

Report Item No: 1

APPLICATION No:	EPF/1662/10
SITE ADDRESS:	1 Norman Close Waltham Abbey Essex EN9 1PY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mrs Maurene Garvey
DESCRIPTION OF PROPOSAL:	Erection of two storey detached house.
RECOMMENDED DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520517

REASON FOR REFUSAL

- 1 The proposed new dwelling is located on a visually prominent junction plot where the proposed new dwelling would appear visually dominant and overbearing resulting in a visually cramped junction and setting an undesirable precedent for similar works contrary to the aims and objectives of policies CP1, CP2, CP3, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

This application is before this Committee since it has been 'called in' by Councillor Brooks (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks permission to erect a detached 2 bedroom dwelling house on the land adjacent to 1 Norman Street. The dwelling would maintain a pitched roof with gable ends to match the existing 1 Norman Street, fronting onto 1 Norman Street and backing onto the frontage of 20 Tudor Way.

The dwelling would provide two parking spaces, one to the front, one to the rear, a private rear garden area and lounge, kitchen/diner and hall on ground floor with two bedroom sand a bathroom at first floor.

Description of Site:

The application site comprises the present garden area for 1 Norman Close. The remainder of the garden area, some 75sqm would remain as rear garden serving the donor dwelling number 1. The site is located immediately on the junction between Norman Close and Tudor Way forward of number 20 Tudor Way.

The site is in the generally urban area of Waltham Abbey, outside of the Green Belt and any Conservation Areas.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations policies:

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New Development
H2A Previously Developed Land
H3A Housing Density
H5A Provision of affordable Housing
DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DBE3 Design in Urban Areas
DBE8 Private Amenity Space
DBE9 Loss of Amenity
ST1 Location of development
ST6 Vehicle Parking
I1A Planning Obligations

SUMMARY OF REPRESENTATIONS:

10 neighbouring properties have been notified. No objections have been received.

WALTHAM ABBEY TOWN COUNCIL: No objection

Issues and Considerations:

The main issues that arise with this application relate to the principle of residential development, density, design, layout, parking and amenity space, impact on the street scene and neighbouring amenity.

In principle the more efficient use of presently residential land is in keeping with the Council's broader sustainability objectives.

The site area is 150sqm, equivalent to 0.015ha resulting in a density equivalent to 66 dwellings per hectare. This is an indicative measurement and should not be used alone to assess the acceptability of proposals but in the context of design, layout, impact to amenity and street scene.

The design of the dwelling as a detached gable ended property is not considered unacceptable, the height and scale of the dwelling is in keeping with the design of neighbouring properties and whilst the street is predominantly comprised of semi-detached homes, a detached property would not be unacceptable. The proposed property provides a comparable depth of garden to neighbouring properties and two off street parking spaces, this is considered acceptable. The donor dwelling would retain sufficient parking and amenity also.

With regard to street scene, the proposed new dwelling is constructed entirely forward of the building line as viewed from Tudor Way. As a junction plot the site is visibly prominent and any two storey development in this position would appear visually prominent and crowd the appearance of

the junction particularly on the approach into the cul-de-sac from Saxon Way and Tudor Way. Furthermore properties 19 and 22 Tudor Way and 16 Norman Close occupy a similar position on junction plots and whilst some of these properties have erected single storey side additions, two storey development so close to the junction has not been provided and the proposals would set an undesirable precedent. Officers are of the view that that a new dwelling in this location irrespective of scale or design would appear visually prominent and dominant at the junction to the detriment of the street scene and contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

Policies DBE2 and DBE9 seek to prevent unacceptable impacts to neighbouring amenity by ensuring new developments do not have unacceptable adverse impacts on outlook, privacy and overshadowing. The proposed new dwelling would not have any significant adverse impacts on the donor dwelling being well aligned to minimise impacts. Notwithstanding direct impacts, the proposed new dwelling would be set significantly forward of number 20 Tudor Way and as a result would have a significant impact on the outlook from this dwelling less than 10m away.

Conclusion:

The proposed new dwelling, whilst meeting minimum requirements in terms of parking and amenity, the junction location is visually prominent, forward of the built form along Tudor Way and number 20 in particular and would result in the crowding of the junction also setting an undesirable precedent for similar development in the locality, therefore the proposals are considered unacceptable and Officers recommend refusal.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

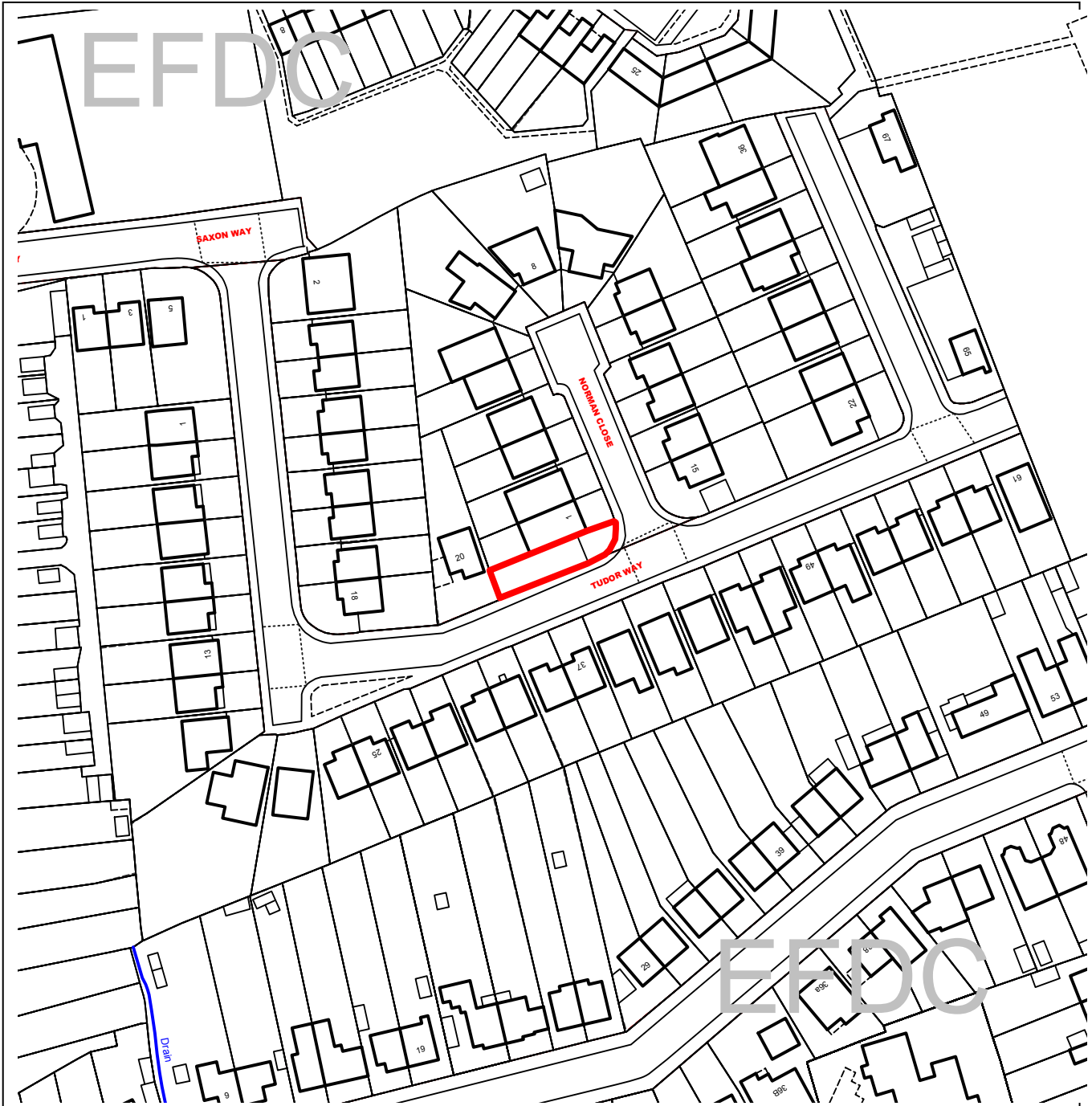
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564294***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/1662/10
Site Name:	1 Norman Close, Waltham Abbey EN9 1PY
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1668/10
SITE ADDRESS:	1 Hansells Mead Roydon Harlow Essex CM19 5HY
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mrs Dyan Batterbury
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and single storey rear extension to existing residential property
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=520523

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 CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought for a two storey side extension and a single storey rear extension. The proposed side extension would be 2.3m wide and would stretch the depth of the existing house (6.5m), and would have a hip ended pitched roof that would continue the original ridgeline. The single storey rear extension would be 10.5m wide and 4.3m deep with a flat top pitched roof to a maximum height of 3.5m.

Description of Site:

Two storey semi-detached dwelling located on the southern side of Hansells Mead, Roydon. The property formerly sat in the corner plot of Hansells Mead and Epping Road, however the plot has been subdivided and a new detached house erected within the last 3 years. The site is located within a Flood Risk Assessment zone.

Relevant History:

EPF/0788/06 - Outline application for a three bedroom detached house – approved/conditions 10/08/06

RES/EPF/2454/06 - Reserved matters application for the erection of three bedroom detached house – refused 14/03/07

EPF/0888/07 - Erection of two storey three bedroom detached house – approved/conditions 25/06/07

Policies Applied:

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

U2B – Flood Risk Assessment zones

Summary of Representations:

6 neighbouring residents were consulted.

PARISH COUNCIL – Object due to overdevelopment as the garden of this property has already been sold off for development.

Issues and Considerations:

The main issues relate to the potential impact on the neighbouring properties, the street scene, and with regards to the design.

The proposed rear extension would extend to a depth of 4.3m; however the attached neighbour has a rear conservatory to an approximate depth of 3m. As such the proposed extension would not protrude significantly beyond the neighbour's addition. Furthermore, the proposed extension has a relatively shallow pitched roof with an eaves height of 2.5m and a ridge height of 3.5m. Therefore this proposal would not be unduly detrimental to neighbours' amenities.

The neighbour to the east of the site is the new detached dwelling which is built to the shared boundary. The proposed extensions would be set off this boundary by 1m and would contain no first floor flank windows and just one ground floor window and a side door. The neighbouring dwelling extends approximately 2m beyond the rear wall of No. 1 Hansells Mead, and therefore the single storey addition would extend just 2.3m beyond the neighbour's rear wall. This, combined with the 1m set back and relatively low height, would ensure that no loss of amenity would occur to the residents of No. 1A.

The majority of dwellings within Hansells Mead are semi-detached two storey houses of a similar design and layout to this property, with the main exception being the adjacent detached dwelling. Whilst it does not appear that many dwellings within Hansells Mead have extended two storeys to the side this is due to a lack of space. No's. 35 and 47 have had two storey side additions as these sit on larger, corner plots where such extensions are possible. However, many of the dwellings in the surrounding area have had single storey rear additions added, which vary greatly in terms of design and styles.

The two storey side extension is relatively narrow and would retain the required 1m gap to the side boundary. Whilst the side extension would continue the existing wall and roofline this would not be wide enough to unbalance the pair of semi-detached dwellings, which are already broken by a slight change in land levels (resulting in an approximate 300mm step down in ridge and eaves height). Whilst the rear extension would have a shallow pitched roof and flat top (containing rooflights), this would not be detrimental to the appearance of the main dwelling. The extensions

would be constructed of matching materials and would not detrimentally impact on the character and appearance of the street scene or surrounding area.

The parish council have raised an objection to the proposal as they consider this 'overdevelopment'. This is primarily due to the previous side garden of No. 1 Hansells Mead being subdivided and redeveloped into No. 1A. As such the remaining garden area for No. 1 is rather limited. Whilst the rear garden is somewhat small for such a property, the proposed development would result in the removal of the existing outbuilding to the rear (which would need to be removed as it partially overlaps the proposed extension), and would retain around 95 sq. m. of amenity space. Although the desired level of amenity space for the extended property (based on 20 sq. m. per habitable room as stated within the Essex Design Guide) would be 120 sq. m., this requirement only comes under consideration when dealing with new dwellings, not when assessing extensions. Notwithstanding this, it is considered that 95 sq. m. is adequate to meet the needs of the occupiers of No. 1 Hansells Mead, particularly as there are public amenity areas within the surrounding area.

The application site lies within a Flood Risk Assessment zone, however the proposed extension would only cause a negligible increase in surface water runoff and as such a Flood Risk Assessment is not required in this instance.

Conclusion:

In light of the above the proposal would not detrimentally impact on the amenities of neighbouring residents, would not be harmful to the overall character and appearance of the area and, whilst it would eat into the already restricted private amenity area, this would not result in 'overdevelopment' of the site. As such the proposal complies with the relevant Local Plan policies and is therefore recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

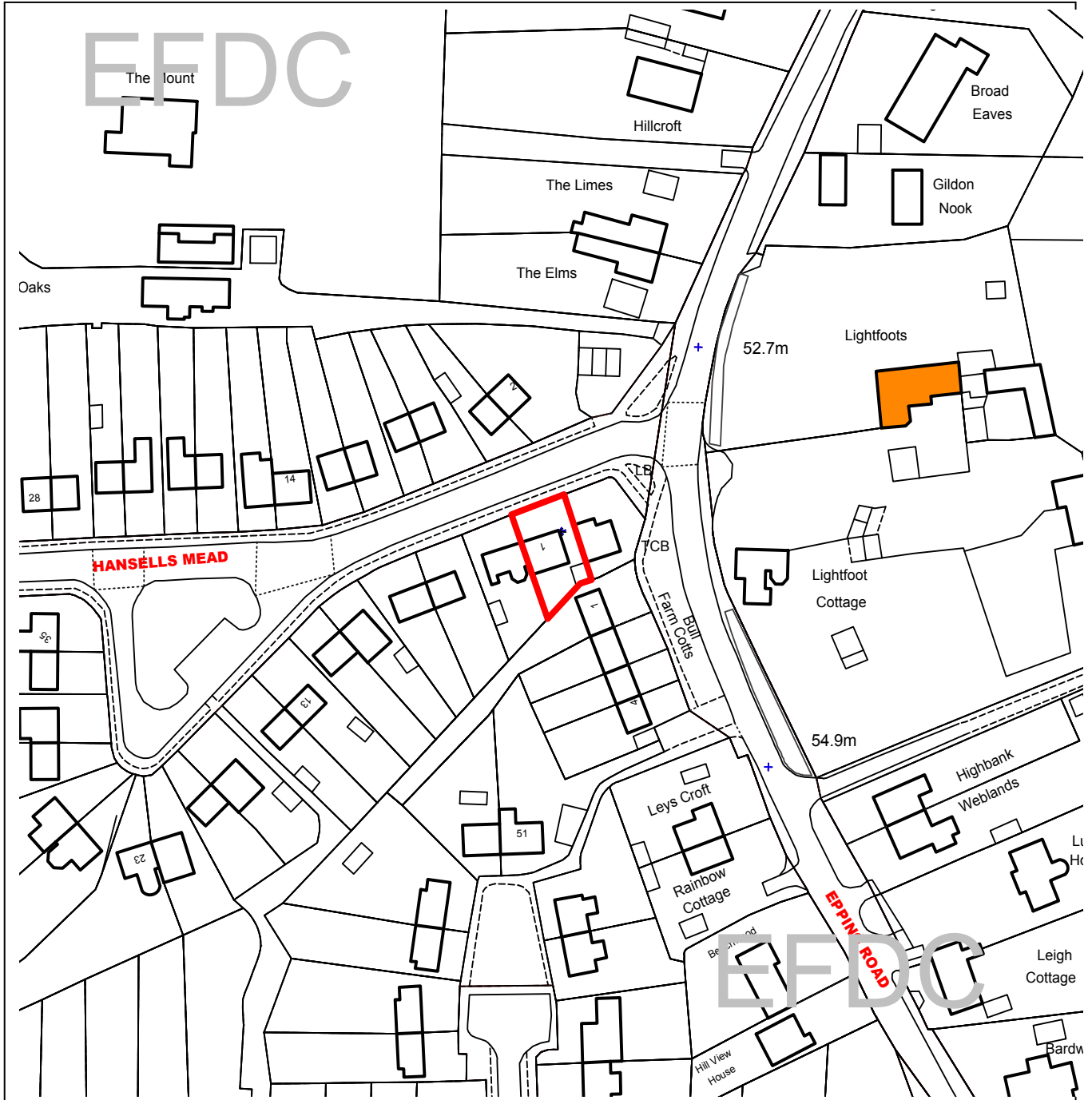
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/1668/10
Site Name:	1 Hansells Mead, Roydon CM19 5HY
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1898/10
SITE ADDRESS:	Brambles Epping Road Broadley Common Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Philip Mitchell
DESCRIPTION OF PROPOSAL:	Proposed extension to north of existing property and in-fill extension to south of existing property. (Revised application)
RECOMMENDED DECISION:	Refuse Permission (Householder)

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=521422

REASON FOR REFUSAL

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice and policy GB2A of the Adopted Local Plan and Alterations, in that it does not constitute a limited extension to an existing dwelling. This proposal is inappropriate development which is by definition harmful. The proposed extension, combined with the previous additions, represents disproportionate additions over and above the original dwelling. Furthermore, no very special circumstances have been submitted that would outweigh the harm to the Metropolitan Green Belt.

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

Description of Proposal:

Proposed extension to north of existing property and in-fill extension to south of existing property (revised application).

Description of Site:

Brambles is a detached bungalow with rooms within the roof space located within a large plot. The property is within the Metropolitan Green Belt and the Nazeing and South Roydon Conservation Area. The property is within the small built up enclave of Broadley Common and sits back from the main road by approximately 75m, located behind the neighbouring property Gransden. The property was originally built as an agricultural workers dwelling and has had several extensions in the past.

Relevant History:

EPF/0080/10 – Bungalow – App/Con

EPF/0459/76 – Erection of ground floor extension and alterations and the construction of dormer windows – App/Con

EPF/ 0635/03 – Certificate of lawfulness for existing use of occupation of dwelling without compliance with agricultural occupancy condition – Lawful

EPF/0662/10 – Proposed extension to north of existing property and in-fill extension to south of existing property – Withdrawn

EPF/0663/10 – Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, carport, sauna, utility room, greenhouses and outdoor swimming pool and raised surround – Withdrawn

EPF/1904/10 – Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, carport, sauna, utility room, greenhouses and outdoor swimming pool and raised surround (revised application) – Concurrent Application

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development within the Green Belt

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

DBE4 – Design within the Green Belt

LL10 – Retention of Landscaping

HC6 – Character, Appearance and Setting of Conservation Areas

HC7 – Development within Conservation Areas

SUMMARY OF REPRESENTATIONS:

ROYDON PARISH COUNCIL: No objection

NEIGHBOURS

9 properties were consulted and a site notice erected

No responses received

Issues and Considerations:

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

- Impact on the Metropolitan Green Belt
- Amenity of Neighbouring Properties
- Design and Conservation Issues
- Retention of Landscaping

Impact on the Metropolitan Green Belt

Policy GB2A states that 'limited extensions' within the green belt may be appropriate. This property has been extended in the past and the current proposal seeks to remove some of these extensions whilst adding further extensions and increasing the roof height over part of the existing building.

The proposal, along with earlier additions to the property adds approximately 230m² of additional floorspace above the original dwelling as built in the 1950's, this figure has included the removal of some of the existing extensions as proposed. This figure results in a percentage increase of approximately 187%. The application site is relatively well screened from view by the neighbouring property, Gransden, however the increased height of the carport area will become more clearly visible. This increase in floor area and built form is not considered acceptable in line with policy GB2A as it cannot be classed as a limited extension.

This proposal is also accompanied by a Conservation Area Consent application for the demolition of an existing glasshouse, along with existing swimming pool and hardstanding. The glasshouse has a floor area of approximately 90m² and the removal of this is considered an improvement to the open character of the green belt and wider area. Glasshouses are however not considered permanent and substantial buildings and clearly are generally appropriate development in the Green Belt, unlike residential development. The pool area is effectively an area of hardstanding albeit raised and the pool wall is something that can be built under permitted development and therefore although the removal of the greenhouse is an improvement the overall removal of these areas is not considered to carry sufficient weight to outweigh the harm caused to the Metropolitan Green Belt in respect of the large amount of additions to the main house.

The application was accompanied by a design and access statement and as part of this statement the agent has suggested that the applicant would accept the removal of permitted development rights should this application be granted. However, this is not considered an acceptable compromise given the amount of existing and proposed extensions to the main dwelling. In any event it is considered that the removal of the existing garage and carport (although there is plenty of off-road space for the parking of cars) may result in further pressure on the green belt if the current or future occupiers of the site require garaging.

The design and access statement also draws attention to an application that was approved in 2010 for two new properties at Silcocks Farm, as justification for allowing this current application. This application was considered acceptable based on its special circumstances relating to the history of the site. Two new residential dwellings at Silcocks Farm were originally given approval in the 1980's and planning permission was continually renewed. Because of this history it was not considered reasonable for the Council to refuse permission after 25 years of considering the proposal acceptable. The proposal at Silcocks Farm is contrary to existing green belt policy, however the history of the site proved to be considered special circumstance to overcome this. The special circumstances at Silcocks Farm are unique to this site and not transferable to this case, nor has it considered to have set a precedent for any inappropriate green belt development in the locality.

Amenity of Neighbouring Properties

The nearest neighbour to the application site is Gransden located to the north of the site with some 20m between the proposal and the shared boundary. Although the roof height will be greater, due to the existing planting at the shared boundary it is not considered that the proposal will result in any detrimental loss of amenity to this property.

Design and the Conservation Area

This proposal is for a large extension which includes incorporating the existing link and bedrooms into the main part of the house with an enlarged roof. The proposals are considered to consolidate the appearance of the house by removing the appearance of so many additions. This is a relatively modern house within the Conservation Area and the Conservation Officer has no objection to the proposals as they are not considered detrimental to the appearance of the Conservation Area.

Retention of Landscaping

The proposal does not include the removal of any trees on site. However, the application site is within the Conservation Area where all trees are afforded a level of protection. The Tree and Landscape Officer has no objection to the proposal subject to a condition ensuring protection of the trees at the rear of Gransden which currently provide a relatively effective level of screening.

Conclusion:

The proposal is considered to be acceptable with regards to design, neighbouring amenity, landscaping and impact on the Conservation Area, however the size of the proposals coupled with the existing extensions are considered inappropriate development by definition harmful to the openness of the green belt in this location. In the absence of very special circumstances sufficient to outweigh this harm it is recommended that planning permission is refused.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

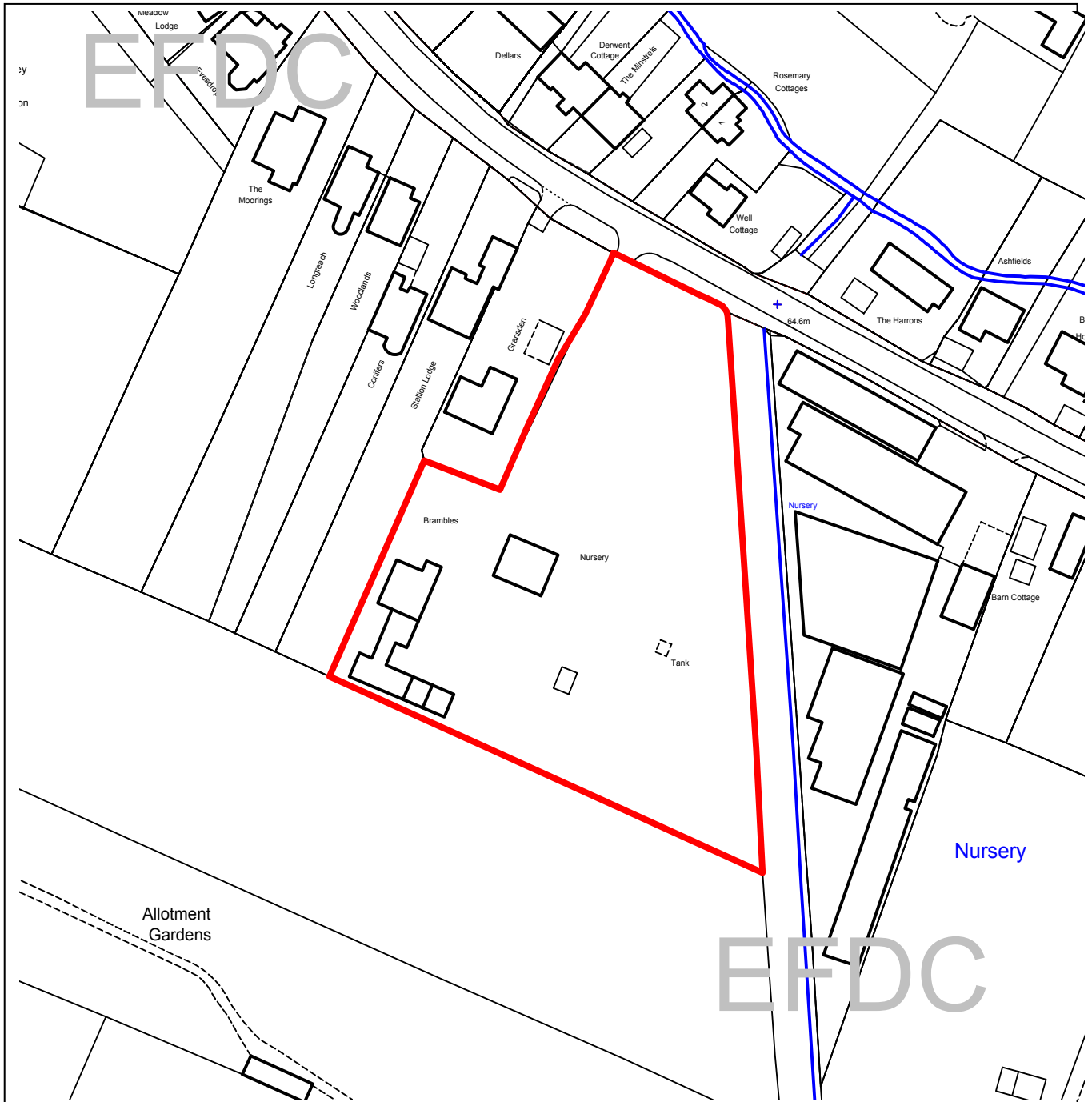
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3 and 4
Application Number:	EPF/1898/10 and EPF/1904/10
Site Name:	Brambles, Epping Road Broadley Common, EN9 2DH
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1904/10
SITE ADDRESS:	Brambles Epping Road Broadley Common Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Philip Mitchell
DESCRIPTION OF PROPOSAL:	Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, car port, sauna, utility room, greenhouses outdoor swimming pool and raised surround. (Revised application)
RECOMMENDED DECISION:	Grant Permission

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=521453

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 has been 'called in' by Councillor Penny Smith (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

Conservation area consent for the demolition and removal of loft conversion, and associated dormer windows, car port, sauna, utility room, greenhouses, outdoor swimming pool and raised surround (revised application)

Description of Site:

Brambles is a detached bungalow with rooms within the roof space located within a large plot. The property is within the Metropolitan Green Belt and the Nazeing and South Roydon Conservation Area. The property is within the small built up enclave of Broadley Common and sits back from the main road by approximately 75m, located behind the neighbouring property Gransden. The property was originally built as an agricultural workers dwelling and has had several extensions in the past.

Relevant History:

EPF/0080/10 – Bungalow – App/Con

EPF/0459/76 – Erection of ground floor extension and alterations and the construction of dormer windows – App/Con

EPF/ 0635/03 – Certificate of lawfulness for existing use of occupation of dwelling without compliance with agricultural occupancy condition – Lawful

EPF/0662/10 – Proposed extension to north of existing property and in-fill extension to south of existing property – Withdrawn

EPF/0663/10 – Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, carport, sauna, utility room, greenhouses and outdoor swimming pool and raised surround – Withdrawn

EPF/1898/10 – Proposed extension to north of existing property and in-fill extension to south of existing property (revised application) – Concurrent Application

Policies Applied:

Epping Forest District Local Plan and Alterations

HC9 – Demolition in Conservation Areas

SUMMARY OF REPRESENTATIONS:

ROYDON PARISH COUNCIL: No objection

NEIGHBOURS

9 properties were consulted and a site notice erected

No responses received

Issues and Considerations:

The main issue that arises with this application is considered to be the following:

- Impact on the Conservation Area

Impact on the Conservation Area

The loft conversion, car port, sauna, utility room, greenhouses, outdoor swimming pool and raised surround are not considered to add any significant contribution to the character and appearance of the Conservation Area, all of which are modern additions to the application site. The Conservation Officer has no objection to the removal of these elements.

Conclusion:

The proposed removal of the loft conversion, car port, sauna, utility room, greenhouses, outdoor swimming pool and raised surround are considered acceptable. Approval is therefore recommended.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Report Item No: 5

APPLICATION No:	EPF/1912/10
SITE ADDRESS:	6 Forest Close Waltham Abbey Essex EN9 3QR
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mrs Lisa Osborne
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, single storey rear extension and alterations to main roof to provide a flat top. (Revised application)
RECOMMENDED DECISION:	Refuse Permission (Householder)

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=521479

REASON FOR REFUSAL

- 1 The proposed extensions do not constitute a limited extension to an existing dwelling and are therefore unacceptable by reason of proposed size, design and siting being visually intrusive in the surrounding area in the Green Belt contrary to the aims and objectives of policy GB2A of the Adopted Local Plan and Alterations and PPG2..

This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section CL56, Schedule A (k) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks to revise a consent previously issued by Members under EPF/0555/09. The proposals retain the two storey side and rear extension and alterations to the roof, whilst now further extending the first floor from 2m as previously approved to 3m. The applicant also proposes the addition of a canopy 1m in depth at ground floor.

Description of Site:

The application site is situated within the Metropolitan Green Belt, at the top of a small cul-de-sac of 10 dwellings, abutting open countryside immediately to the north of the site. Neighbouring properties bound the property to the south and eastern sides of the application site and to the west is a playground area, sub station and Pynest House.

The area has a relatively urban character within the cul-de-sac, created by street lighting, footways and alterations to neighbouring properties. The land to the north, east and south of the site is more open and rural particularly to the north. The site is occupied by a two storey semi-detached property that has not been previously extended.

Relevant History:

The applicant has been previously refused permission for a similar extension under application EPF/0374/08. This application was refused due to the scale of the development conflicting with Green Belt policies, and the depth of the proposals impacting adversely on the neighbouring property at number 5 Forest Close.

EPF/2210/08 was an identical scheme refused under delegated powers for the following reason: *The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice as contained within PPG2, the policies of the Local Plan and Alterations namely policies GB2A and GB14A in that it does not constitute a reasonable extension to an existing dwelling. The application is unacceptable by reason of its size, design and siting which would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and visually intrusive in the surrounding area.*

EPF/0555/09 was a two storey wrap around extension recommended for refusal by Officers and approved by Members.

The majority of neighbouring properties appear to have been extended or altered in some manner, most prior to the adoption of the 1998 Local Plan or the current Local Plan and Alterations adopted in 2006. The Green Belt has been designated and protected in this area since prior to 1964 and records indicate that the neighbouring property at number 8 has been recently granted consent for a similar scale of extensions by Members at committee.

Policies Applied:

Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt

DBE9 – Impact of New Development

DBE10 – Design of Residential Extensions

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: No objection

8 neighbouring properties were notified with no objections received.

Issues and Considerations:

The main issues that arise with this application are the additional impacts of the proposed further extensions, namely the additional 1m depth on the first floor rear extension and the ground floor further 1m enclosed beneath the canopy.

Policy GB14A was in use during the first two applications, however this has subsequently been withdrawn due to conflict with lawful development tolerances. Members considered that the proposals justified a departure from usual policy in 2009, however Officers maintain that larger extensions still remain contrary to the objectives of Green Belt policies GB2A and PPG2. As indicative measurement the proposals including the ground floor rear canopy result in total floor space additions in the region of 96sqm. This is in the region of an 86% increase in floor space. Officers have consistently recommended refusal of the proposals due to the size, design and siting

of the extensions as Officers do not interpret the additions as 'a reasonable extension to an existing dwelling'. For this reason Officers feel unable to support an enlarged extension with a positive recommendation.

Design

The proposed extensions extend the existing ridge of the roofline and frontage of the property for some 3m, this results in the property appearing uncharacteristically wide compared to the attached property without any relief or reduction to the ridge. This would result in an aesthetically unsympathetic development, detracting from the character and symmetry of the original semi-detached pair of properties contrary to design objectives of policy DBE10.

Neighbouring Properties

Previous proposals have been refused due to concerns regarding outlook from 5 Forest Close. The offset from the boundary at first floor is retained as part of the proposals therefore whilst potentially appearing prominent and dominant in the rear garden areas, the proposals do not detract from the outlook of neighbouring properties.

Other matters

Previous application EPF/1055/08 for number 8 Forest Close, for a similar scale of development was allowed by Members against Officer Recommendation due to the individual merits of the case. Members considered that the alterations to surrounding properties in the cul-de-sac were sufficient to justify the proposals in this instance due to minimal harm that would occur in the location. The proposed extensions to number 8 would only be visible from within Forest Close and the playground area behind the site, and the development would be visible only within the constraints of the existing built up area. Officers would note that while the neighbouring developments and indeed extant permissions do form a material consideration, in this instance the location of the application site and proximity to the surrounding open countryside present a visually prominent development from within the surrounding Green Belt, furthermore Officers would maintain that there have been no details submitted that would constitute very special circumstances which are usually required to justify a departure from usual policy.

Conclusion:

The proposals offer no justification for departure from Green Belt policy, and present a further increase in volume. The applicant's plot is visually prominent from the surrounding open countryside and Green Belt, and as such Officers opinion remains unchanged and refusal is recommended.

In respect of design the proposals are considered visually dominant in relation to the attached property, however Members may consider that this would be largely obscured from view in the north-western corner of the cul-de-sac.

Adverse neighbouring impacts have been largely resolved in respect of outlook through the offset from the boundary at first floor. Notwithstanding this, Members may consider the enlarged scheme to appear prominent and domineering in the rear garden of the attached property to the detriment of neighbouring amenity.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

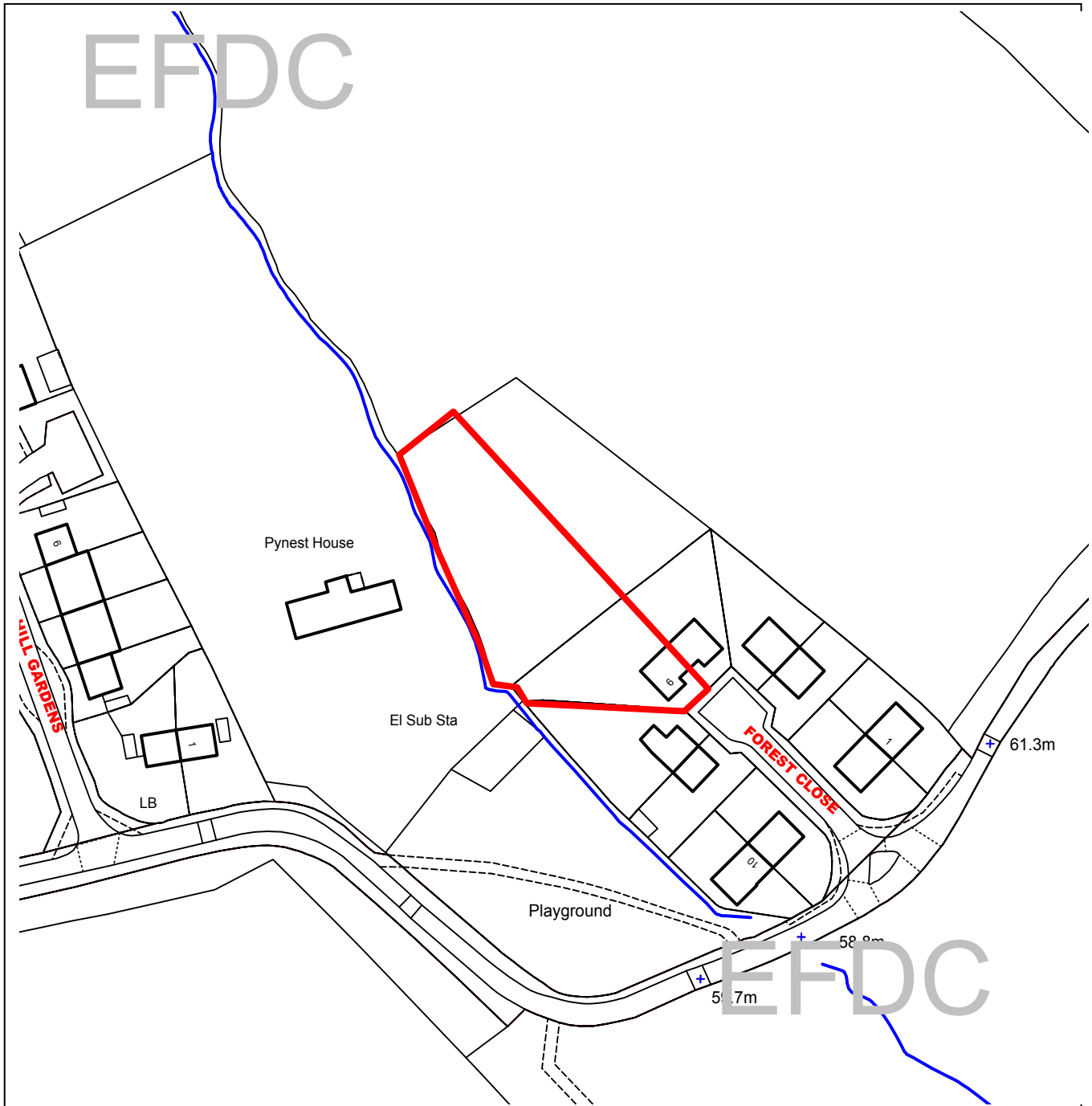
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564294***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	5
Application Number:	EPF/1912/10
Site Name:	6 Forest Close, Waltham Abbey EN9 3QR
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1984/10
SITE ADDRESS:	Wintry Mead Fernhall Lane Waltham Abbey Essex EN9 3TL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr Nick Gadsby
DESCRIPTION OF PROPOSAL:	Construction of replacement front entrance porch, with roof overhang.
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=521674

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 it is an application that is submitted by or on behalf of a Councillor (Pursuant to Section CL56, Schedule A (j) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought the erection of a replacement front porch. This would be 3.5m wide and 2.3m deep with a pitched roof to a ridge height of 3.2m, and would include an additional 1.1m 'storm porch' overhanging roof section. The proposed porch would replace an almost identical sized porch currently on the site, although in a slightly different location.

Description of Site:

The dwelling is a two storey detached property located on the north eastern side of Fernhall Lane. The site is located within a conservation area and the Metropolitan Green Belt.

Relevant History:

WHX/0005/63 – Extension to dining room – approved 30/01/63

WHX/0166/65 – Conversion of garage into kitchen and cloakroom extension – approved 26/08/65

WHX/0064/67 – Demolition of existing garage and erection of new garage with storage space over – approved 25/09/67
WHX/0035/68 – Garage with store over – approved/conditions 11/03/68
WHX/0076/73 – Extensions – approved 06/06/73
EPF/0067/83 – Extension as accommodation for elderly parents – approved/conditions 30/06/83

Summary of Representations:

2 neighbours were consulted.

TOWN COUNCIL – No comment. Applicant is Member's spouse.

CITY OF LONDON – No observations.

Policies Applied:

GB2A – Development in the Green Belt
DBE10 – Residential extensions
HC6 – Character, appearance and setting of conservation areas
HC7 – Development within conservation areas

Issues and Considerations:

The proposed porch would have a floor area of just 8 sq. m. and would replace an existing porch with an almost identical footprint. As such this proposal would not detrimentally impact on the openness of the Green Belt.

The replacement porch would be almost identical in size and similar in design to the existing porch to which it would replace. Whilst the replacement porch would incorporate an overhanging roof section not seen on the existing porch, this would not be detrimental to the overall character or appearance of the dwelling or conservation area. The porch would not be visible from Fernhall Lane and therefore would have no impact on the street scene.

Conclusion:

Due to the above, the proposed development is considered acceptable as it complies with all relevant Local Plan policies. Therefore the application is recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

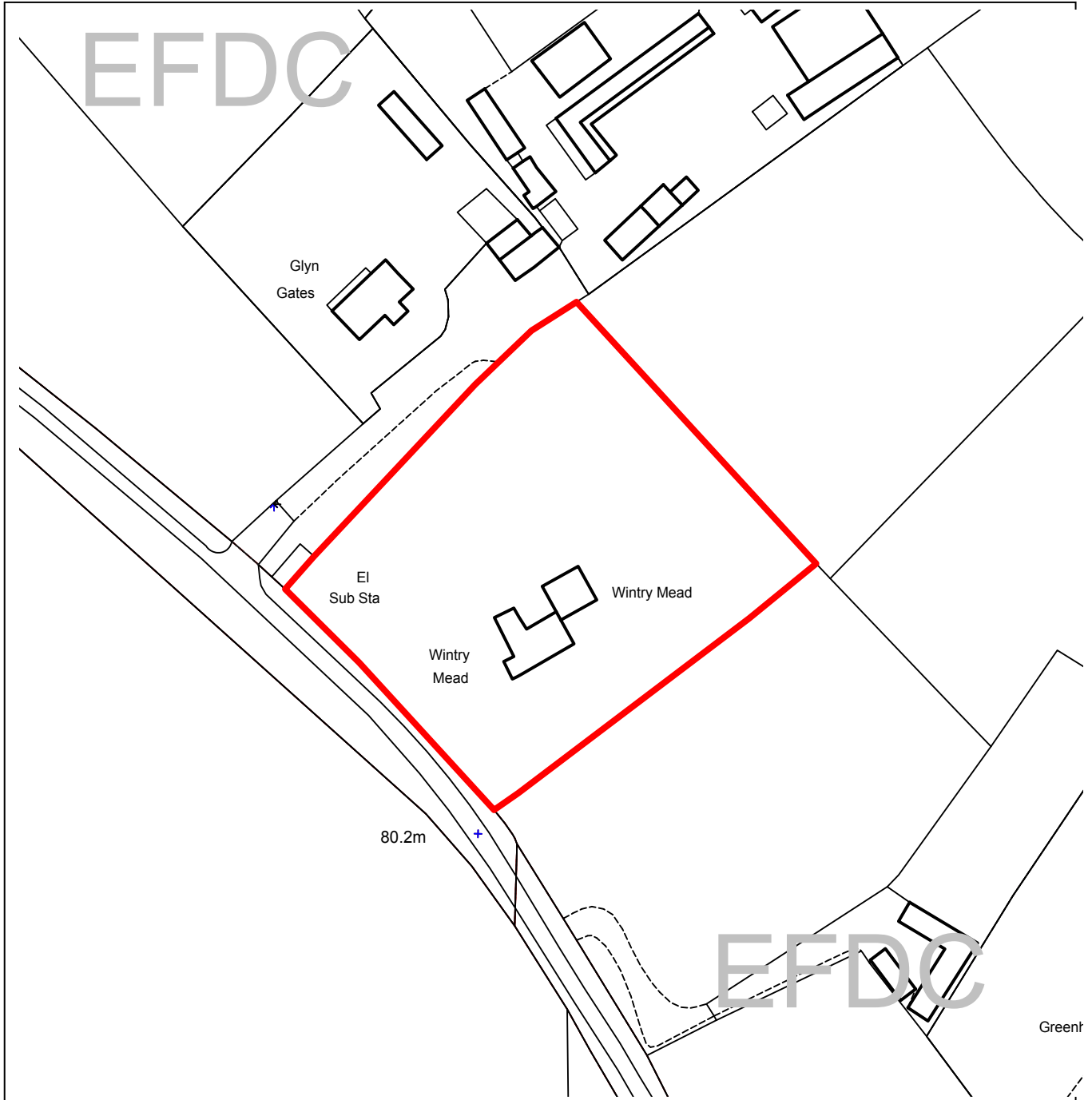
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	6
Application Number:	EPF/1984/10
Site Name:	Wintry Mead, Fernhall Lane Waltham Abbey, EN9 3TL
Scale of Plot:	1/1250