
APPLICATION No: EPF/1262/05

Report Item No: 1

SITE ADDRESS:
17 BOWER HILL, EPPING

PARISH: Epping

APPLICANT: Mr & Mrs Marshall

DESCRIPTION OF PROPOSAL:

New roof incorporating loft conversion with new front porch, wind aerial and solar panels on rear roof slope (Revised application).

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 3 years.
2. Materials of construction to be agreed.
3. No further side windows without approval

Description of Proposal:

A new roof incorporating a loft conversion with two pitched roof front dormers, and a new front porch. The roof height will increase from the current 2.8m (of a pyramidal roof), to 4.2m (with a gable end roof). A wind aerial mast some 2.6m high with a 1.5m diameter, 3 bladed rotor would be erected on the north flank of the new roof, below the ridgeline. Solar panels will be placed on both roof slopes.

Description of Site:

A detached bungalow on the east side of the road. The housing to the north, south and east are bungalows of a similar style, with some two storey houses and a commercial business to the west of the site. Bower Hill rises steeply to the north of the site towards the station.

Relevant History:

EPF/1449/77 - Porch, wall, and pergola - Approved
EPF/1319/81 - Outline application for bungalow in rear garden refused but appeal - Allowed

EPF/1319A/81 - Details of bungalow and garage - Approved
EPF/572/84 - Side extension - Approved
EPF/696/05 - New roof and dormers, wind aerial, solar panel -
Refused

Policies Applied:

Structure Plan
EG4 Energy Conservation

Local Plan
DBE9 Excessive Loss of amenities for neighbours
DBE10 Design of residential extension

Issues and Considerations:

The main issues in this application are the effects of this development on the amenities of neighbouring properties, the street scene, and the impact of the renewable energy measures on the amenities of the area, and whether this has overcome the previous reason for refusal which were the height and mass of the roof and a lack of details regarding the wind aerial.

Street Scene & Design

The roof will change from its current modest size, to a larger and higher shape. This would be some 1.2m higher than the existing roof, a reduction in height of 0.5m from the previous application. The new ridgeline will be slightly lower than the ridgeline on the adjacent building to the north (No. 15 Bower Hill), and have a slacker roof pitch. Whilst this redesign is not an immediately obvious major change in the design it does reduce the impact of the new roof shape, height and bulk in the street scene.

This reduction reduces the harm caused to the street scene to an acceptable level, especially when viewed in conjunction with the three adjacent bungalows to the north. In any event these three bungalows are of a slightly different design to this property and are all at a higher level following the rise in land up Bower Hill.

The new roof will remove an unattractive existing flat roof on the rear elevation.

The two front dormers are modest in size, and although positioned asymmetrically on the roof slope are designed to complement the front single storey gable projection, and this is considered not to be so serious as to justify a refusal. The porch alterations on the front elevation would cause no harm to the street scene.

Neighbours Amenity

There will be no adverse overlooking of any of the neighbouring properties. There may be some loss of light to the rear garden of No. 15 Bower Hill in the late evening but this would not be enough to justify a refusal on these grounds. Due to the orientation of No. 57a The Orchards to the immediate east, this property will not suffer any adverse loss of light.

Renewable Energy

The principle of the use of solar panels and a wind turbine is in line with policy in the Structure Plan and the emerging Local Plan Alterations for the generation of renewable energy. One solar panel each will be placed on the front and rear roof slope, with an area of 1m x 2m, and will stand proud of the roof by only some 7.5cm. It is considered that no harm is caused by these modest panels.

The applicant also wishes to erect a single wind aerial on the roof. This is a domestic version of a wind turbine, and would appear to be the first application for a development of this type in the district. The application has supplied a full set of technical data for the apparatus.

The Environmental Health Section has assessed the proposal with a view to ascertaining the potential disturbance from noise on the technical data supplied. They have concluded that the noise of the rotor in operation, in a 'worst case' scenario with maximum rotation/wind speed, would be the same as background noise levels in this area (at 44 dBA) at the boundaries of this site, and thus there would not be a significant problem to the neighbours to the south and west. It is also the case that the aerial would not be in operation at all times due to the variable wind conditions.

The frequency of operation of the turbine would also be at the bottom level of the frequency range of the human ear, and thus not cause a problem.

The mast itself will be on the rear southern elevation, and the top 0.3m of the rotor disc would be visible above the ridgeline from the front of the property. It is considered that there will be some impact on the street scene but it is similar to that of a large TV aerial, and it is considered that it is not visually unacceptable.

Conclusions

It is considered that on balance the design of the roof is now acceptable and overcomes the previous objections to the scheme. The questions regarding the potential disturbance of the wind aerial have been answered and satisfied the Council's Environment Health Section.

Therefore the recommendation is for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Object, too little information regarding the impact of the wind turbine on the neighbours.

15 BOWER HILL - Object, the roof is too imposing from the front elevation, and should be hipped and flat at the top.

55A THE ORCHARDS - Object, the wind aerial will cause noise 24 hours a day 7 day a week, and will increase noise pollution and the size of the aerial appearing bulky and intrusive.

57A THE ORCHARDS - Object, the wind aerial will cause unacceptable noise, of around 52dBA 20 feet from my bedrooms, and the World Health Organisation limits noise to 45dBA during the night.

APPLICATION No: LB/EPF/1352/05

Report Item No: 2

SITE ADDRESS: THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING
PARISH: Epping

APPLICANT: Mr & Mrs R Balasuriya

DESCRIPTION OF PROPOSAL:

Grade II Listed building application for a single storey pool room extension and internal conversion of existing garage (revised application).

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 3 years
2. Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development and the development shall be implemented in accordance with such approved detail.
3. Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
4. Details and colours of all external pipes, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority prior to starting any work on site.
5. All new rainwater goods and soil vent pipes shall be of black painted cast iron.
6. A sample plinth brickwork panel minimum 600 x 600mm shall be provided for agreement by the Local Planning Authority reusing historic bricks and with a flush lime mortar joint. All further rebuilding of the plinth shall be carried out in accordance with the approved panel.
7. No vents grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.

Description of Proposal:

Listed building application for the erection of a single storey poolroom extension as described in the previous item.

Policies Applied:

Structure Plan
HC3 Protection of listed buildings

Local Plan
HC10 Listed Buildings

Issues and Considerations:

The main issues are the impact of this proposal on the Listed Building, and whether it has overcome the reasons for the previous refusals which were the adverse effect on the listed building.

Listed Building & Design

The proposal would see the erection of pitched roof extensions with various gable ends. The Council's Conservation Officer has commented that the scheme has now addressed his previous concerns, and would now complement the character and appearance of the listed building, and recommends approval subject to various conditions relating to materials and construction.

Conclusion

This proposal has overcome the previous reasons for refusal, and will not cause any harm to the listed buildings. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Object as it was felt that it would be overdevelopment and inappropriate for a listed building and detrimental to neighbouring properties.

14 VICARAGE ROAD - Object, the building is contrary to Green Belt policies, height is compatible to a two storey house, this will be for corporate entertaining, noise and fumes will disturb us, will result in an unacceptable curtilage extension.

16 VICARAGE ROAD - Object, is out of proportion and character with the listed building, is too high, loss of amenity for me and neighbours, not a reasonable extension, and will extend the curtilage unreasonably.

18 VICARAGE ROAD - Object this will compromise the openness of the area, will reduce the outlook, is at odds with Green Belt

polices, it is not single storey due to its height, will extend his curtilage into the Green Belt, increased noise from machinery.

20 VICARAGE ROAD - Object, will be out of character with the listed building, inappropriate in a Green Belt area, will be bulky and overbearing, proximity to adjacent properties would be detrimental to occupiers, not a reasonable extension, will extend the curtilage.

22 VICARAGE ROAD - Object, the building is out of character with a rural setting, loss of enjoyment from the building being adjacent, garden area changes agricultural land.

24 VICARAGE ROAD - Object, loss of light to the rear of our property, the building will be overbearing and out of scale with the properties in Vicarage Road, will remove the reasonably open aspect to the rear of our home.

APPLICATION No: EPF/1351/05

Report Item No: 3

SITE ADDRESS: THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

PARISH: Epping

APPLICANT: Mr & Mrs Balasuriya

DESCRIPTION OF PROPOSAL:

Single storey pool room extension (Revised application).

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 3 years.
2. Materials of construction to be agreed.
3. The development shall be carried out in accordance with the amended plans received on 23 September 2005 unless otherwise agreed in writing with the Local Planning Authority.
4. Prior to first occupation of the building hereby approved the proposed window openings in the north elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
5. No further side windows without approval
6. Submission of a landscape scheme.
7. The residential curtilage of the dwelling shall be as shown in red on drawing 642/04H.

Description of Proposal:

Erection of a single storey poolroom extension (revised application).

Description of Site:

A large detached grade II listed former rectory, dating from

the 19th century, on the southern edge of Coopersale Village. The site commands panoramic views to the south. The whole site is within the Green Belt.

Relevant History:

Various applications for access and garden walls, alterations to outbuildings.

EPF/2071/04 - Detached garage - Approved
LB/EPF/2072/04 - Listed Building application as above
EPF/116/05 - Attached pool building - Refused
LB/EPF/117/05 - Listed Building Application as above - Refused

Policies Applied:

Structure Plan
C2 Green Belt
HC3 Protection of listed buildings

Local Plan
HC10 Listed Buildings
GB2 Green belt
GB4 Curtilage Extensions
GB14 Extensions in the green Belt
DBE9 & 10 Amenity

Issues and Considerations:

The main issues are the impact of this proposal on the Green Belt and the amenities of neighbouring properties, and whether it has overcome the reasons for the previous refusals which were the adverse effect on the Green Belt and the listed building.

Green Belt

The current rectory is a large building, which has had various attached outbuildings to the north converted to residential use over the years. The proposal would see the erection of a single storey link building with a pitched roof, measuring 6m x 3.6m x 4.7m. This would extend from the western flank of the garage. A single storey flat roofed link room on the western elevation would join the house to the pool. This link room would attach to a single storey indoor swimming pool, this building measuring 11.2m x 7m x 6.4m high. The total length of the projection from the garage to the west is 13.9m. A patio/garden would be formed in the angle between the house and the extension.

The scheme has been amended since the previous application by reducing the overall depth of the swimming pool and link

building from 19m to 15m, a reduction of 4m. Whilst the dimensions of the pool have not changed the link building has been greatly reduced. In addition two projecting wings on the south and north elevations of the pool building have been deleted. These reductions have reduced both the footprint and volume of the extension.

This is a large and imposing domestic dwelling on a substantial site. Previous works appear to be limited to a conservatory which has been erected on the western elevation and a detached garage erected on the northern boundary of the site.

The proposal is a substantial extension to this property, although the roof has maintained its shape to enable a similar roof pitch to the original building to be maintained to reach an acceptable appearance. However the scheme has been significantly reduced in its scope with a consequent reduction in its impact on the Green Belt. The scheme will not be visible from the east (Coopersale Common), but will be visible from the west, south and north. When viewed from the open fields and footpaths to the south and west the extension will not be prominent against the backdrop of the rising ground, existing building on the site, and the edge of the village envelope at Vicarage Road.

It is the case that it will extend the spread of the building to the west when viewed from the residential properties in Vicarage Road, but the extension is clearly subordinate to the existing building, and the projection would be viewed against the backdrop of trees and hedge lines to the south. As has been seen this is an imposing dwelling, which lends itself to a proportionally larger extension than would be acceptable on a smaller building. It is considered that, on balance, the building and site is capable of absorbing this proposal without causing undue harm to the openness and character of the Green Belt.

The area to the south of the extension would become a patio/garden area, and the details of the landscaping can be dealt with by conditions.

Although there is no current obvious western boundary other than the edge of a mown area of grass, the OS plans and aerial photographs indicated that there was a hedge on this boundary up to at least 1999. This boundary was some 6m from the most westerly part of the original building. This hedgerow has been grubbed out in the last few years and the curtilage appears to have been extended to the west. The new edge of the curtilage appears to be some 24m from the original rear elevation of the house, an increase in width of 18m. This increase would be excessive and would have an adverse effect on the open character of the landscape by changing it to the appearance of domestic garden, which would harm the openness of the Green Belt.

The applicant has now submitted a further plan showing a far smaller curtilage around the new extension, which reduces the garden extension to a 2m increase to the west from the original line. This is considered to have a minor increase with a minimal impact on the openness and character of the Green Belt and, on balance, is not an unreasonable increase. However, any further application for a curtilage extension is likely to be resisted due to the likelihood of an adverse effect on the openness of the Green Belt.

Design

The proposal would see the erection of pitched roof extensions with various gable ends. The Council's Conservation Officer has commented that the scheme has now addressed his previous concerns, and would now complement the character and appearance of the listed building, and recommends approval subject to various conditions relating to materials and construction.

Amenities

The neighbouring properties which would be affected are nos. 24 - 30 Vicarage Road. It is the case that the view over the site to the south will be affected by this proposal, but it should be noted that there is no 'right to a view'. Due to the slight slope to the south at this location, a reduction in ground levels on the site, and the design of the buildings it is considered that there will be little harm to the amenities of the neighbours in visual terms. The proposal will be some 15m from the northern boundary of the site, and the gardens of the neighbours are around another 17m long to their rear elevations. Therefore there would be no adverse impact in terms of overshadowing of these gardens.

There is only one window proposed in the roof of the north elevation which can be conditioned to be obscured to prevent overlooking. Due to the design of the extension, and its distance from the rear elevations of neighbouring properties, it is unlikely that there would be any appreciable disturbance caused by the domestic enjoyment of the site from the proposed patio area to the south of the extension.

Reference has been made by objectors to the use of the swimming pool as being partly commercial in connection with the applicant's business. However this application is for a domestic extension for the use of the applicant's family. Any commercial use would require a new application, which would be considered on its own merits.

Conclusion

This proposal has overcome the previous reasons for refusal, and will not cause any harm to the Green Belt, listed building, or amenities of the neighbours. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Object as it was felt that it would be overdevelopment and inappropriate for a listed building and detrimental to neighbouring properties.

14 VICARAGE ROAD - Object, the building is contrary to Green Belt policies, height is compatible to a two storey house, this will be for corporate entertaining, noise and fumes will disturb us, will result in an unacceptable curtilage extension.

16 VICARAGE ROAD - Object, is out of proportion and character with the listed building, is too high, loss of amenity for me and neighbours, not a reasonable extension, and will extend the curtilage unreasonably.

18 VICARAGE ROAD - Object this will compromise the openness of the area, will reduce the outlook, is at odds with Green Belt policies, it is not single storey due to its height, will extend his curtilage into the Green Belt, increased noise from machinery

20 VICARAGE ROAD - Object, will be out of character with the listed building, inappropriate in a Green Belt area, will be bulky and overbearing, proximity to adjacent properties would be detrimental to occupiers, not a reasonable extension, will extend the curtilage.

22 VICARAGE ROAD - Object, the building is out of character with a rural setting, loss of enjoyment from the building being adjacent, garden area changes agricultural land.

24 VICARAGE ROAD - Object, loss of light to the rear of our property, the building will be overbearing and out of scale with the properties in Vicarage Road, will remove the reasonably open aspect to the rear of our home.

APPLICATION No: EPF/1390/05

Report Item No: 4

SITE ADDRESS:
THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

PARISH: Epping

APPLICANT: Mr & Mrs Balasuriya

DESCRIPTION OF PROPOSAL:
Extension to garage for store.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 3 years.
2. Materials of construction to be agreed.

Description of Proposal:

Erection of a single storey store building, measuring 4m x 5m, by 4.4m to a ridged roof with a gable end, on the western elevation of a detached triple garage.

Description of Site:

A large detached grade II listed former rectory, dating from the 19th century, on the southern edge of Coopersale Village. The site commands panoramic views to the south. The whole site is within the Green Belt.

Relevant History:

Various applications for access and garden walls, alterations to outbuildings
EPF/2071/04 - Detached garage granted (an attached store was deleted from this application).
LB/EPF/2072/04 - Listed Building application as above - Granted
EPF/116/05 - Pool building - Refused
LB/EPF/117/05 - Listed building application as above - Refused
EPF/482/05 - Erection of 2m close-boarded fence - Refused

Polices Applied:

Structure Plan
C2 Green Belt
HC3 Protection of listed buildings

Local Plan
HC12 Setting of Listed Buildings
GB2 Green Belt
GB4 Curtilage Extensions
GB14 Outbuildings in the Green Belt
DBE9 & 10 Amenity

Issues and Considerations:

The main issues are the impact of this proposal on the Listed Building, Green Belt and the amenities of neighbouring properties. It should be noted that the original application for the garage in 2004 also had a store, identical to this proposal, included. The committee deferred the application over concerns about the size and effect on amenity of the proposed store, and the applicant deleted this store from the scheme to enable an approval to the garage to be granted.

The scheme for the store has been resubmitted with further supporting information from the applicant as to its effects on the amenities of neighbouring properties.

Green Belt

The storeroom would be erected on the side of the existing garage. The site contains a very large house, and although within the Green Belt it is within the body of the village. When viewed from the south the building will be seen against a background of existing residential properties, and it will not increase the overall spread of the garage outside the existing building lines of the house to the south. It will not be a prominent feature in open countryside. Therefore it is considered that this extension will not have an adverse effect on the openness and character of the Green Belt.

Listed Building & Design

The Council's Conservation Officer has commented that he has no objections to the scheme and it will not cause any harm to the setting and character of the adjacent listed building. The store is of a simple design, and a scale, style and form that respects the listed building and integrates well with the garage block.

Amenities

The main neighbouring property which would be affected is no. 24 Vicarage Road. It is the case that their view over the site

to the south will be slightly affected by this proposal, but it should be noted that there is no 'right to a view', and any refusal on these grounds would be unsustainable on appeal.

The area where the garage has been erected has had the ground level reduced by about 0.5m to provide a flat surface, which reduces the overall height of the building when viewed from no. 24 Vicarage Road. There is a minimum gap of 2.5m to the rear boundary fence of No. 24, and the rear garden of No. 24 is some 16m deep. The storeroom will not come beyond the existing attached outbuilding to the south of the garage, and is 0.5m lower than the ridgeline of the garage. No. 24 has a 1.8m close boarded wooden fence on the boundary.

The applicant has also commented that previous photomontages supplied by objectors of the proposed store and its effect on the garden of No. 24 are inaccurate and give a false impression of the development.

It is considered that there will be no loss of light to the rear elevation of No. 24, and a minor loss of amenity to the garden of No. 24, which would not justify a refusal.

Conclusion

This proposal causes no harm to the Green Belt and listed building, and has little adverse effect on the amenities of neighbouring properties. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS:

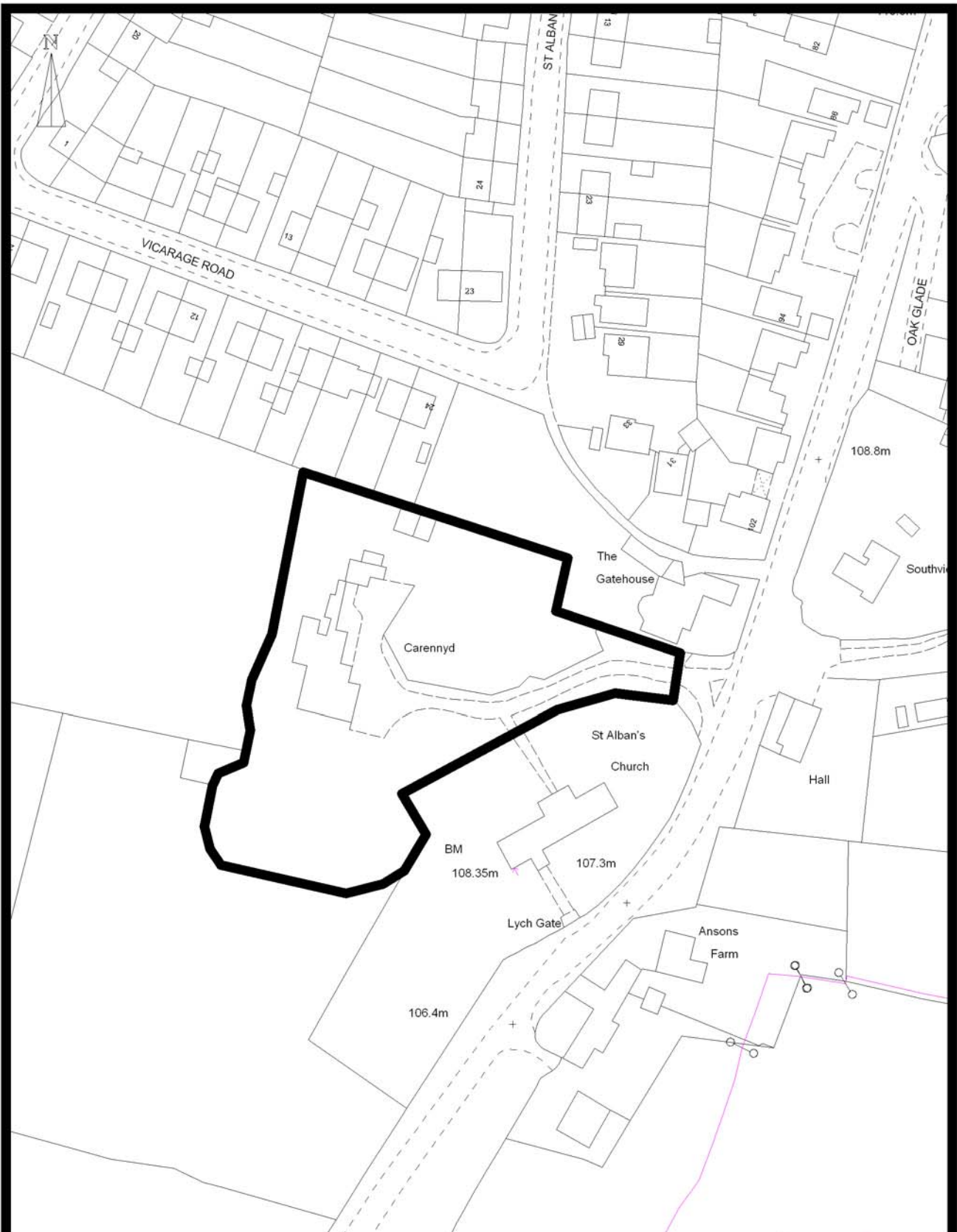
TOWN COUNCIL - Object as the development was inappropriate for a listed building.

20 VICARAGE ROAD - Object, the new building would not be appropriately positioned with regards to the adjacent properties, and will be out of character with the design and appearance of the listed property.

16 VICARAGE ROAD - Object, the proposed unit will be an intrusion of the curtilage of No. 24 when the fence is removed, and would be out of keeping with the listed building.

18 VICARAGE ROAD - Object, further building in the Green Belt, and is not a reasonable extension.

24 VICARAGE ROAD - Object, loss of light to the rear of our property, the building will be overbearing and out of scale with the properties in Vicarage Road, will remove the reasonably open aspect to the rear of our home.



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Item Nos: 02-04
Scale: 1:1250



APPLICATION No: EPF/1095/05

Report Item No: 5

SITE ADDRESS: LAMBOURNE PARK FARM, HOE LANE, ABRIDGE, LAMBOURNE
PARISH: Lambourne

APPLICANT: Mr A. Greenhalf

DESCRIPTION OF PROPOSAL:
Permanent retention of farm shop.

RECOMMENDED DECISION: Grant Permission

Description of Proposal:

Retention of building comprising farm shop and garaging accommodation (28.0m long x 6.75m deep x 5.25m high).

Description of Site:

The building forming the subject of this application is located within the complex of farm buildings, stables and dwelling house which comprise Lambourne Park Farm. The farm is located on the junction of Hoe Lane with New Road, and occupies a site which falls quite steeply towards the south.

Relevant History:

Planning permission for the retention of this building for a period of 2 years granted on appeal in July 2003.

Policies Applied:

Metropolitan Green Belt policies GB12 and GB14.

Issues and Considerations:

The main issue in determining this application concern whether or not the retention of this building can be justified in Green Belt policy terms.

The relevant planning history relating to this building is the appeal decision issued in July 2003. Planning permission was originally granted for a building in this location in 1994,

however that built did not conform to that approved and was therefore the subject of enforcement action which culminated in the 2003 appeal decision. This permitted the retention of the building for a two year limited period in order that the establishment and progress of the farm shop could be fully reviewed.

On inspection in relation to its use the shop was found to be selling hay, logs and kindling, eggs, frozen chickens, walnuts, tomatoes, and potted plants all of which have been produced on the holding. The shop does not appear to be a thriving business and was not advertised from outside the site, but certainly goods are sold and custom is generated by word of mouth. With this evidence it would appear that there is justification for the retention of the shop on a permanent basis.

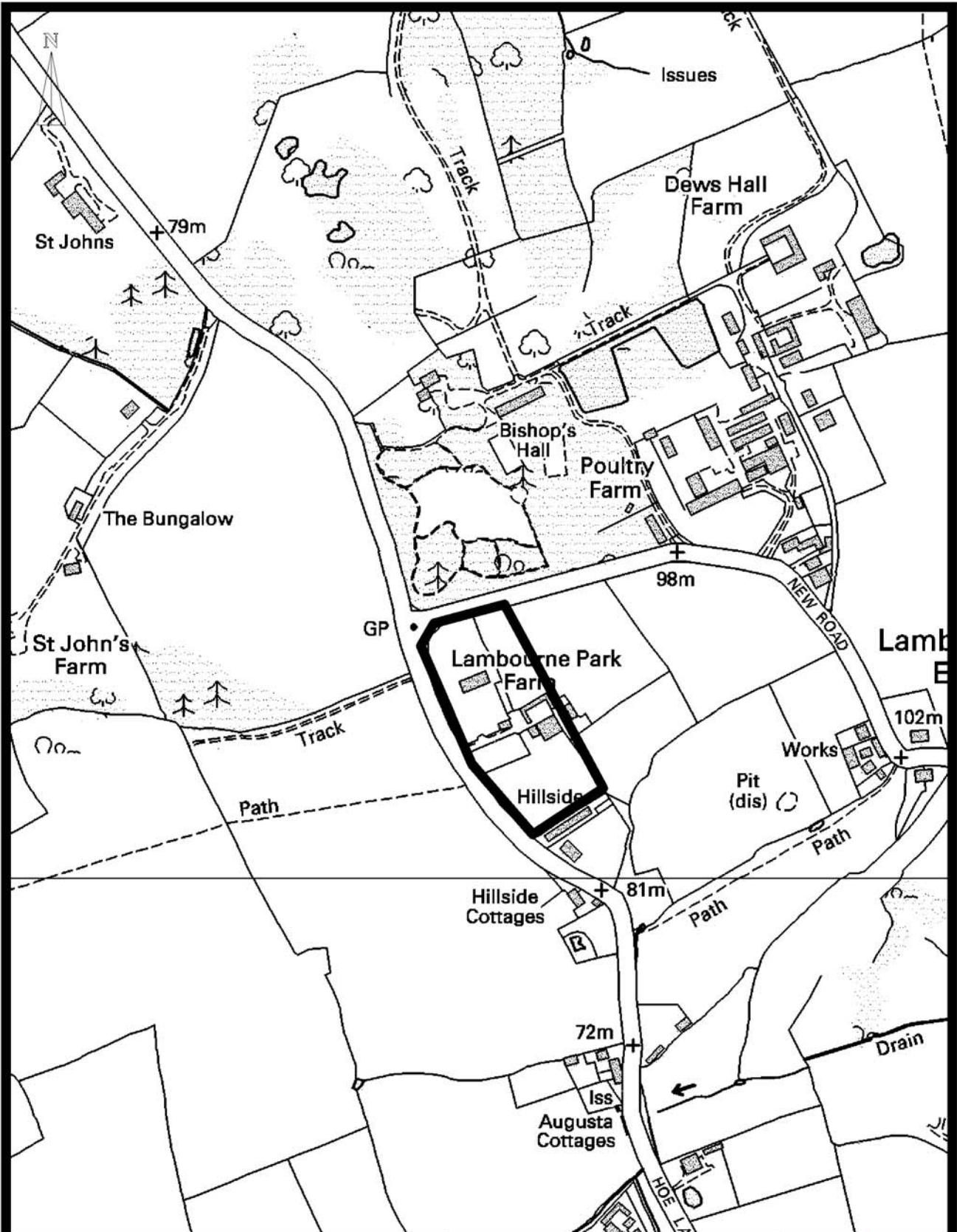
The site inspection also reveals that the other requirements of the appeal decision have been met in relation to the removal of velux windows from the roof, the garage being used for the storage of private motor vehicles only, and the access has been widened. In this respect the development accords with the other requirements of the appeal.

The Parish Council rightly point out that there is no outward sign of the existence of the farm shop on the site. However the absence of roadside advertising could be viewed as a benefit to the character of the countryside which could be adversely affected if there were to be an excess of roadside clutter. It is agreed that this does not encourage passing trade, however the shop would appear to survive on the basis of word of mouth.

In the light of the foregoing, the proposal to retain the farm shop on a permanent basis is considered to be acceptable and the application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Have not changed our views since the previous application EPF/1247/02. No produce from the land which could be sold. Hay which is produced is needed to feed the horses which are kept at the site. Meat is not produced at the site. Fruit and nut trees would take a number of years before they can produce a crop which could be sold. Access is in a dangerous location. There is little outward evidence that the shop is open and it does not encourage passing trade. Accounts have not been signed and accountants cannot spell income.



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Item No: 05
Scale: 1:5000



APPLICATION No: EPF/781/05

Report Item No: 6

SITE ADDRESS: THE CROFT, WEALD HALL LANE, THORNWOOD, NORTH WEALD
PARISH: North Weald

APPLICANT: Mr S & Mrs K Black

DESCRIPTION OF PROPOSAL:

Extension to outbuilding and change of use of outbuilding and dwelling to childrens day care nursery and conversion of garage/games room into dwelling.

RECOMMENDED DECISION: Refuse

1. Having regard to the existing traffic use and the additional traffic which the proposal is likely to generate or attract, the road which connects the site to the nearest traffic distributor is considered to be inadequate to cater for the proposal while providing reasonable safety and efficiency for all road users owing to its unsatisfactory width and alignment (contrary to Essex and Southend on Sea Replacement structure plan policy T7 and Local Plan policy T17).
2. Given the location of this site in a relatively isolated position away from any urban population centre and inaccessible by public transport, and a road without footpaths, it is considered that the proposed use is contrary to policies CS1 and CS4 of the Essex and Southend on Sea Replacement Structure Plan, which seek to achieve sustainable development.

This application is brought before Members at the request of Councillor Glozier.

Description of Proposal:

Change of use to children's day nursery and change of use of existing garage/games room to single dwelling house to be occupied by persons employed at the proposed day nursery. Extension to existing barbecue shelter building and alteration to enable use as pre school nursery annexe, plus alteration and extension to existing dwelling.

The addition to the barbecue building measures 6.165m x 7.758m and there is no increase in ridge height. The addition to the existing dwelling is a small pitched roofed side addition measuring 4.5m x 2.735m. The conversion of the existing garage/games to a two bed bungalow room does not entail any

extensions or additions.

The proposal includes use of an extensive existing hardstanding area for parking and turning within the site.

Description of Site:

The site comprises a detached 3 bed bungalow in an extensive garden, located on the northern side of Weald Hall Lane immediately to the east of the M11 motorway. The site is well screened from the road by existing fencing. Within the garden area there is an open-air swimming pool with associated plant room, a large pitched roofed garage/games room building and an open sided square barbecue shelter. The front garden and a large proportion of the rear garden are hard surfaced.

Relevant History:

EPO/81/69 - Use of land for breeding cats and dogs - Approved 1969

EPF/489/98 - Alterations and additions - Refused 1998.

EPF/520/98 - Erection of double garage, boundary wall and fences and new vehicular access - Refused 1998.

EPF/751/01 - Retention of porch, two conservatories and pool plant room - Approved 2001.

EPF/752/01 - Retention of detached games room and barbecue shelter - Approved 2001.

Policies Applied:

Local Plan Policies;

Green Belt GB2, GB8.

DBE4 Design in the Green Belt.

H13 Change of use of dwelling houses.

T14 Car parking.

T17 Highway issues.

Structure plan Policies;

CS1 Achieving sustainable development.

CS4 Sustainable new development.

C2 Development in the Green Belt.

BIW3 Business development a sequential approach

RE2 Reuse of rural buildings.

T3 Promoting accessibility.

Issues and Considerations:

The applicant currently runs a children's day nursery at Woodside Camp in Thornwood and has been seeking alternative more suitable premises. The intention is to relocate the nursery to the extended buildings on this site and to live at

the site within the converted garage building. The conversion of the garage building to a dwelling has been suggested as a way of overcoming the Council's normal objection to the loss of a residential unit.

The main concerns are the impact of the proposals on the Green Belt, the traffic and highway safety implications of the change of use and sustainability issues.

Green Belt:

This site is within the Metropolitan Green Belt. The policies of the Local Plan and Structure Plan allow for the change of use of existing buildings within the Green Belt, subject to certain criteria. In this instance however the proposals also include some additional building, which would not normally be acceptable, to accommodate the new use.

We need therefore to assess whether the additions proposed will have a significantly adverse impact on the openness of the Green Belt. The site is located adjacent to the M11 and is completely enclosed by 2m fencing. The existing buildings are substantial and permanent and capable of conversion without rebuilding. The proposed extension to the existing dwelling is not very large and would have little impact on the openness of the Green Belt. The proposed extension to the rather strange open sided barbeque building in the rear garden is more difficult to justify, but there is no increase in height and it is set well back from the road and will not be prominent from outside the site.

With regard to the proposed use of the buildings, the use of the existing games room as a residential unit would not normally be acceptable, as residential use is only considered where a building is not suitable for any alternative use and it is desirable to bring it back into beneficial use. However, as there will be no net increase in residential units as a result of the application and the occupancy can be restricted to persons employed in the adjacent day nursery, the residential use of this building can be supported in this instance. The suggested day nursery use of the remainder of the site will result in increased traffic movements and additional parking within the site, which again are normally to be avoided in Green Belt locations. The site does however have an extensive area of existing hardstanding which could provide sufficient space for parking and turning within the site and this parking area would be largely hidden from view.

On balance it is considered that subject to suitable conditions preventing two habitable units within the site, green belt objections to the proposal could be overcome.

Traffic and Highway Safety:

Weald Hall Lane is a narrow and winding road and the proposed

use, will inevitably result in a significant increase in traffic. There is therefore a significant objection to the proposal on highway grounds. Essex County Council Highways Manager has stated that the road, "is considered to be inadequate to cater for the proposal while providing reasonable safety and efficiency to all road users, owing to its unsatisfactory width and alignment."

The proposal is therefore contrary to Policy T7 of the Structure plan and Policy T17 of the Local Plan.

Sustainability:

One of the core principles for new development as set out in the replacement structure plan is sustainability. This means essentially directing development to urban areas or locations with easy access by foot, public transport or bicycle. This proposal is for a service, but it is a very inaccessible location not served by public transport and on a narrow road without a footpath. Anyone bringing children to the nursery and anyone working at the nursery will almost certainly travel by car. Whilst it is accepted that in reality this is probably the case for parents taking children to the current facility in Woodside, the fact remains that this location is not en-route to anywhere (Weald Hall Lane being a dead end) and that it is at least 3 times the distance from the urban area of Thornwood than the existing location. It is therefore considered that the site is poorly located and would result in additional vehicular traffic mileage and is not therefore sustainable development.

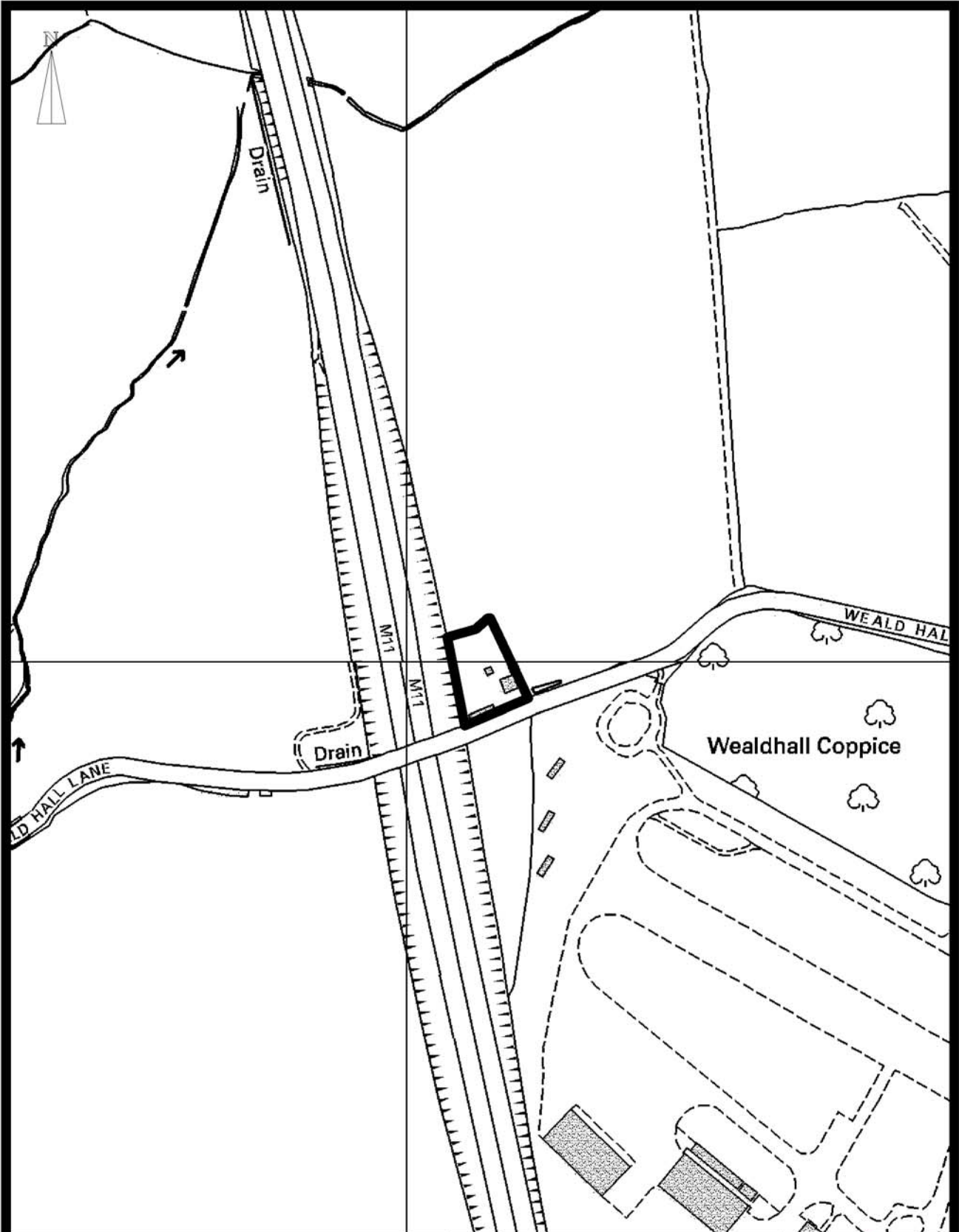
Conclusion:

In conclusion it is considered that while the physical impact on the openness and amenity of the Green Belt may be insufficient to warrant refusal on Green Belt grounds, the proposed use will result in increased vehicular traffic on an unsuitable road causing harm to highway safety and, additionally, the site is relatively remote and inaccessible by foot and public transport such that the proposal is contrary to the core strategy of the Structure Plan.

The application is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

NORTH WEALD BASSETT & DISTRICT RURAL PRESERVATION SOCIETY -
Object, unsuitable development in the Green Belt.



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Item No: 06
Scale: 1:5000



APPLICATION No: EPF/1191/05

Report Item No: 7

SITE ADDRESS: **PARISH:** North Weald
NORTH WEALD GOLF CLUB, RAYLEY LANE, NORTH WEALD

APPLICANT: North Weald Golf Club

DESCRIPTION OF PROPOSAL:

Change of use of storage barn to Use Class B8, storage and distribution.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 3 years.

2. Prior to commencement of the use, details of the following in accordance with the adopted Essex County standards shall be submitted to and approved in writing and laid out on site:
 - i) vehicle parking spaces and manoeuvring area
 - ii) motor cycle parking
 - iii) secure covered cycle parking.

3. No part of the development shall be occupied or used until safety road markings at the existing access point for the new use in Rayley Lane have been submitted and approved in writing and have been laid out to the reasonable satisfaction of the Local Planning Authority.

Description of Proposal:

This is an application for change of use from ancillary storage in connection with the golf club to a separate storage and distribution use (Class B8). The firm taking the premises operates from Little Weald Hall adjoining, and wishes to store bank data of various kinds, involving only up to 5 car and 6 goods vehicle movements daily. Seven car spaces and 5 commercial vehicle spaces are intended - no details of their layout are supplied at this stage. No new access is proposed, the firm intending to utilise that around 200m south of the golf club entrance in Rayley Lane. The limited amount of machinery stored in the barn will be relocated in the building to the north (on the other side of the car park), in under-used accommodation between the 'Pro' shop and the separate health club occupier.

Description of Site:

The building is a modern, 'Atcost' type barn currently used for ancillary storage by the Golf Club. It is sited around 80m east of the nearest point in Rayley Lane, facing the Clubhouse and other Golf Club buildings alongside the boundary with Little Weald Hall to the south. Some grass cutting and other machines are stored but most of the accommodation is currently unused.

Relevant History:

EPF/659/05 - Two storey side extension to clubhouse linking to barn to form hotel accommodation block - Withdrawn
EPF/25/96 - Use of farm building as golf facilities building - Approved
EPF/1229/93 - Erection of golf clubhouse - Approved

Relevant Policies:

Structure Plan Policies:

CS4 Sustainable new development.
C2 Green Belt.

Local Plan Policies:

GB2 General restraint in the Green Belt.
GB8 Changes of use in the Green Belt
DBE6 Car parking
DBE9 Amenity impacts
T17 Traffic implications of developments

Issues and Considerations:

Issues raised by proposal are: principle of change of use to a commercial activity in the Green Belt, parking and traffic implications and any impacts on local amenity.

The current use and context of the barn is as part of the North Weald Golf Club, a recreational use appropriate to the Green Belt. Although the building is modern, its siting within the clubhouse complex means that its setting is not a straight forward rural one, but within a group with both older and newer structures. Policy GB2 envisages a series of exceptions, including developments that accord with other Green Belt policies.

In this case, the application accords with policy GB8 as:
building is of permanent and substantial construction - concrete block with modern profiled steel sheet cladding;
no reconstruction is required for new use;
building is in keeping with surroundings in terms of clubhouse

complex;
no open storage involved;
7 extra car & 5 commercial vehicle movements required;
no net increase in traffic generation;
the building was not constructed with another use in mind
(e.g. residential in Green Belt) - the ancillary storage to be
relocated.

If the re-use of an existing building meets the above criteria,
it has to be regarded as appropriate in the Green Belt, despite
the comments of the parish council.

The barn is situated close to Little Weald Hall, a grade II
listed building, and because of its siting affects the setting
of the house. However, the proposed change of use is not
considered in itself to further affect the setting since it is
existing and little change is proposed by this application.

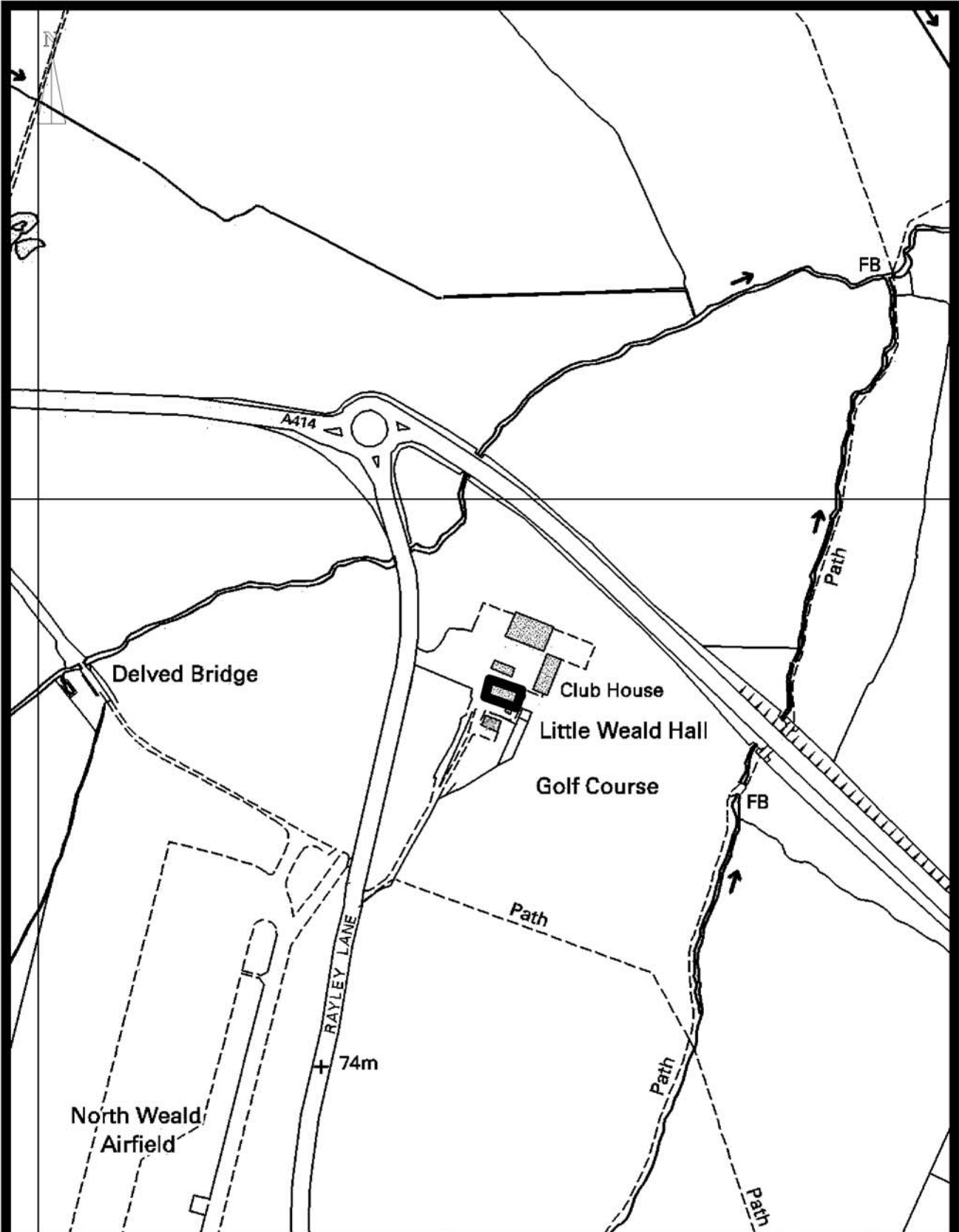
The access to Little Weald Hall is approximately half way along
Rayley Lane between the A414 junction and the roundabout entry
to the North Weald Airfield curtilage, with good visibility.
The County Highway Authority has no objections, subject to
conditions requiring road markings at the existing junction and
also details of motor cycle and covered cycle provision.

Conclusions

Subject to condition requiring full details of new vehicle
parking spaces, motor cycle and secure covered cycle provision,
and a condition to require approved road markings at the Rayley
Lane access prior to commencement of the use, the development
for change of use to storage (Class B8) is fully acceptable.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Objection. The change of use was
inappropriate in the Green Belt and in contradiction of policy
GB2 in the adopted Local Plan.



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Item No: 07
Scale: 1:5000



APPLICATION No: EPF/1137/05

Report Item No: 8

SITE ADDRESS:
TRAIL, POPLAR ROW, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mr & Mrs White

DESCRIPTION OF PROPOSAL:

Demolition of existing side and rear extension and erection of two storey side extension.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 3 years.
2. The development shall be carried out in accordance with the amended plans received on 3 August and 16 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No further side windows without approval
4. No development or demolition shall commence until the applicant has submitted a scheme for the recording of the existing study building to the Local Planning Authority and has implemented that approved scheme. A copy of the record shall be sent to the Local Planning Authority prior to completion of the works.
5. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority prior to commencement of the development, and the development shall be implemented in accordance with such approved detail. Materials and construction including brick coursing shall match the existing unless agreed beforehand in writing by the Local Planning Authority.
6. New rainwater goods shall be in cast metal and painted black.
7. Additional drawings that show details of proposed new windows, doors, cills, eaves, verges and chimney to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.

8. The windows to the building hereby permitted shall be constructed in painted timber, and single glazed without night vents.
9. No part of the fabric not already identified on the approval plans, including any timber framing or historic infill panels shall be cut, altered, removed, cleaned or coated without the prior written consent of the Local Planning Authority.
10. No meter boxes, flues, ducts, pipes, grilles, extracts, satellite dishes, aerials, lights or alarms shall be fitted to the exterior of the building without the prior written approval of the Local Planning Authority.

Description of Proposal:

Existing single storey additions at the side and rear of the property would be demolished.

The proposed extension would be a maximum of 7.3m wide and some 10.6m deep, projecting beyond the existing front and rear walls of the house. It would be finished in a clay tile roof, with front and rear facing gables. A lower section would link it to the main house. Its walls would be finished in cream painted weatherboarding and it would have timber-framed windows.

A new vehicular access onto Poplar Row, originally included in the application has now been deleted.

Description of Site:

The application site lies within a central position in the built up area of Theydon Bois, overlooking the village green, and surrounded by residential properties in other directions.

It is occupied by an imposing two storey detached house, which is a Grade II listed building. It has white rendered walls, its main roof, at two storeys, is finished in thatch but other parts of the house have tiled roofs.

Its curtilage is, in the main, heavily screened by existing vegetation. However, that part close to the side elevation of the adjoining dwelling, Alwyn, is more open. This dwelling has a deep single storey extension close to the common boundary and obscure glazed windows in its facing flank at both ground and first floor.

Relevant History:

EPF/375/05 and LB/EPF/374/05 for demolition of existing side and rear extension, erection of two storey rear extension and

installation of new vehicular entrance and driveway were both withdrawn in May 2005, following concerns raised by Essex County Council and this authority's Highway Services.

Policies Applied:

DBE9 - Impact of New Development
HC10 - Works to Listed Buildings.
DBE10 - Residential Extensions

Issues and Considerations:

The main issues in this application are the effect of the development on the amenities of neighbouring residential properties, on the historic interest and architectural character and appearance of the existing building and on the visual amenities of the surrounding locality.

The proposed extension would not project beyond the front wall of Alwyn and its rear elevation would be sited slightly beyond that of the single storey extension at the adjoining house. The rear of the extension would project about 5.5m beyond the main two storey rear wall of Alwyn, but with a minimum separation of some 7m. Whilst the extension could result in the loss of some light to the bathroom at the adjoining property, that room is not a habitable room. Moreover it is considered that the separation between the adjoining house and the proposed extension would be sufficient to avoid causing the occupants of Alwyn to suffer any undue loss of visual amenity. No flank windows are proposed in the extension, thus avoiding any overlooking.

Therefore it is considered that the development would not harm the amenities of neighbouring residential properties and that it complies with policy DBE9.

The Historic Buildings Adviser at the County Council has confirmed that the submitted amended drawings address her main concerns and recommends approval, subject to conditions. In overall terms the proposed extension would be a discreet but complementary addition to the main house, lower than its main roof and with a subservient visual link. Moreover, its bulk when viewed from the front would be limited. Having regard to the specialist advice, it is considered that the development would not harm the historic interest and architectural character and appearance of the existing building and that it complies with policy HC10.

Given the conclusions reached in the previous paragraph and that the frontages of the site are heavily screened, it is considered that the extension would not harm the visual amenities of the surrounding locality and that it complies with policy DBE10.

Conclusion

The provisions of the relevant Local Plan policies are met and approval is recommended.

The representations made have been examined but they are not sufficient to outweigh the above considerations.

SUMMARY OF REPRESENTATIONS:

THEYDON BOIS AND DIST. RURAL PRES. SOC. - The only change is the access therefore the objections raised to the original application still stand. The demolished part of the building adds to its character. The proposal turns a modest cottage into a 5 bedroom house. The large extension will totally change the character of this cottage. There has been no attempt to match the cottage. The new access and the access road will totally change the character of the property. The new vehicle access is at a dangerous location. This is one of the nicest listed properties in the village and the proposals would not only detract from the cottage but also the village scene as a whole.

PARISH COUNCIL - Object, note the minor cosmetic changes to the proposal but consider that these do not address our original objections. The side elevation clearly shows that the proposed extension will overshadow the older part of the building.

ALWYN, POPLAR ROW - The existing house would be swamped by the alterations. Extension would be a great mass, close to our boundary. It would give the impression of two semi-detached houses. Loss of light and outlook to our bathroom. The side elevation would be a most imposing structure. Development could be converted into two properties. The proposal would destroy a listed property and part of Theydon's history.

APPLICATION No: LB/EPF/1146/05

Report Item No: 9

SITE ADDRESS:
TRAIL, POPLAR ROW, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mr & Mrs White

DESCRIPTION OF PROPOSAL:

Grade II Listed building application for the demolition of existing side and rear extension and erection of two storey side extension.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years
2. The development shall be carried out in accordance with the amended plans received on 3 August and 16 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
4. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority prior to commencement of the development, and the development shall be implemented in accordance with such approved detail. Materials and construction including brick coursing shall match the existing unless agreed beforehand in writing by the Local Planning Authority.
5. New rainwater goods shall be in cast metal and painted black.
6. Additional drawings that show details of proposed new windows, door, cills, eaves, verges and chimney to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
7. The windows to the building hereby permitted shall be constructed in painted timber, and single glazed without night vents.
8. No part of the fabric not already identified on the approval plans, including any timber framing or historic infill panels shall be cut, altered, removed, cleaned or coated without the prior written consent of the Local Planning Authority.

9. No meter boxes, flues, ducts, pipes, grilles, extracts, satellite dishes, aerials, lights or alarms shall be fitted to the exterior of the building without the prior written approval of the Local Planning Authority.

Description of Proposal:

This is the accompanying listed building application for the previous item.

Policies Applied:

HC10 - Works to Listed Buildings.

Issues and Considerations:

The main issue in this application are the effect of the development on the historic interest and architectural character and appearance of the existing building.

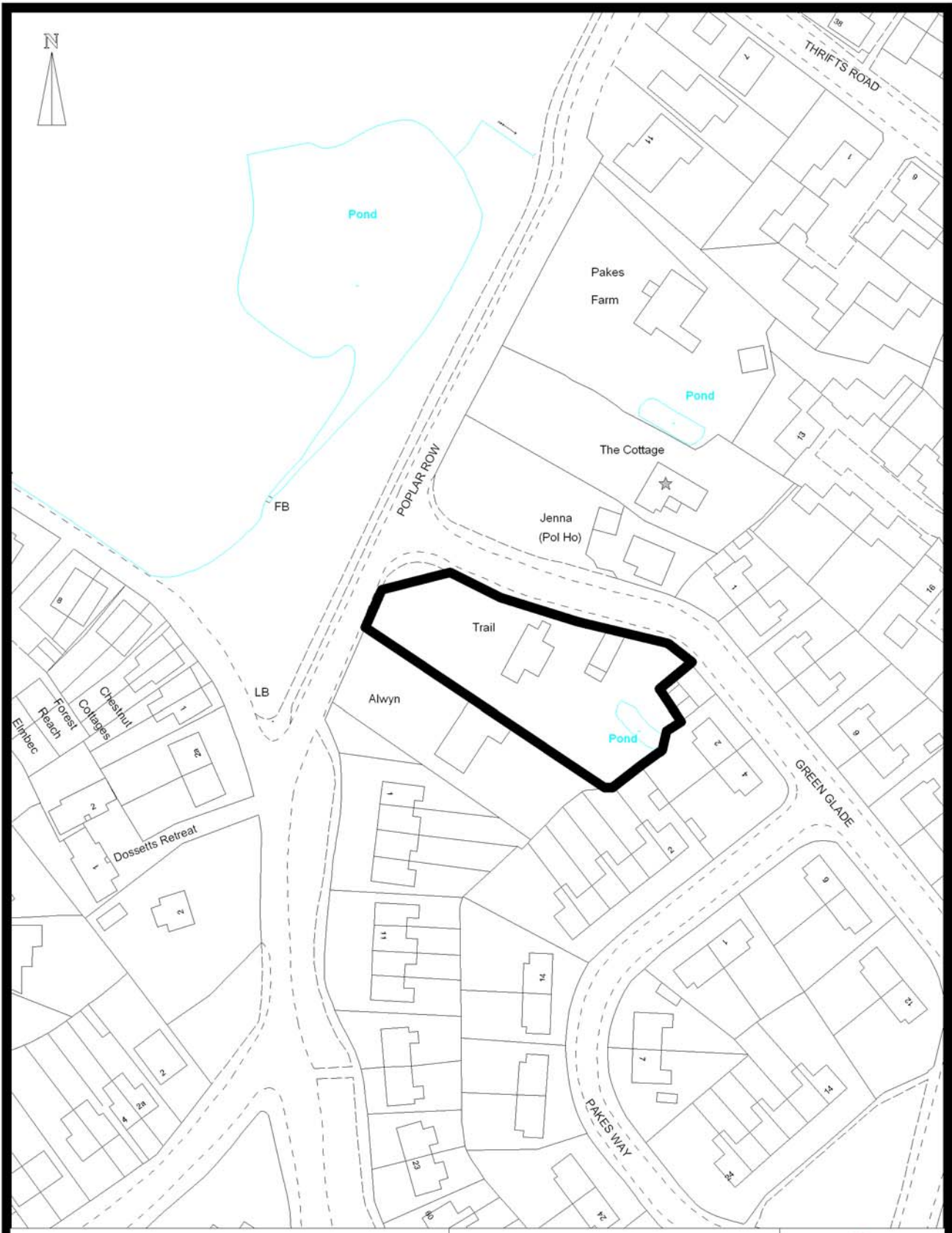
The Historic Buildings Adviser at the County Council has confirmed that the submitted amended drawings address her main concerns and recommends approval, subject to conditions. In overall terms the proposed extension would be a discreet but complementary addition to the main house, lower than its main roof and with a subservient visual link. Moreover, its bulk when viewed from the front would be limited. Having regard to the specialist advice, it is considered that the development would not harm the historic interest and architectural character and appearance of the existing building and that it complies with policy HC10.

Conclusion

The provisions of the relevant Local Plan policies are met and approval is recommended.

SUMMARY OF REPRESENTATIONS:

See previous item.



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