depot – refused 24/01/06 (dismissed on appeal 13/03/07)
EPF/2110/08 - Demolition of buildings and structures, construction of 40 residential units with 205 sq. m. industrial use. Restoration of listed barn and conversion to commercial use and landscape improvements – withdrawn 12/01/09
EPF/0583/09 - Demolition of ancillary farm buildings and construction of 41 residential units with parking and associated landscaping. Restoration of listed barn to provide 160sqm (G.E.A) shop/community use (revised application) – refused 09/07/09

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Development in the Green Belt
GB8A – Change of use or adaptation of buildings
DBE4 – Design in the Green Belt
DBE9 - Loss of Amenity
HC12 – Development Affecting the Setting of Listed Buildings
E11 – Employment Uses Elsewhere
LL1 – Rural Landscape
LL2 – Inappropriate Rural Development
LL10 – Adequacy of Provision for Landscape Retention
ST1 – Location of Development
ST4 – Road Safety
ST6 – Vehicle Parking

Summary of Representations:

104 neighbours were consulted, a Site Notice displayed and the following responses were received:

TOWN COUNCIL – No objection.

MILL HOUSE, MILL LANE – Object to the loss of agricultural use and due to the additional traffic this would create.

FRANDOR, SEWARDSTONE ROAD – Object to the loss of agricultural use, the increased traffic, the proposed opening hours, and as this would set a precedent.

56 GODWIN CLOSE – Object due to the increased traffic movements.

CHASAMY, SEWARDSTONE ROAD – No objection but concerned about the amount of traffic and activity that would result from this.

MULBERRY HOUSE, SEWARDSTONE ROAD – Feel that a farm in the Green Belt should only be used for farming and associated uses.

GLENVILLE, SEWARDSTONE ROAD – Concerned about increased traffic flow and this setting a precedent for further change of use in the future.

54 GODWIN CLOSE – Concerned about the increased traffic.

Issues and Considerations:

The key considerations in this application are the impact on the Green Belt, impact on neighbouring residents, and in terms of parking and highway safety.

Green Belt

The reuse of existing buildings within the Green Belt is considered as 'not inappropriate' provided they meet certain criteria. Local Plan policy GB8A gives preference to employment generating uses and community use when considering a change of use, and also requires that the following criteria are met:

- (i) *The building is of permanent and substantial construction, capable of conversion without major or complete reconstruction, and is in keeping with its surroundings in terms of form, bulk and general design.*
- (ii) *The use would not have a materially greater impact than the present use on the Green Belt and the purpose of including land in it.*
- (iii) *The use and associated traffic generation would not have a significant detrimental impact on the character or amenities of the countryside.*
- (iv) *The Council is satisfied that works within the last ten years were not completed with a view to securing a use other than that for which they were ostensibly carried out.*
- (v) *The use will not have a significant adverse impact upon the vitality and viability of a town centre, district centre, local centre or village shop.*

The proposed use of the site for commercial training (in relation to the construction industry) would constitute both an employment use, as it would employ 8 full time staff, and a community use, as it would offer training and educational opportunities. With regards to the specific requirements, these are assessed as follows:

- (i) The building proposed to be used for training purposes is of permanent and substantial construction and the application does not propose any significant changes to the building. Whilst the building would have maintenance/repair work undertaken (which could involve the re-cladding or re-roofing of the building), these alterations are not considered as major works and would not in themselves require planning permission. No alterations/additional doors or windows, or other additions to the building, are proposed.
- (ii) The current use of the site is for agricultural purposes, with the specific building in question being previously used as a farm shop. Further to this, other uses on the site include an agricultural tyre fitting service and stables. As the proposed development would only utilise the existing building, existing yard, and existing hardstanding areas, it is not considered that the principle of the

development would be any more harmful to the openness of the Green Belt than the existing agricultural use.

(iii) The application site is not considered to be in a particularly sustainable location, as it is not well served by public transport and is a considerable distance from local facilities and amenities. Policy ST1 states that “*in rural areas, for development which has transport implications, preference will be given to locations with access to regular public transport services and containing basic shops and other facilities*”. Although located within a small built up enclave the application site is not well served by public transport or local amenities. Due to this the proposed development would result in a reliance on private car use to and from this site. The intensification of use of the existing access has been the reason for refusal on previous applications, such as EPF/0583/09 whereby one of the reasons for refusal was as follows:

The proposed development involves the intensification of the use of the site and the existing access onto Sewardstone Road, which is a Radial Feeder road, the principle function of which is to carry traffic freely between major centres. This development is therefore contrary to policy ST4 of the adopted Local Plan and Alterations.

Furthermore, the appeal decision for EPF/2066/05 states that, due to the increase in car parking and vehicle movements the development “*would result in a significant increase in activity on the site... [and] the proposal would thus change the character of the site from a low key activity to a prominent commercial activity*”.

Sewardstone Road is classed as a Radial Feeder on Essex County Council's functional route hierarchy and, outside of or between areas of defined settlements, intensification of use of these roads is prohibited, and therefore the previous applications were considered unacceptable. However, the recently refused application (EPF/0583/09) related to 41 residential dwellings along with a shop and community centre, and proposed an estimated 246 vehicle movements per day. The scheme dismissed on appeal (EPF/2066/05) related to the change of use of the site to commercial purposes and storage use relating to a tyre fitting depot and proposed between 80 and 100 vehicle movements per day. The proposed change of use to a training centre proposed here estimates approximately 150 vehicle movements per week (Monday to Friday inclusive) and an additional 20 vehicle movements at weekends. Due to this considerably lower level of traffic movements it is considered that in this instance the highway movements would not be detrimental to the free flow of traffic on this Radial Feeder road. Furthermore, it is considered that the proposed vehicle movements would not be dissimilar to those associated with the last known use of the site. As such the traffic generation resulting from the proposed change of use is not considered to be detrimental to the character or amenity of the countryside or to the safety or free flow of traffic on Sewardstone Road.

(iv) No works have been undertaken to the building in the last ten years with the view of securing any use other than the currently lawful agricultural use of the site.

(v) The proposed development would not detrimentally impact on the vitality or viability of any town centres or other local shopping parades.

Due to the above it is considered that, given the scale of the development, the change of use of the application site (subject to limitations) would not be considered an inappropriate development within the Green Belt, and as such this proposal complies with PPS2 and the relevant Local Plan Green Belt policies.

Impact on neighbouring residents

The change of use would utilise the existing building and would not result in any additional buildings being erected. Given the type of training proposed there would be a certain level of

manual teaching required, which may result in a level of noise from the site (particularly if undertaken within the rear yard area). Whilst the building and yard subject to the change of use is some distance from the majority of residential dwellings (approximately 80m from the closest dwelling on Godwin Close to the west and May Cottage to the north), and is separated from these by Sewardstone Road, the building and yard do adjoin Netherhouse Farm House to the south. This residential dwelling and main section of the private garden is located further forward to the building and yard under consideration, and as such the main area of concern is the rearmost part of the curtilage. Planning permission was recently granted (2008) for a private stable block and paddock related to Netherhouse Farm House, which would be immediately adjacent to the building and yard area.

The proposed opening hours of the training centre are 08:00 till 18:00 Monday to Friday (inclusive) and 08:00 till 16:00 on Saturday, which are considered acceptable. However it is considered that a further restriction be imposed limiting the hours of use of the outside yard area on Saturdays to 10:00 till 16:00. This will reduce the noise impact on neighbouring residents and could be imposed in conjunction with a screen of tree planting to provide a buffer zone between the yard (and part of the car park) and the neighbouring property. Subject to these conditions it is considered that the proposed use of the site as a training centre would not detrimentally impact on the amenities of neighbouring residents.

Car Parking

The submitted application forms state that there is space within the site for the parking of 100 cars, and that only 80 spaces would be required for this application. Given that there would be no more than 30 students on site at any one time, and only 8 members of staff proposed, this level of car parking is well in excess of what is required. There are several large areas of hardstanding on the site, which have previously been used for informal car parking in relation to the use of the site, however there are no marked out parking spaces currently on site. Given the existing level of hardstanding on the site, and the previous situation of cars being parked on said hardstanding, it is considered that the retention of this use would be acceptable. However it would be beneficial to receive details of the parking (including bicycle and powered two-wheelers) and to have parking areas clearly marked out on site to ensure that vehicles are not parked carelessly or detrimentally to users of the site or surrounding area.

Highways

As previously stated it is considered that, given the relatively low level of vehicle movements proposed, this change of use would not be any more detrimental to highway safety or the free flow of traffic on Sewardstone Road than the existing/previous use of the site. However, given the previous reasons for refusal and known highway problems in and around the site it is essential that these traffic movements are controlled. It is stated within the submitted business plan (and confirmed verbally by the applicant) that there would be no more than 30 students on site at any time. As such a condition limiting the number of students/learners on site should be added to ensure the use of the centre does not intensify. Furthermore some additional highways conditions should be added in terms of visibility splays, surface material and access gates.

Other matters

It is proposed that additional landscaping will be undertaken on site to improve the overall visual appearance of the area. This can be secured via condition and would be used to provide the previously mentioned screening between the site and the neighbouring residential property.

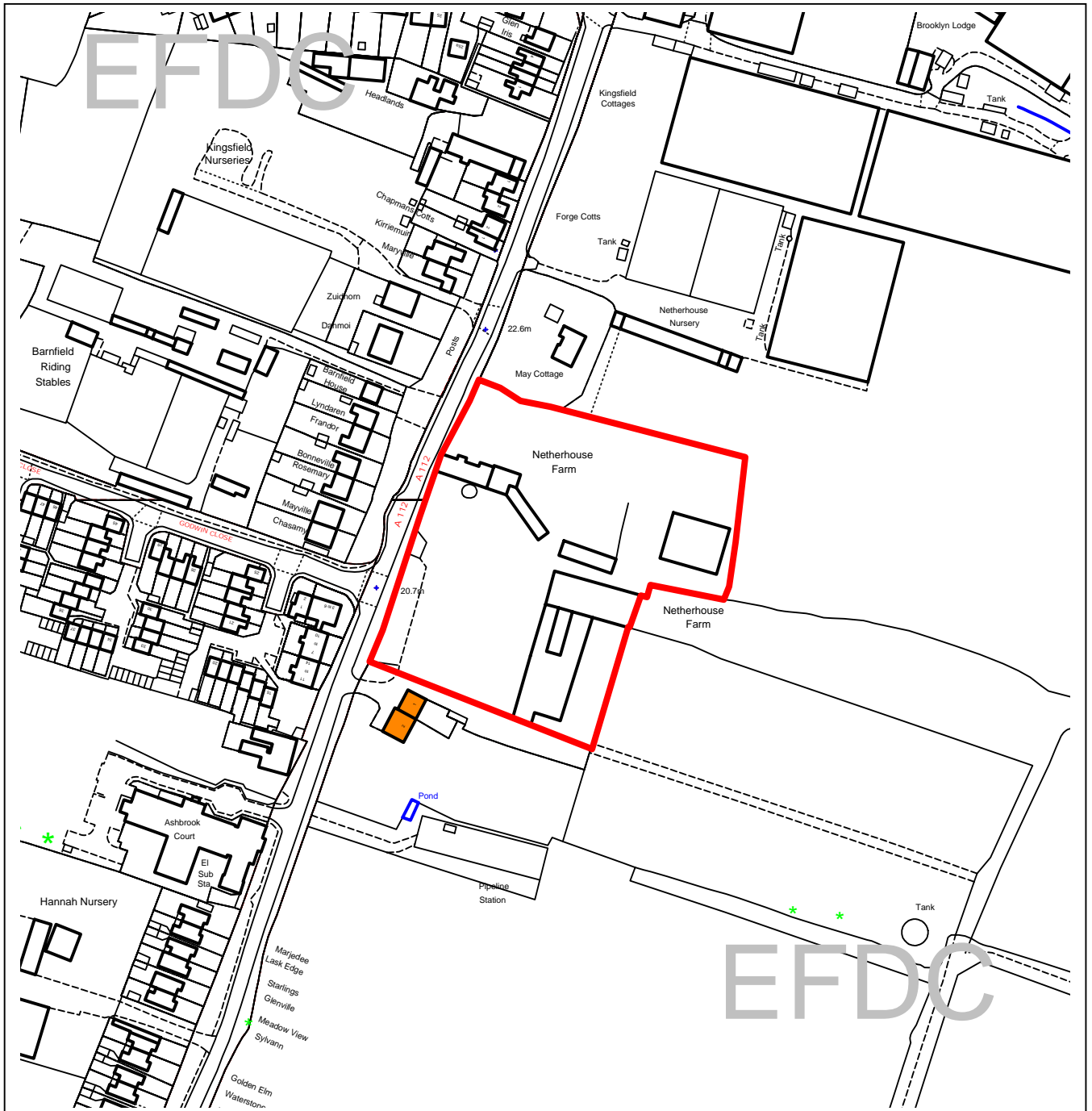
Conclusion:

As outlined above, the change of use of existing buildings within the Green Belt are in principle not considered as inappropriate, and the specific circumstances of this proposal are acceptable. Due to this, and subject to conditions, the proposed development complies with the relevant Local Plan policies and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/1364/09
Site Name:	Netherhouse Farm, Sewardstone Road Waltham Abbey, E4 7RJ
Scale of Plot:	1/2500