

For ease of reference, a link is now included to view documents relevant to each application.
Whilst holding 'Ctrl' key, left click on this link.

As this is still experimental at this stage, please let us know if you encounter any problems by emailing contactplanning@eppingforestdc.gov.uk

Report Item No: 1

APPLICATION No:	EPF/1204/10
SITE ADDRESS:	20 Godwin Close Sewardstone Road London E4 7RQ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr Arram Eghoyam
DESCRIPTION OF PROPOSAL:	Alteration and retention of existing unauthorised building with reduced floor level and change of pitched roof to flat roof.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519099

CONDITIONS

- 1 The proposed use of the outbuilding hereby approved shall remain incidental to the existing dwellinghouse and used for no other purposes, including any commercial or business use.
- 2 The works to the roof hereby approved shall be carried out within 3 months of the date of this permission and carried out strictly in accordance with the plans hereby approved.

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:

Alteration and retention of existing unauthorised building with reduced floor level and change of pitched roof to flat roof. The building is 'L' shaped 8.5m at its widest (the width of the garden) and 6.6m at its maximum depth. The proposal has a flat roof 2.5m in height and the floor level inside the building is to be reduced by 0.6m.

Description of Site:

The property is an end of terrace, two-storey dwelling within the Godwin Close housing estate. The proposal is adjacent to a parking area and garage court. The garage for this property was unusual for this estate, in that it was a detached single garage close to the boundary with No.20, rather than within a block. This garage has been demolished and included within the existing outbuilding.

The existing unauthorised building has a height of 4m to the ridge with 5 rooflights providing natural light to the building. The only access to the building is through a pedestrian door from within the rear garden. The application site backs onto open land (which is currently being developed) and is within the Metropolitan Green Belt but not a Conservation Area.

Relevant History:

EPF/0381/09 – Retention of garage extension to rear of property – Refused and Dismissed at Appeal

Policies Applied:

Epping Forest District Local Plan and Alterations

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development within the Green Belt

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: Objection – No defined use of building and insufficient detail on plans

NEIGHBOURS

10 properties were consulted no responses received

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 Green Belt

Amenity of Neighbouring Properties

The previous proposal was refused on three grounds, the first was due to the building having a negative overbearing impact on the adjoining properties. This was due to the height coupled with the proximity to the boundary. Although the proximity to the boundary has not changed the roof is proposed to be lowered by 1.5m, to a height of 2.5m. This brings the proposal in line with what is lawful under the current permitted development regulations (although this proposal still requires planning permission). This reduction in height is considered to be more acceptable than the existing bulky pitched roof and is therefore not considered to be as detrimental to neighbouring amenity as the current building.

The Town Council has objected on the grounds of no defined use of building. This is a householder application and therefore this building is classed as an ancillary building within the residential curtilage. A condition can be added to any approval given to ensure that it is only used in connection with the use of the main house.

Design Issues

The proposed reduction in height removes a large amount of the bulk of the building and in turn this has created a more subservient outbuilding to the main house. Although the large footprint remains, the flat roof creates a building of a more domestic scale and therefore the proposal is considered acceptable.

Impact on the Green Belt

Due to the reduction in height as outlined above, a large amount of bulk will be removed from the existing building and therefore the building will be more in scale with the residential nature of the site and will not have a significant impact on the character and openness of the Green Belt.

Although the proposal is not ideal, it now falls within the scope of permitted development. Therefore the applicant has a strong fallback position if this application were refused.

Conclusion:

The change to the height of the existing building is considered an improvement which does to some extent overcome the previous reasons for refusal, however the large footprint and proximity to the boundary remain. It is not considered that the footprint and proximity to the boundary alone are sufficient grounds for refusal, particularly given the permitted development fallback position, therefore approval is recommended.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/1204/10
Site Name:	20 Godwin Close, Sewardstone Road, London, E4 7RQ
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1374/10
SITE ADDRESS:	13 The Granary Roydon Essex CM19 5EL
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr A Wright
DESCRIPTION OF PROPOSAL:	Proposed roof terrace to the rear roof slope including railing and glazed screen.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519550

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 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 glazed screens at a height of 1.8m on either side of the balcony shall be permanently retained and maintained as approved.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks permission to provide a roof terrace on the rear roof slope including railing and glazed screen.

The proposed balcony would extend 2m from the roof slope creating a railing and screen projection not dissimilar to the outline of a dormer window projection at 1.8m high with 1.1m railings alongside.

Description of Site:

The application site is a two storey detached property with existing loft accommodation. The site fronts The Granary and the property looks out over the River Stort at the rear and the Green Belt behind the property, however the site is not within the Green Belt.

Relevant History:

None.

Policies Applied:

Epping Forest District Local Plan and Alterations

GB7A – Conspicuous Development

DBE9 – Loss of amenity

DBE10 – Design of Residential Extensions

SUMMARY OF REPRESENTATIONS:

Two neighbouring properties were notified and a single neighbouring letter of objection has been received as follows:

14 THE GRANARY: Object due to layout differences between our property and the application site and impact which will result from the inclusion of the balcony. Object that it will be unsightly and that it will set an unfavourable precedent for future extensions to neighbouring properties.

ROYDON PARISH COUNCIL: Object. We have concerns about the privacy issues this will cause due to overlooking.

Issues and Considerations:

The main issues to be considered are whether the proposed balcony would result in any significant adverse impact to the street scene, Green Belt or neighbouring amenity.

The proposals are situated to the rear of the property and would overlook the River Stort, accordingly no impacts would arise towards street scene.

With regard to Green Belt issues, the site is not within but is visible from the Green Belt. The provision of the balcony would not increase the size of the existing dwelling and would be viewed only in the context of the existing outline of the property, therefore would have only negligible impact on the Green Belt as a result of the proposals.

In respect of neighbouring amenity, the proposals incorporate an obscured glaze screen on either side of the balcony and as illustrated on the cross section this would restrict views from the balcony in a manner similar to typical panelled fencing in the garden at a height of 1.8m. The result being that the applicant would have views only to the direct rear whilst benefitting from maximum light due to the glazed nature of the screens.

The neighbouring property has raised concerns regarding overlooking and regarding visual impact and a potential inappropriate precedent. Officers note above that overlooking would be no greater than from first floor windows provided below due to the screens provided, and that whilst neighbouring properties may not find the balcony attractive, this is subjective and the balcony is to the rear of the property. With regard to precedents, each application is rightly assessed on its own individual merits.

Officers consider that a condition requiring the permanent retention and maintenance of the glazed screen as approved would be appropriate to preserve neighbouring amenity.

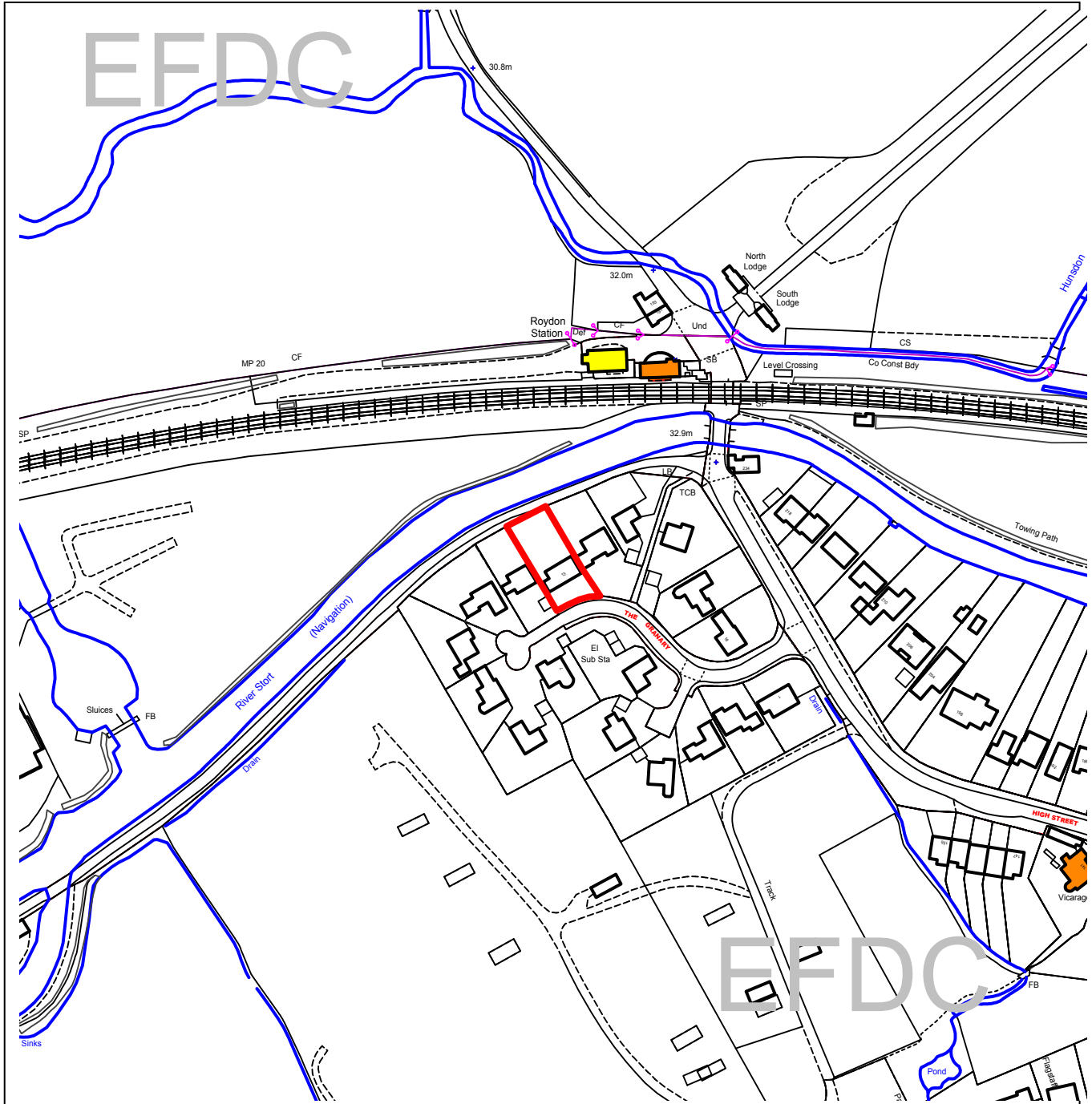
Conclusion:

The proposed balcony is considered acceptable. No significant adverse impacts have been identified which cannot be overcome by condition and accordingly approval is recommended.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/1374/10
Site Name:	13 The Granary, Roydon, CM19 5EL
Scale of Plot:	1/2500