

Report Item No: 1

APPLICATION No:	EPF/2015/09
SITE ADDRESS:	Condor Building Civic Offices 323 High Street Epping Essex
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Epping Forest District Council
DESCRIPTION OF PROPOSAL:	Replacement of single glazed window units and non-thermally insulated cladding panels with double glazed units and insulated infill panels.
RECOMMENDED DECISION:	Grant Permission

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

This application is before this Committee since it is an application for the Council's own development or is on its own land or property that is for disposal (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).

Description of Proposal:

The Council seeks to replace all window openings within the Condor Building of the Civic Offices Epping High Street.

The proposals would replace existing single glazed windows and infill panels below with double glazed units and composite insulated infill panels to improve thermal performance. The replacement panels beneath the windows would not have the current shiplap finish but instead would provide a solid panel of textured or micro ribbed aluminium sheet, finished in pure white.

All windows on all elevations are proposed to be replaced on the Condor Building of the Civic Offices. No new windows are being introduced.

Description of Site:

The Condor Building is a 1960's steel frame building linking the 1990 building to the 1980's rear extension, it is mostly screened from view from the High Street by the front 1990's building and other developments along the High Street. The building is orientated looking out over car parking areas with the northwest elevation looking out over Homefield Close.

The Civic Offices are situated at the end of Epping High Street outside of the retail core area but within the generally built up urban area and within Epping Conservation Area. None of the office buildings are Listed.

Relevant History:

The Civic Offices site has an extensive history relating to office accommodation and alterations but none relating to previous window alterations.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP01 - Achieving Sustainable Development Objectives
CP02 - Protecting the quality of the Rural and Built Environment
DBE3 – Design in Urban Areas
HC7 – Development within Conservation Areas

Summary of Representations:

EPPING TOWN COUNCIL: Committee had no objections to this application.

15 HOMEFIELD: Raised queries relating to the development but raised no clear objections.

Issues and Considerations:

The main issues for consideration relate to the potential impacts to the design and appearance of the building, the Conservation Area and potential impacts to neighbouring amenity.

The proposals would result in a minimal visual change to the finish of the existing windows with the only discernable change being to the panels beneath the window openings with the loss of the panelled appearance. This is not a significant alteration and would not detract from the overall visual appearance of the building.

In terms of the Conservation Area, the Condor Building is largely obscured from view from the main High Street and public areas and with little visual discernable change the replacement windows are considered to preserve the existing appearance of the building and in turn the Conservation Area.

In respect of neighbouring amenity, the replacement windows do not differ in size from those which presently exist therefore no additional or intensified overlooking would arise.

The introduction of double glazing and thermal panelling to this building is in accordance with the sustainability policies of the Local Plan.

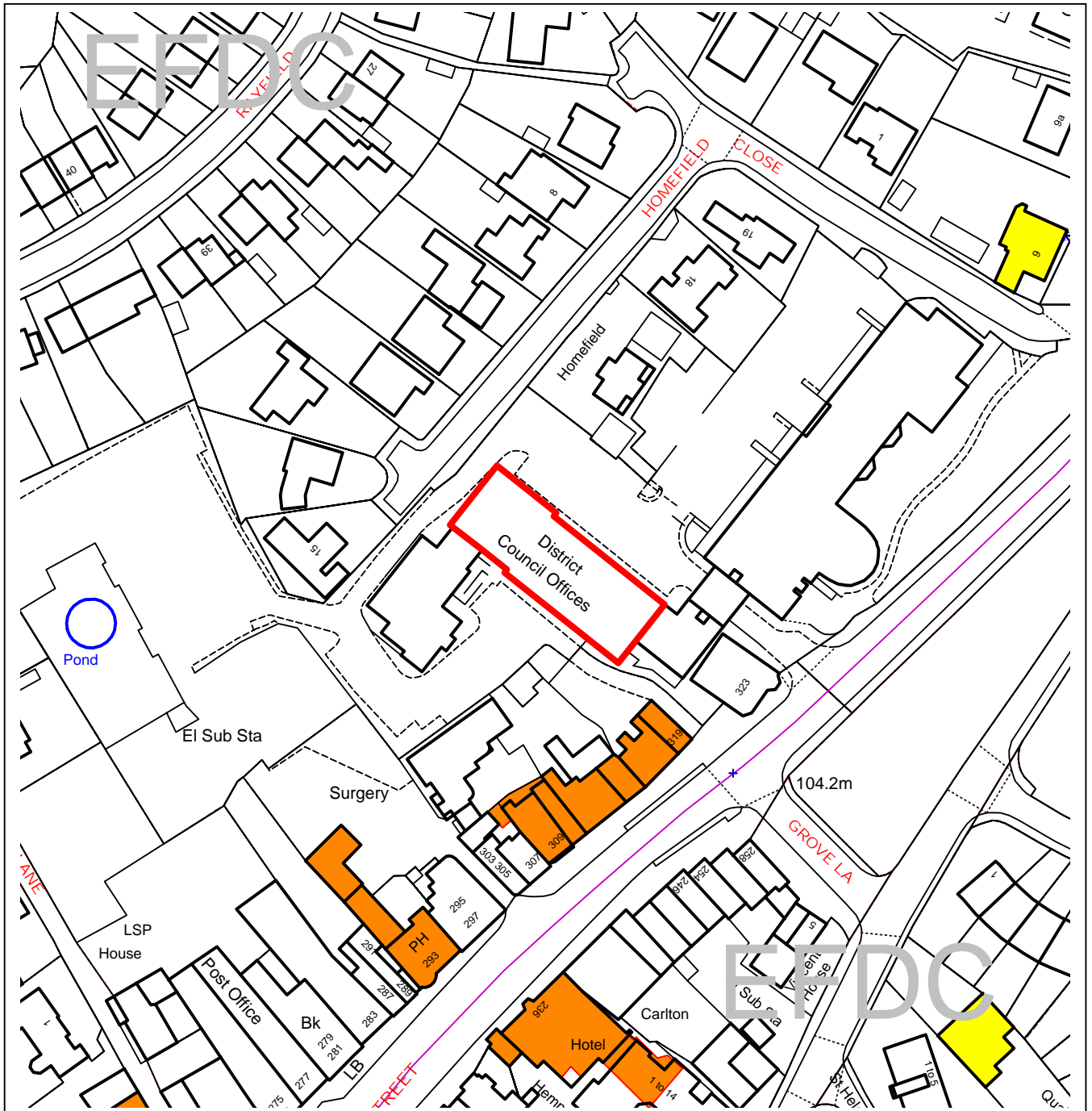
Conclusion

The proposal to replace the windows on the Condor Building is minimal in nature, requiring consent only due to the loss of the panelled appearance of the area beneath the windows. The insertion of a plain or ribbed panel is not detrimental and with no further adverse impact to neighbour amenity, the character and appearance of the building or the Conservation Area, Officers recommend approval.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/2015/09
Site Name:	Condor Building, Civic Offices 323 High Street, Epping,
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2094/09
SITE ADDRESS:	The Old Well London Road Stanford Rivers Ongar Essex CM5 9PH
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mr S Lapsie
DESCRIPTION OF PROPOSAL:	Two storey side/rear extensions, part two/part first floor front extension and creation of front gable to existing roof.
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:

It is proposed to enlarge a detached house by erecting a two-storey extension to the north-east elevation, a part single, part two-storey side extension to the south-west elevation with a part single, part two-storey rear projection that would partially wrap around the rear of the existing house.

The single storey elements of the extensions adjacent to the south-west elevation would abutt the boundary of the property with Edgefield while the two-storey elements would be set between 1.3m and 1.5m from that boundary. The rear extension would project 3m rear of the existing rear wall and have a width of 5.3m at ground floor and 4m at first floor.

The two-storey extension to the north-east elevation would be set between 1.2m and 1.5m from the boundary of the property with 19 London Road. It would include a garage.

The extensions would have gabled roofs. Their design would introduce a gable feature at either end of the front elevation. The external materials would match those of the existing house.

Description of Site:

This application relates to a wide fronted detached house within a built up enclave in the Metropolitan Green Belt. It is not in a conservation area.

The house is accessed directly off the south east side of London Road and has 2 vehicular accesses. It is a simple gabled house with a part width single-storey front addition and a single storey side garage addition.

Neighbouring houses are detached and, in the case of Edgefield and 19 London Road, are of larger scale. The immediate locality is characterised by wide fronted two-storey detached houses with pitched roofs that either abut or are sited very close to the boundaries with their neighbours.

Edgefield has a very large single storey addition that wraps around the house adjacent to the boundary with the application site and projects some 5m rear of the rear wall of Old Well. 19 London Road is part single, part two-storey, with the two storey element set between 0.5m and 1m from the boundary with the application site and extending 1m rear of the rear wall of Old Well.

Relevant History:

EPF/0488/09 Erection of front porch, two-storey front, two-storey rear and two-storey side extensions. Remodel roof with front and rear gable ends and 6 rear facing dormer windows. REFUSED on grounds of poor and inappropriate design and harm to amenity.

Policies Applied:

CP2	Protecting the Quality of the Rural and Built Environment
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
DBE9	Loss of Amenity
DBE10	Residential Extensions

Summary of Representations:

NEIGHBOURS: - The occupants of 4 neighbouring properties were consulted and a site notice displayed but no response was received.

STANFORD RIVERS PARISH COUNCIL: - Objection.

- Too close to boundaries – would create a terrace effect
- Poor elevations

Issues and Considerations:

Planning policy allows for extensions to houses in the Green Belt provided they are not disproportionate and preserve the open character and visual amenities of the Green Belt. Having regard to the scale of the development and the location of the site within a built up enclave within the Green Belt, the proposed additions are not disproportionate and therefore they are appropriate development in the Green Belt.

The remaining issues to consider when assessing the merits of the proposal are its design and impact on amenity. The proposal has been developed to overcome planning objections for a much larger proposal on design grounds and impact on amenity. The Parish Council has raised

objection to the current proposal on design grounds and clearly does not consider the previous planning objections have been resolved.

By ensuring the first floor of the extensions would be set in not less than 1.2m from the boundary with neighbouring properties the proposal complies with the planning policy requirement that such additions are set in at least 1m. The purpose of the policy is to avoid the creation of a terracing effect that could be harmful to the character of the locality. Moreover, having regard to the established local character of wide fronted houses set close to boundaries, the proposed set in would certainly respect that character in addition to avoiding any terracing effect.

In terms of detailed design, the proposed front elevation would result in a symmetrical appearance that would be sympathetic to the house and plot. Although the rear elevation would not be symmetrical, it would nevertheless complement the design of the house. The design as a whole is a simple and traditional one that would sit well within the street scene.

The reduction in scale of the development compared to the previous proposal has successfully addressed the issue of amenity and the current proposal would not cause any harm to the living conditions enjoyed by the occupants of Edgefield or 19 London Road.

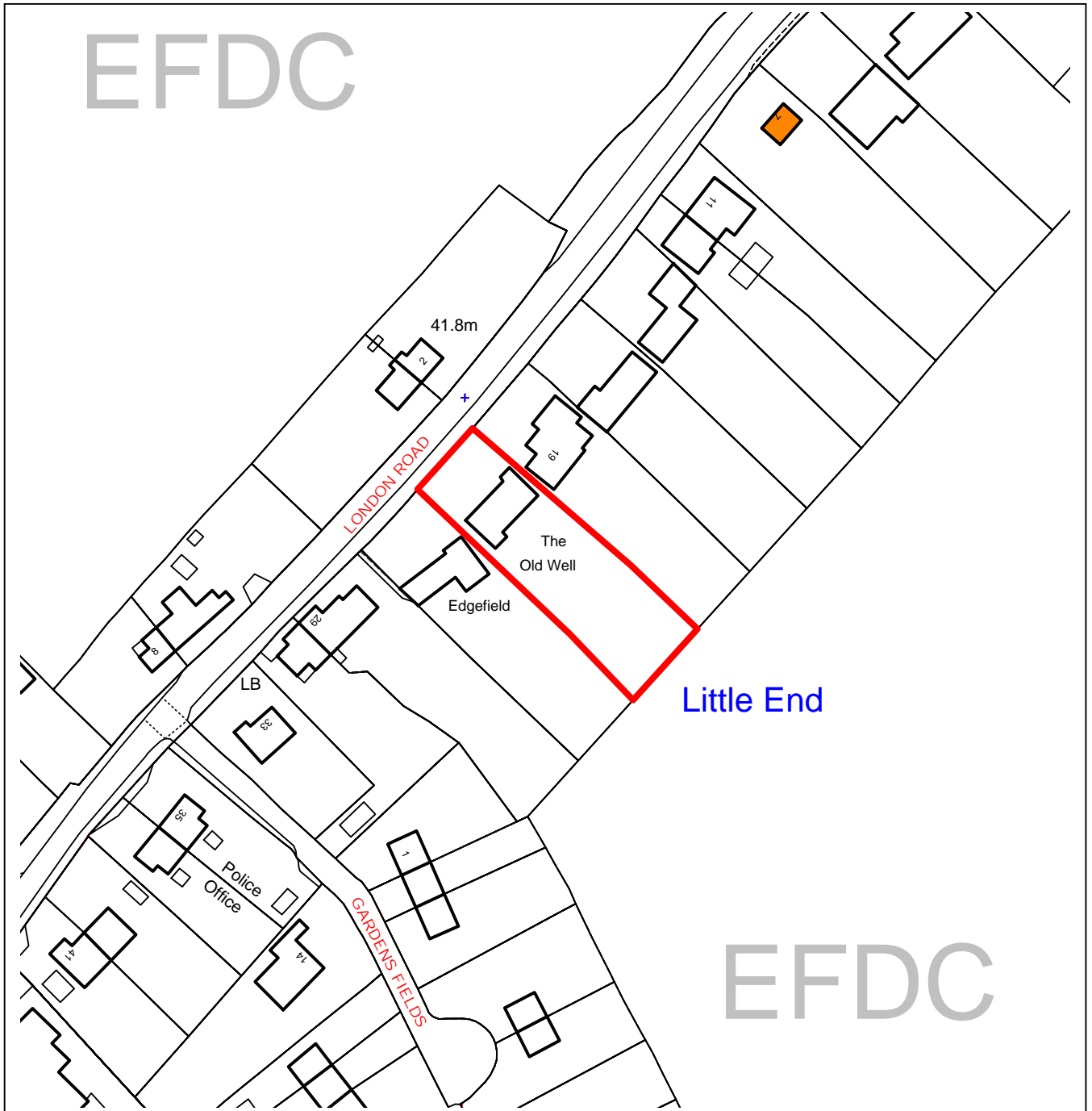
Conclusion:

The proposed extensions are appropriate development in the Green Belt that would safeguard the amenities of neighbours and be acceptable in design terms. 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:	2
Application Number:	EPF/2094/09
Site Name:	The Old Well, London Road Stanford Rivers, CM5 9PH
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2116/09
SITE ADDRESS:	Nusa Dua 94 Hemnall Street Epping Essex CM16 4ND
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Paul Saggars
DESCRIPTION OF PROPOSAL:	Replacement building to provide study/store at rear of property.
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, including windows and doors 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 development shall be carried out in accordance with the amended plans received on 23rd December 2009 unless otherwise agreed in writing with the Local Planning Authority.

This application is before this Committee since it has been 'called in' by Councillor Jon Whitbread (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

Replacement building to provide study/store at rear of property. The replacement building measures 6.2m wide, the width of the existing garden; 3.9m wide with a dual pitched roof 5m in height to the ridge, and 2.7m to the eaves. It is to replace a flat roof garage with a footprint of 5.5m by 2.9m with a height of 2.6m.

Description of Site:

The property is a semi-detached two storey property on the north side of Hemnall Street within the built up area of Epping. The garage to be replaced is at the rear of the garden on the boundary with No. 10 High Street. It is within a cluster of garages serving both properties on the High Street

and on Hemnall Street with vehicular access gained from the side of Hemnall Street. The property to the rear of 94 Hemnall Street, 10 High Street is a Grade II Listed Building. The property is not within a Conservation Area or the Metropolitan Green Belt.

Relevant History:

No relevant history

Policies Applied:

Epping Forest District Local Plan and Alterations

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

HC12 – Development Affecting the Setting of Listed Buildings

Summary of Representations:

EPPING TOWN COUNCIL: No objection

NEIGHBOURS

11 properties were consulted and the following responses were received.

92 HEMNALL STREET – No objection

10 HIGH STREET – Objection - Impact on Listed Building, overbearing impact, incongruous design and increased overshadowing

35 COURTNEY PARK ROAD, LANGDON HILLS – Objection – Incongruous, overbearing and dominating, unacceptable loss of light to habitable rooms.

Issues and Considerations:

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

- Amenity of Neighbouring Properties
- Design Issues
- Impact on the Listed Building

Amenity of Neighbouring Properties

The proposal replaces a flat roof garage with a dual pitched roof measuring 2.4m higher than existing. Although at 5m in height the ridge of the roof is relatively high for a domestic outbuilding it is not considered to impact on the neighbours at No. 10 High Street significantly due to the proposal pitching away from the boundary. The existing garage forms the boundary wall between No. 10 High Street and 94 Hemnall Street and the proposed garage will act in the same way. At 2.7m to the eaves the proposal is only 0.1m higher at the boundary than the existing flat roof garage and this is not considered an excessive eaves height. It is therefore not considered to be overbearing to the occupants of No. 10 High Street.

No. 10 High Street and 35 Courtney Park Road have also objected to the proposal on grounds of loss of light to the kitchen of No. 10. No. 10 has a rear facing kitchen at ground floor and bathroom at first floor, kitchens and bathrooms are not classed as habitable rooms. In any case

because the proposed roof slopes away from No. 10 loss of light to this room is not considered a significant justification for refusal.

Design Issues

The proposal is of a traditional design, and is considered an improvement on the existing flat roof garage. Although there are other flat roof garages in the immediate vicinity it is not considered this proposal is incongruous to the character of the area. The design has been revised since first submission which has reduced the size of the gable window which faces onto 94 Hemnall Street; this reduction in size is considered an improvement to the overall design.

Impact on the Listed Building

The Council's Conservation Officer has no objection to the principle of the proposal with regards to the setting of the listed building. It was the Conservation Officer's suggestion to reduce the size of the gable window to avoid a cluttered appearance when viewed from the vehicle access way and this is considered an improvement. Brickwork and plain tiling are proposed and a condition requesting submission materials to be agreed can be added to any decision to ensure satisfactory materials.

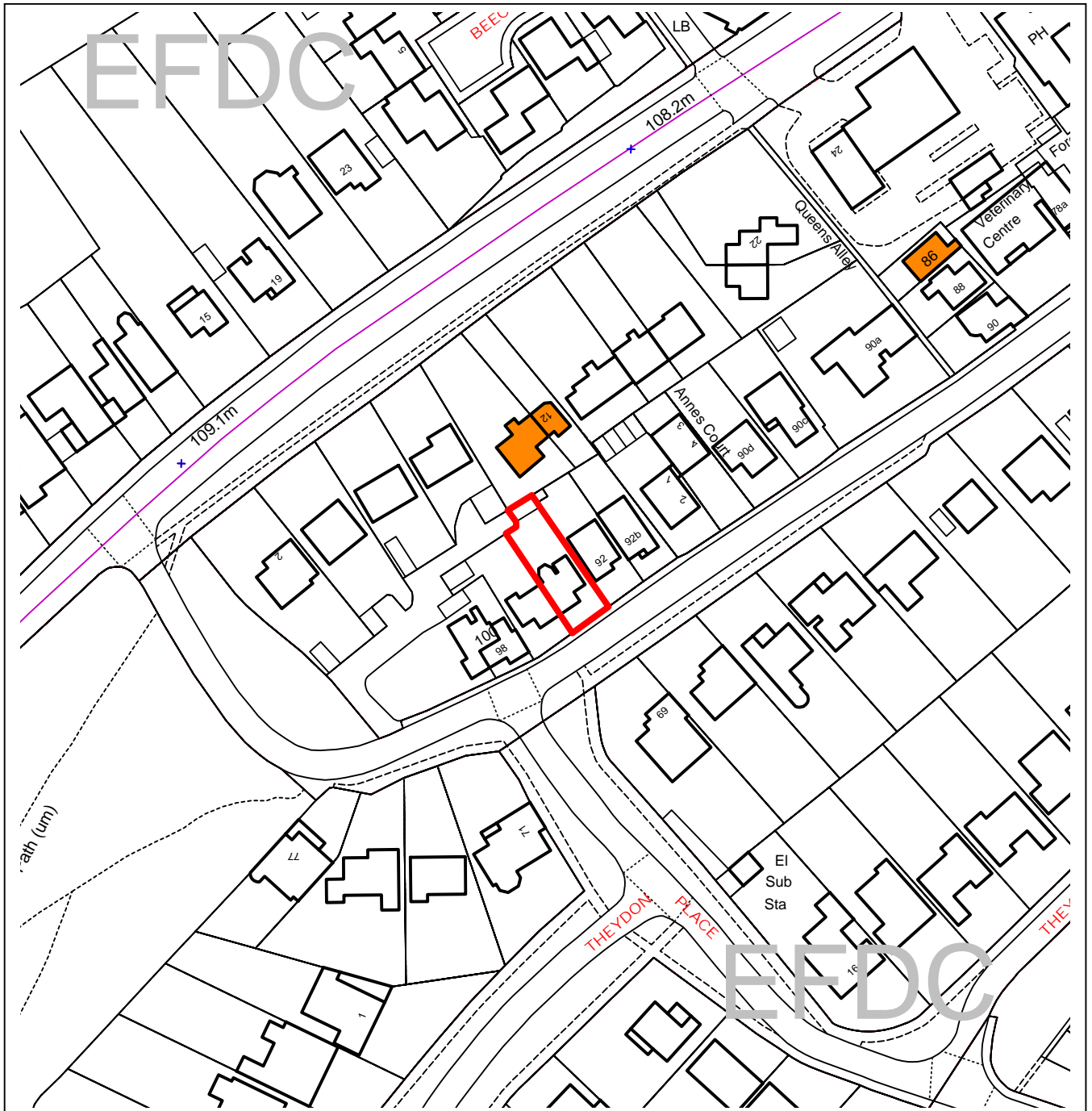
Conclusion:

The proposal is considered a satisfactory design, which does not adversely affect the setting of the neighbouring listed building and not considered to be significantly detrimental to neighbouring amenity. Approval is therefore recommended.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/2116/09
Site Name:	Nusa Dua, 94 Hemnall Street Epping, CM16 4ND
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2293/09
SITE ADDRESS:	19-23 High Street Epping Essex CM16 4AY
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	McCarthy & Stone Retirement Lifestyles
DESCRIPTION OF PROPOSAL:	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development. (Revised application)
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 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 is a revised application, following previous refusals, 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 approximately 2.6m and a ridge height of 2.97m. The building has been relocated from the previously considered unacceptable location adjacent to parking spaces No's. 9 and 10 to directly behind No's. 10 and 11. This would be approximately 0.5m from the boundary with No. 7 Beech Place at its closest point, and some 8.2m from the rear boundary with No. 6 Beech Place.

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 8.2m from the rear boundary of No. 6 Beech Place and 0.5m from the side rear garden boundary fence of No. 7.

Relevant History:

EPF/0468/07 - Redevelopment to form 28 sheltered apartments for the elderly, communal facilities, associated car parking and landscaping – refused 25/05/07 (appeal allowed 07/12/07)

EPF/0116/09 - Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development – refused 24/07/09 (currently on appeal)

EPF/1744/09 - 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 of sub-station roof) – refused 05/11/09

Policies Applied:

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:

5 neighbouring properties were notified.

TOWN COUNCIL – Object. Whilst it may be thought to improve the situation in respect of no. 6 Beech Place, the situation of no. 7 is worsened by the loss of boundary screening. A solution may be to incorporate the sub-station into the flank of the new building (adjacent to the entrance) which would take it away from the boundary.

6 BEECH PLACE – Object as the sub-station could be situated elsewhere on site away from neighbouring residents, as it would be detrimental to neighbouring amenities due to its overbearing impact and noise, and due to health and safety concerns. Concern has also been raised as to why the sub-station was taken off the originally approved plans.

7 BEECH PLACE – Object due to the overbearing nature of the development, the loss of site planting on the boundary which would result from this, and due to health and safety concerns.

Given the holiday time that occurred during the consultation period any comments received will be reported verbally to Committee Members.

Issues and Considerations:

Planning permission was granted on appeal for the redevelopment of this site for 28 sheltered flats with associated landscaping and parking 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 a further amended scheme following the refusal of the earlier proposals EPF/0116/09 and EPF/1744/09, which were both refused on the following grounds:

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.

The differences between this application and the latest refused scheme are:

- The building is to be sited to the rear of vehicle parking spaces no's. 10 and 11, which is 8.2m from the boundary with No. 6 Beech Place and would be 0.5m from the side boundary of No. 7 Beech Place.
- The maximum height of the building has been reduced from 3.6m to 2.97m.
- The new scheme would increase the level of tree planting to the rear of No. 6 Beech Place, however would result in less vegetation adjacent to the boundary with 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:

As with the previous scheme 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 low profile fibreglass roof grey in colour. The design is simple and appropriate for the use and has been reduced in height by 0.62m from the last application (EPF/1744/09) and 1.32m from the original application (EPF/0116/09). Double access doors would be located on the north-eastern flank giving access from a grass-crete path. The proposed siting is 8.2m from the rear boundary of No. 6 Beech Place and would allow for further tree screening between the site and this neighbouring property. This would reduce visibility of the proposed sub-station (and help further screen the main housing block) from the gardens and rear windows of that and other properties in Beech Place. The sub-station would be located some 0.5m at its closest point from a shared side garden boundary with No. 7 Beech Place, and as a result of the new position would result in some loss of vegetation along this shared boundary. However alternative screening could be sought in this location (as part of the original conditions), which could incorporate trellising, climbers, etc.

Impact on Residential Amenity:

The proposed enclosure is to be located 8.2m from the rear garden wall of No. 6 Beech Place (approximately 19m from the back of the dwelling at an oblique angle) and approximately 14m from the nearest corner of No. 7 Beech Place. The wall between the application site and no. 6 is approximately 1.8m (6ft) tall. There is a fence approx 1.5m high along the garden boundary with number 7. The height of the proposed enclosure to the top of the roof measures 2.97m (with an eaves height of 2.6m). Whilst at its closest point the building would be 0.5m from the shared boundary with No. 7 it is considered that given its position to the side of the property and the lowered height of the roof the proposed building would not be overly intrusive. The overall scale of the building is smaller than that of a domestic outbuilding or garage and, given the intervening boundary walls and fences, it is not considered that the building would have an excessively dominant impact that would cause significant harm to residential amenity.

The proposed brick enclosure is intended to reduce noise from the sub station which, when combined with the distance to the adjacent dwellings, is considered to be of a level to not cause undue disturbance. Notwithstanding this, 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 have raised no objection to the proposal and it is very common to see sub-stations of this type throughout residential areas.

The switching station equipment itself (to be housed within the building) does not require planning permission as it is permitted by the General Permitted Development Order, and as such this could be installed and enclosed by fencing. This would result in a far more unsightly and noisier development than proposed.

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 states 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. As this would be done on a rare and temporary basis this would not reduce the parking within the site.

The proposal inevitably does take up space within the site and adds to the overall level of development, however the area proposed for the building is a piece of land between a parking area and a 1.8m brick wall. It is not considered that this area would have been actively used as a sitting out area nor is it vital to the amenity provision for the proposed flats.

Other issues:

Size of unit:

The brick housing is the smallest possible to accommodate the sub station. As previously stated, the switching equipment to be housed within this building can be installed without the need for planning permission, and therefore planning permission is only required for the building itself.

Safety:

The proposed sub station is a standard EDF Energy facility. It is to be totally enclosed within a locked brick building and it is not considered that the development presents any undue health and safety risks. Notwithstanding this, Health and Safety of the unit would be controlled under other legislation and again it should be noted that the provision of the building protects both people and the equipment (which does not require consent) more completely than a fence enclosure would.

The Inspector's Decision:

Previous concern has been raised that in considering the original application for the sheltered flats the development did not include a sub station, and that this was therefore not 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 current application must be considered on its merits.

Siting the substation elsewhere within the development:

The sheltered housing development that was approved is a large development within a relatively small site. Due to this there is very little space around the building that could be utilised for the proposed sub-station, which 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 and alternative positions within the site would result in the loss of parking or would be located close to the road frontage. Whilst it has been suggested that the sub-station could be incorporated within or adjacent to the main housing block, it is unlikely that such an option would be undertaken by the

applicant over the installation of the equipment and a fenced enclosure under permitted development in their preferred location.

Conclusion

It is considered that the reduction of height and relocation of the proposed sub station would remove the previously identified harm to residential amenity and would not adversely affect the visual amenity of the site or surrounding area. Due to this it is considered that this revised application is in accordance with the adopted policies of the Local Plan and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee East



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Application Number:	EPF/2293/09
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Scale of Plot:	1/1250