

Report Item No: 1

APPLICATION No:	EPF/0524/10
SITE ADDRESS:	Woodbury Harlow Road Roydon Essex CM19 5DX
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of a 4 bedroom house to rear of Woodbury with new driveway and new access way onto Harlow Road.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed new dwelling, by reason of its location on the site, in an area of varying ground levels, and its height, bulk and design has an unacceptable impact on the amenities of the street scene and surrounding area contrary to policy DBE 2 and CP2 of the adopted Local Plan and Alterations.
- 2 The site is immediately adjacent to the Metropolitan Green Belt, and has an unacceptable impact on the character and appearance of the Green Belt due to its design, height and bulk, contrary to policy CP7A of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0697/10
SITE ADDRESS:	22 Palmers Grove Nazeing Essex EN9 2QF
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed side extension, by reason of its height, bulk and size would have an adverse impact on the character and appearance of the neighbouring property and the street scene in this location, contrary to policy DBE 10 of the adopted local plan and alterations.
- 2 The proposed extension would, due to its height, bulk and siting, be visually intrusive and have an adverse impact on the outlook of neighbouring residential properties, contrary to policy DBE 9 of the adopted local plan and alterations