

**Report Item No: 1**

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| <b>APPLICATION No:</b>          | EPF/2285/09   |
| <b>SITE ADDRESS:</b>            | 143 High Road<br>North Weald<br>Epping<br>Essex<br>CM16 6EA   |
| <b>PARISH:</b>                  | North Weald Bassett   |
| <b>WARD:</b>                    | North Weald Bassett   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Retrospective application for the erection of first floor side extension and part single storey/part two storey rear extension. (Amended application to include pitched roof over previously approved flat roof on EPF/0477/09) |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

**CONDITIONS:**

1. Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
2. Materials to be used for the external finishes of the proposed extension shall match those of the existing building. Furthermore, within 3 months from the date of this decision the visible western flank wall of the single storey extension shall be rendered to match the main dwelling, and retained as such thereafter.

**Report Item No: 2**

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| <b>APPLICATION No:</b>          | EPF/2399/09   |
| <b>SITE ADDRESS:</b>            | Former Millrite Engineering Site<br>151-156 London Road<br>Stanford Rivers<br>Ongar<br>Essex<br>CM5 9QF   |
| <b>PARISH:</b>                  | Stanford Rivers   |
| <b>WARD:</b>                    | Passingford   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Scheme 2: Replacement of existing 2 storey dwelling and redevelopment of remainder of site to provide 3 additional 2 storey dwellings and associated garaging and amenity space (giving a total of 4 new houses). |
| <b>DECISION:</b>                | Refuse Permission   |

**REASON FOR REFUSAL:**

1. The proposal amounts to conspicuous and inappropriate development in the Green Belt that would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt for which no very special circumstances exist. Accordingly, it is contrary to policies CP2, GB2A and GB7A of the adopted Local Plan and Alterations.

**Report Item No: 3**

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| <b>APPLICATION No:</b>          | EPF/2400/09  |
| <b>SITE ADDRESS:</b>            | Former Millrite Engineering Site<br>151 -156 London Road<br>Stanford Rivers<br>Ongar<br>Essex<br>CM5 9QF   |
| <b>PARISH:</b>                  | Stanford Rivers  |
| <b>WARD:</b>                    | Passingford  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Scheme 1: Replacement of existing 2 storey dwelling and redevelopment of remainder of site to provide 3 additional 2 storey dwellings and associated garaging and amenity space (giving a total of 4 new houses) |
| <b>DECISION:</b>                | Refuse Permission  |

**REASONS FOR REFUSAL:**

1. The proposal amounts to conspicuous and inappropriate development in the Green Belt that would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt for which no very special circumstances exist. Accordingly, it is contrary to policies CP2, GB2A and GB7A of the adopted Local Plan and Alterations.
2. By reason of its intrusion into an undeveloped gap between the previously developed part of the site and the Grade II listed Woodman PH, the development causes harm to the established character and the setting of that listed building contrary to policies CP2, DBE1, DBE4 and HC12 of the adopted Local Plan and Alterations.