

Report Item No: 1

APPLICATION No:	EPF/1271/09
SITE ADDRESS:	The Green Man School Road Toot Hill Ongar Essex CM5 9SD
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mr D Hunt
DESCRIPTION OF PROPOSAL:	Replacement of former stables with accommodation block and rear extension to form conservatory and storage.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed accommodation block is inappropriate development in the Green Belt, by definition harmful, additionally the position, size, and scale of the accommodation block would have a materially greater impact on the openness of the Green Belt than the stable building and hedgerow that it would replace, and would therefore be physically harmful to the openness of the Green Belt. No very special circumstances sufficient to outweigh this harm have been demonstrated. The proposal is therefore contrary to policy GB2A of the Adopted Local Plan and Alterations.
- 2 The proposed accommodation block due to its size and position within the site and its detailing, including the uncharacteristic dormer windows within the roof, is considered out of character with the rural location and harmful to visual amenity contrary to policy DBE4 and of the Adopted Local Plan and Alterations.

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

Description of Proposal:

The proposal is for the replacement of a former stable block within the curtilage of The Green Man Public House with a much larger structure, measuring 40m x 5m to provide 7 No. guest rooms for ancillary overnight accommodation. The building would have a hipped roof to a height of 4.8m with dormer windows breaking the roofline. The external materials proposed are brick and tile. The application also includes an attached conservatory and storage space to the rear of the existing Public House.

Description of Site:

The proposed accommodation block has been substantially completed with the external walls, internal walls and a number of brick piers for roof support completed. A Temporary Stop Notice was served when it became apparent that the works did not have planning permission but work has continued since its expiration on 23/09/09. The site is within The Metropolitan Green Belt but the public house is not listed and the site is not within a conservation area. The Public House is located on the eastern side adjacent to the roadway with a yard area, which could be used for parking at the rear. The rear of the site is fairly well screened by existing trees. The immediate area is residential with arable farmland bordering the proposal site at the rear.

Relevant History

EPF/1232/76 - Use of land for car park. Grant Permission (with conditions) - 01/11/1976.

EPF/1477/76 - Change of use of outbuildings to public house and alterations to elevations. Grant Permission (with conditions) - 13/12/1976.

EPF/0277/83 - Single storey side and rear extensions and porch. Grant Permission (with conditions) - 20/04/1983.

EPF/0239/00 - Proposed rear conservatory extension. Grant Permission (with conditions) - 09/06/2000.

EPF/0573/04 - Conversion of stable block into 5 no. units of ancillary accommodation (Guest Bedrooms). Grant Permission (with conditions) - 14/05/2004.

LB/EPF/0574/04 - Conversion of stable block into 5 no. units of ancillary accommodation (Guest Bedrooms) within curtilage of Listed Building. Grant Permission (with conditions) - 14/05/2004.

NB despite the above reference to Curtilage Listed Buildings, neither the public house nor the stable block is listed.

Policies Applied:

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

Policy GB2A – Development in the Green Belt

Policy DBE4 – Design in the Green Belt

Policy DBE9 – Loss of Amenity

Policy LL10 – Adequacy of Provision for Landscape Retention

SUMMARY OF REPRESENTATIONS:

4 properties were consulted and a site notice was displayed, the following replies were received;

1 BARN MEAD: Objection. Out of keeping and exceeds previous stable block in terms of height and length. Emergency services would have difficulty accessing garages at rear.

2 BARN MEAD: Objection. New building is substantially larger, both the height of the walls and pitch of the roof. Previous building was not visible and now an expanse of brickwork is visible from rear of the house and garden, replacing an existing hedge which has been removed. Dormer windows indicate an upper floor. Could the pub not have been renovated to provide accommodation? Issues with emergency services reaching garages at the rear. Reduction in parking due to increased demand. Previous reduced scheme was more acceptable.

PETITION: SUPPORT. A petition in support of the application has been received and signed by 66 members of the public.

PARISH COUNCIL: No Objection.

Issues and Considerations:

The main issues to consider in this case are appropriateness of this development in the Green Belt and issues in relation to neighbour amenity.

Green Belt Location

The submitted plans show the proposed accommodation block structure recessed back from the building line of the Public House, when it in fact projects approximately 0.5m forward from the corner of the building. Planning Approval was granted for the conversion of an existing stable block in 2004 into 5 No guest rooms. This building was much smaller at 20m long and was subsequently demolished. The applicant has indicated in a supporting statement that this was on safety grounds, as the building proved to be structurally unsound during the conversion works. The officer's report at the time stated that "this is a brick built structure of solid appearance and substantially suitable for conversion" and therefore worthy of retention.

Notwithstanding this point, Policy GB2 permits appropriate development in the Green Belt and defines eight categories in which development may be permitted and deemed appropriate. The proposed development does not fall within any of these categories, and is inappropriate development, by definition harmful. (whereas the conversion of an existing building is appropriate in policy terms. Additionally the proposal is also much longer than the building it replaces and has a higher eaves and ridge line and introduces a dormer window feature which is not a traditional feature of ancillary buildings in the rural area. The building would be harmful to its Green Belt setting in terms of size and scale and detailing. PPG2 states that where inappropriate development is proposed very special circumstances that are of sufficient importance to outweigh harm to the Green Belt should be clearly demonstrated by the applicant. In relation to this the applicant has briefly stated thus; that the structure and its proposed use are needed in order to maintain the viability of the business, by attracting overnight guests using other local businesses. This would, it is hoped, secure the Public House as a Local facility. It is evident from the submitted petition that there is also some local support for the proposal, but the applicant has not submitted any supporting evidence to show that the business is not currently viable or any business plan to show how the provision of overnight accommodation will secure the future of the pub.

It is considered that the building represents inappropriate development and the special circumstances provided do not outweigh harm to the Green Belt setting. The work has been carried out insensitively resulting in the loss of hedge cover along this boundary. The building is therefore exposed and overly dominant resulting in an excessively long featureless wall clearly visible from the roadway. The potential of landscaping softening the impact of the proposal on this elevation has been lost.

The point has been made of a previous building on the site close to where this building will be constructed. Council records do show a building in position but it is evident that this has been demolished some time ago and this bears no influence on the decision.

The conservatory and storage room extension to the main building is not considered to be contentious and in design terms would be acceptable. Its position at the rear of the building, and tree cover would mean it would largely go unseen and would have no impact on the local streetscene, although it does impact on openness it is not considered to be excessive.

Neighbour Amenity

Policy DBE9 requires that residential extensions do not lead to loss of neighbour amenity in relation to such things as visual impact, overlooking or loss of daylight/sunlight.

The proposal has replaced a hedge, when viewed from the rear of the neighbouring properties. Although this is regrettable the existence of a 2.0m fence at the neighbouring boundary and the position of an access road between the proposal and the neighbouring properties reduces impact and is not considered a strong enough reason to warrant refusal in this instance. The structure on the front elevation would not be significantly more dominant than the stable block it replaced in terms of neighbour amenity.

Parking/Highway Concerns

Objection letters make the point that access will be affected to garages at the rear of the access road and that parking will become an issue. Essex County Council Highways Department have been consulted and have no objection to the application and suggest no conditions to an approved application. It is considered that additional parking could be accommodated within the site and the increased traffic generated would not significantly harm the Green Belt location. It is further considered that as the building is, in part, in the same position as a demolished brick structure, access to the rear should not be further compromised.

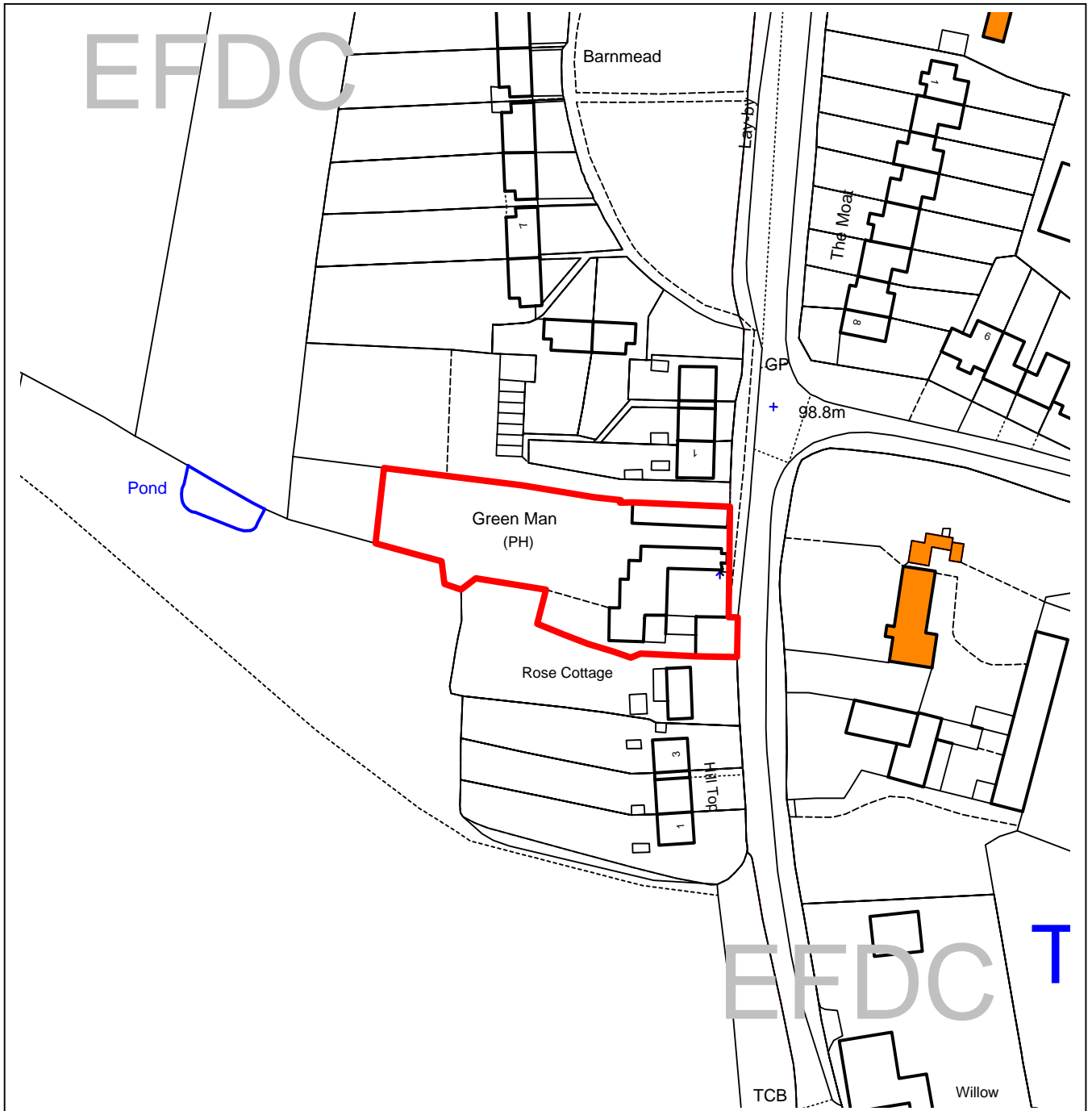
Conclusion:

This application represents inappropriate development in the Green Belt, whereby a case of very special circumstances must be made to warrant an approval. The applicant cites a need for the proposal to maintain the viability of the business and therefore its current use as a focal point for village life. Current planning guidelines recognise the importance of maintaining the sustainability of rural communities and local support for the scheme is recognised. Officers are not wholly against the provision of such a facility within the grounds of the public house and recognise the importance of the community facility. The Council has approved similar developments of overnight accommodation elsewhere in the District's Green Belt in similar circumstances. However in this instance the proposed development is considered poorly located within the curtilage of the pub and of poor design. The works that have been carried out are unsympathetic to its surroundings, leave little space for replacement landscaping, are harmful to the green belt and the rural character of the area and a case has not been made for the need for the development, on this basis the application is recommended for refusal.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1271/09
Site Name:	The Green Man, School Road, Toot Hill CM5 9SD
Scale of Plot:	1:1250

Report Item No: 2

APPLICATION No:	EPF/1311/09
SITE ADDRESS:	Land adjacent 68 York Road Blenheim Way North Weald Essex CM16 6HT
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Crest Nicholson (Eastern) Ltd
DESCRIPTION OF PROPOSAL:	The construction of hardstanding for car parking
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 Prior to the commencement of works the applicant shall submit and have approved in writing by the Local Planning Authority a Construction Method Statement. This Statement shall include detail of any storage compound, contractor and visitor parking, location of wheel washing facility and details of main access. This statement shall set out working hours for contractors operating onsite and detail any Membership to a Considerate Constructors Scheme.
- 3 Before the commencement of the development, or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:
 - (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
 - (b) An assessment of condition, and value.
 - (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
 - (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.

- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 Prior to the commencement of the development details of the proposed surface materials parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first use of the development.

- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee because:

- *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).*

The application was deferred at a previous meeting to enable negotiation and to address concerns of Members and Local residents. A revised layout has been submitted and the parking area has been moved forward adjacent to the road, leaving a green space and tree to the rear. Neighbours have been reconsulted on the amended scheme.

The report has been amended to address the changes to the proposal.

Description of Proposal:

The applicant seeks consent to provide 7 parking spaces in a hard surfaced area adjacent to 68 York Road. The parking layout has been revised subsequent to Officer discussions seeking to retain a street tree.

The proposals are inextricably linked to the determination of applications EPF/1655/02 and EPF/0081/09 as the provision of parking in this location is required by the S106 relating to the outline consent. The obligation is that the developer of the former parade ground site must provide additional parking in identified areas for the use by residents and visitors in the wider area.

Description of Site:

The site is situated adjacent 68 York Road, near a building currently owned by the Council and used for record storage and a flat roof building which is understood to be a defunct pumping station.

The immediately adjacent highway is currently a turning head leading onto York Road and further along to the presently unadopted Blenheim Way. The gated highway at this point is presently used by residents as parking.

Relevant History:

EPF/1655/02 – Outline application for redevelopment to provide residential development with access from Blenheim Way and York Road – Approved with a S106.

EPF/0081/09 – Reserved Matters Application for 126 unit - Approved

Policies Applied:

Epping Forest District Local Plan and Alterations

CP01 - Achieving Sustainable Development Objectives
CP02 - Protecting the quality of the Rural and Built Environment
GB02A - Development in the Green Belt
GB07A - Conspicuous Development
DBE06 - Car Parking in new developments
DBE07 - Public Open Space
ST04 - Road Safety
ST06 - Vehicle Parking

SUMMARY OF REPRESENTATIONS:

10 neighbouring properties were notified originally, the following comments were received:

68 YORK ROAD – Both occupants have provided the same letter as objection. Object due to the loss of the green space, the increased noise and disturbance and car fumes impacting garden and property here. Object due to existing parking issues in the area and insufficient spaces for existing and new residents. Loss of a play area, and potential for increased parking from visitors to the market. Security and overdevelopment concerns are also raised.

1 YORK ROAD

Object to the loss of a green space used as a play area. Concerns relating to noise and pollution in proximity to gardens and the loss of existing spaces (9 if double parked) The proposals provide 7 independent spaces.

NORTH WEALD PARISH COUNCIL:

The Council Objects to this application, however we would be happy to consider a revised application which takes into consideration the privacy of local residents.

Following a revised layout of the parking area 10 neighbours were re-notified and the following comments have been received:

66 York Road – Object due to satisfactory existing parking arrangement and concerns that the proposals are intended to serve the nearby residential development on the former parade ground. Objections are also raised towards the opening of the access between York Road and Hurricane Way, the resultant loss of existing parking and traffic generation.

68 York Road – Object due to loss of the existing parking area used in the turning head serving the street, the loss of green space, the potential damage to tree roots and potential impacts to the structural integrity of the neighbouring residences and adjacent currently unused building.

NORTH WEALD PARISH COUNCIL: No objection

Members should be aware that this report has been drafted before the end of the neighbour consultation period. Any further representations received will be reported direct to Members at the meeting.

Issues and Considerations:

The main issues for consideration relate to the layout of the car parking, the location of the additional parking provided and neighbouring amenity.

The S106 associated with the outline application required the applicant to provide a parking area in this location and had stipulated a layout which the applicant had previously followed. At the request of Officers and in light of objections raised, the applicant has revised this layout to retain a greater landscaped area and an established tree to the rear of this space.

The applicant has indicated they are willing to enter an agreement to vary the original S106 to enable a departure from the previous layout.

The layout of the car parking remains acceptable, with spaces remaining easily accessible, furthermore the proposals have no greater impact on neighbouring amenity, and whilst more visible in the streetscene, the revised layout does improve visual amenity with the retention of the tree and a greater area of soft landscaping.

Neighbouring objections relating to the opening of the access have no bearing on this application as the access and highway alterations are beyond the scope of this application. The Council's Tree and Landscape Officer has requested conditions to ensure the preservation of the existing tree, and issues relating to structural integrity are not a planning consideration.

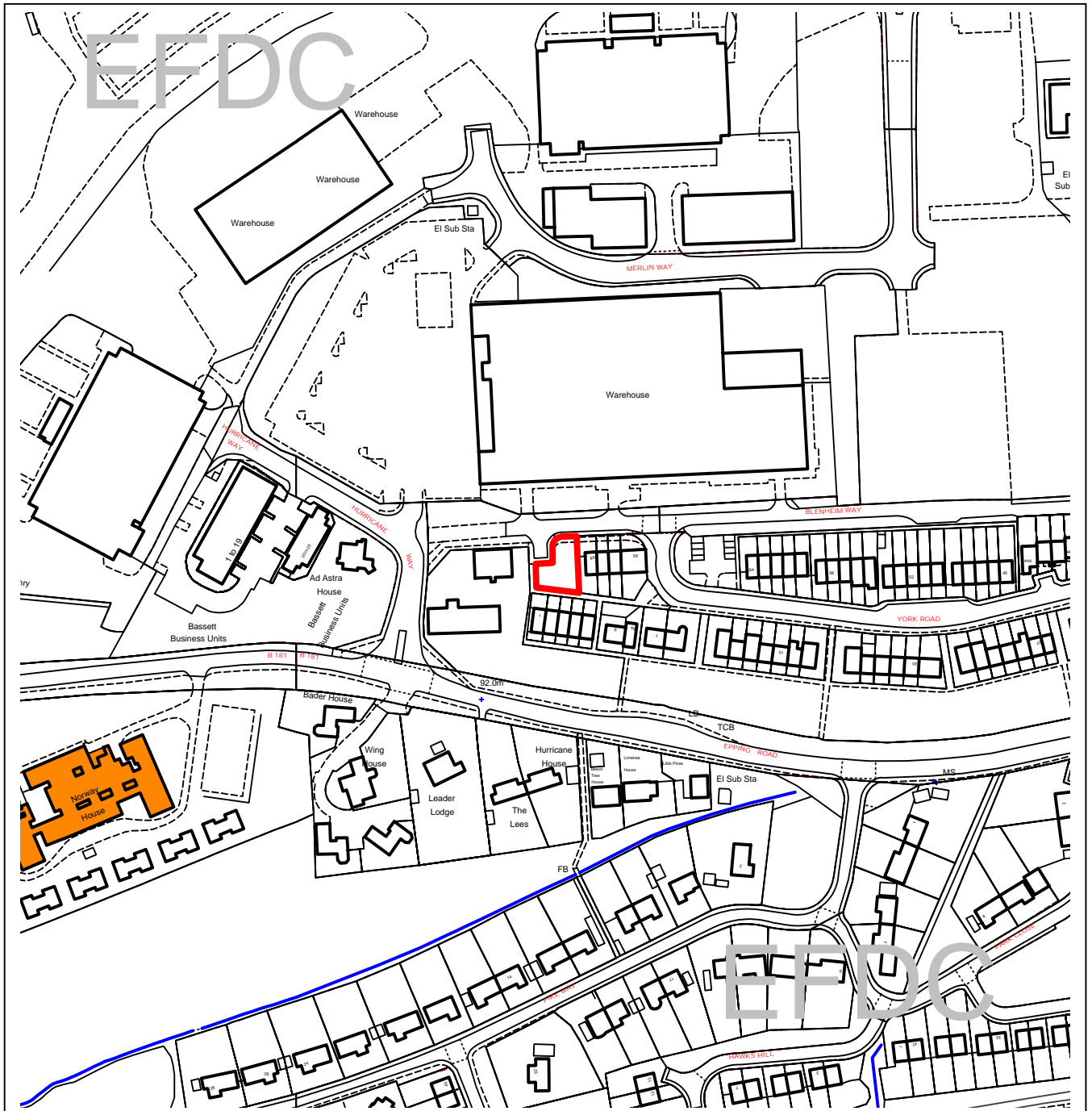
Conclusion:

With no significant adverse impacts identified, the proposals are recommended for approval subject to conditions and the variation of the original S106 to which this application relates.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1311/09
Site Name:	Land adjacent 68 York Road, Blenheim Way, North Weald, CM16 6HT

Report Item No: 3

APPLICATION No:	EPF/1339/09
SITE ADDRESS:	22 Forest Drive Fyfield Ongar Essex CM5 0TP
PARISH:	Fyfield
WARD:	Moreton and Fyfield
APPLICANT:	Mr Nick Housden
DESCRIPTION OF PROPOSAL:	To convert existing carport into garage through installation of timber door across opening.
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 A solid timber dark brown garage door shall be installed.

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 Councils delegated functions).

Description of Proposal:

The proposal is to convert existing carport into a garage through insertion of timber door across opening.

Description of Site:

The application site is part of a rectangular building, containing 4 car ports serving 4 houses on this relatively new housing development at the former Elmbridge Hall School to the site south of Fyfield. The site lies within the Metropolitan Green Belt.

Relevant History:

None.

Policies Applied:

Adopted Local Plan and Alterations

DBE2 - Effect on neighbouring properties;
GB2A - Development in the Green Belt.

SUMMARY OF REPRESENTATIONS:

3 neighbours were consulted, and a site notice erected, but no representations have been received from neighbours/residents.

FYFIELD PARISH COUNCIL – object since the application would set a precedent which adversely affects the open aspect of the development. The proposal is not in keeping with surrounding structures and would spoil the aspect of the whole area.

Issues and Considerations:

This is a minor development which requires planning permission in this instance because this car port building lies outside the curtilages or domestic gardens of houses on this development.

The car port building has a roof and solid walls/cladding on 3 sides with brick piers at the front delineating the 4 car ports used by residents of nos. 20, 22, 24, and 18 Forest Drive. The provision of a timber door to enclose one of these 4 openings has a negligible impact on the openness of the Green Belt, particularly because the space inside is enclosed already on 3 sides. If other similar proposals were made in respect of the other 3 car ports the open aspect of the Green Belt would still not be compromised.

In terms of amenity this is a small change to the appearance of this car port building and an appropriate dark brown timber solid door is to be used. Whilst this will of course be different to the remaining three spaces within the block, in visual terms a door rather than a gap or a parked car is not considered harmful. The appearance of the proposal is therefore considered satisfactory.

Conclusion:

The addition of a door to of this car port will not adversely impact on parking, openness or on visual amenity and the application is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/1339/09
Site Name:	22 Forest Drive, Fyfield Ongar CM5 0TP
Scale of Plot:	1:500

Report Item No: 4

APPLICATION No:	EPF/1744/09
SITE ADDRESS:	19-23 High Street Epping Essex CM16 4AY
PARISH:	Epping
WARD:	Epping 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. (Revised application with alterations to height and position of sub-station.)
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 materials of construction shall be in accordance with the details submitted in the planning application unless otherwise agreed in writing by the Local Planning Authority.
- 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 in 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:

This is a revised application, following a refusal and 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 3.52m square with an eaves height of about 2.6m and a ridge height of 3.6m. The building is to be sited 2.1m from the eastern boundary of the site, about 49m from the road frontage and 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 being redeveloped for sheltered accommodation in accordance with a scheme that was allowed on appeal. The proposed sub station site is 2.1m from the rear boundary of number 6 Beech Place and 5m from the rear garden boundary of number 7. There is an existing 1.8m high brick wall between the site and No.6.

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.

EPF/0116/09. Installation of electricity sub station. Refused by committee for the following reason: The proposed building due to its height and bulk and its siting close to the boundaries of adjacent residential properties will have an overbearing visual impact harmful to the residential amenity of the occupants of 5,6 and 7 Beech Place, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

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: No comments received at time of writing. Any comments will be reported orally at Committee.

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

4 BEECH PLACE, EPPING –Strongly object. The sheer size of the building behind a very small garden with a 1.9m wall would be overbearing, towering above the wall by 6ft, even though it is 1.2m away from the wall. The structure is potentially a very dangerous high voltage mechanism, which if vandalised could cause mayhem. Too close to gardens, noisy, smelly, overbearing to children in gardens, will seriously affect neighbours amenity space. The developers stated at the public inquiry that a sub station was not needed.

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.

Reducing the height of the building does not resolve these issues. How can the application be accepted without details of the type of transformers they propose and what type of electrical load will be present? Continued applications are having a stressful impact on our lives.

6 BEECH PLACE, EPPING. Strongly object. There are other places within the site which would not impact on us, why should it be placed so close to our properties. The proposal will seriously impact on residential amenity. Our living rooms are at the rear of the house. The sub station will tower over our wall. The 70cm reduction in height from the previous application will not make much difference. Worried about safety issues that arise with sub stations. Worried because there are underground wells and electricity and water do not mix. Concerned it will attract vandals and thieves. Why was the substation removed from the plans that were determined at appeal?

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 substation is too close to the house and garden, health risks are worrying and buzzing will be detrimental to the use of our garden.

15 HIGH ROAD, EPPING - the revised application does not address the height and overbearing intrusion to the immediate families in small gardens. The sub station adds to the harm that the surrounding properties will suffer from the flatted development that should not have been allowed. At appeal it was stated that there would not be a sub station, I am sure that the addition of the sub station would have rendered the site totally unsuitable.

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 current proposal is an amended scheme following the refusal of the earlier proposal (EPF/0116/09) The differences between this application and the refused scheme are: The maximum height of the building has been reduced from 4.4m to 3.6m. The building is to be sited 1m further from the boundary with No 6 Beech Place and 1m further from the side boundary of No 7 Beech Place,

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 a considerable distance 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 clay tile. 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 2m 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 2.1 metres from the rear garden wall of No 6 Beech Place (about 10 metres from the back of the dwelling and about 9m 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 3.6m. 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.

Members should also be aware that the switching station equipment itself within the building could be installed by EDF Energy in this position without the need for planning permission as it is permitted by the General Permitted Development Order, and it could be simply enclosed by fencing. It is only the brick enclosure that requires consent and officers have encouraged the applicants to provide such an enclosure on both aesthetic and amenity grounds, to maintain the visual amenity within the site and more importantly to reduce the noise that would otherwise be audible in adjacent gardens.

To put the size of the building in context, had the development site still been the rear garden of a single dwelling house then in this position (at least 2 metres from the boundary of any adjacent property) the householder could erect a detached outbuilding with a ridge height of 4m and an eaves height of 2.5m covering up to 50% of their garden area without the need for planning permission. As stated above therefore, the building proposed is of small domestic outbuilding scale.

Impact on parking and amenity space.

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. The brick housing is the smallest possible to accommodate the sub station. The switching equipment of whatever size EDF energy require can be installed without the need for planning permission. Planning permission is only required for the building within which it is housed.

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. Again the provision of the building is seen as an advantage over the fallback position of providing the equipment within a fenced enclosure.

The Inspectors 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, and the application must be determined on its merits.

Siting the substation elsewhere within the development

The sheltered housing development that was approved on appeal is a large development within a relatively small site. Very little space is retained around the building and the sub station needs to be accessible. There is inadequate space around to the rear of the building to provide proper access to install and maintain the switching equipment in a position adjacent to the allotments to the rear. Alternative positions within the site would result in the loss of parking or would be located close to the road frontage which would result in a reduction in landscaping and building forward of the building line, which would be detrimental in this location, to the street scene. The siting that has been proposed must be considered on its merits.

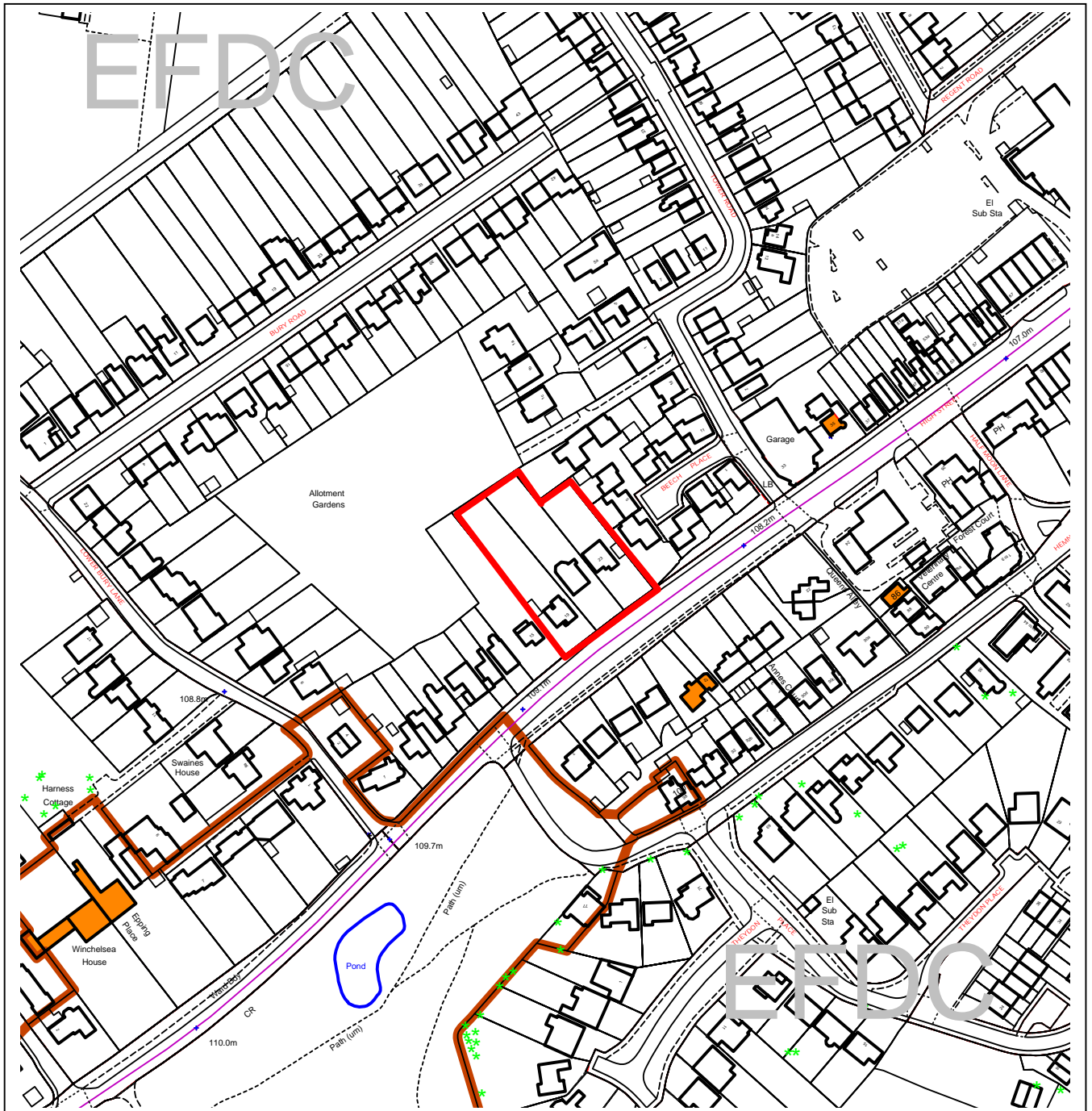
Conclusion:

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 reduction in height since the previous refusal and the increased distance from the residential properties is considered to overcome the previous reasons for refusal and the proposal is 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:	4
Application Number:	EPF/1744/09
Site Name:	19-23 High Street, Epping CM16 4AY
Scale of Plot:	1:2500