

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2440/10
<b>SITE ADDRESS:</b>	Birch Hall Coppice Row Theydon Bois Epping Essex
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Estate Manager
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/03/89 T1 - Beech - Fell and grind stump
<b>RECOMMENDED DECISION:</b>	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=523296](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523296)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

*This application is before this Committee since it is an application to fell preserved trees and is recommended for approval ( Pursuant to Section P4, (3) of the Council's Delegated Functions)*

**Description of Proposal:**

**T1. Beech** – Fell to ground level

**Description of Site:**

This mature Beech stands 19 metres tall and about 12 metres from the entrance gateway to this mansion property. It forms part of a mature, oak dominated collection of large trees, lining the drive to the house. Young holly and other broadleaf specimens stand close by the subject tree and

when viewing the property from the main road this tree is partially screened by an Oak and a Beech standing directly on the front boundary. The character of the area is that of forest edge, with dense, tall roadside hedgerows screening views into this and neighbouring large properties on Coppice Row.

### **Relevant History:**

There are records in December 2000 and November 2007 that works were granted permission under exemptions from TPO/03/89, due to health and safety issues.

TRE/EPF/0649/09 was granted permission to fell an ailing oak at the edge of the inner courtyard drive. The replacement tree, required under this consent does not appear to have been planted and therefore, this matter is being investigated.

### **Relevant Policies:**

LL9 Felling of preserved trees.

### **SUMMARY OF REPRESENTATIONS**

1 neighbour was consulted but no response was received.

THEYDON BOIS PARISH COUNCIL made no comment at the time of writing the report.

### **Issues and Considerations:**

#### Issues

The application is made on the basis that the tree is in poor condition. It is said to have a severely receding crown displaying thin, yellowing foliage covered with much deadwood throughout. It is also submitted that the tree is suffering from fungal infection at its base, with fruiting bodies of a dangerous decay fungus visible close to ground level. Bark is being shed from the base of the stem up to 2 metres above ground level

The issue, therefore, is whether or not the removal of this tree is justified and necessary due to its poor condition.

#### Considerations

i) Tree condition and life expectancy.

From a ground level visual inspection, the tree appears to be in a poor condition. Large areas of bark are peeling off the stem up to 2.5 metres above ground level. Sunken, bleeding, blistered bark and areas of decayed sapwood on the lower stem and decay around the root buttresses indicate decline. Evidence of *Ustulina deusta*, a dangerous fungus is visible at the base of one buttress root. This fungus can induce stem fracture in advanced stages of decay. Probably linked to this, the weak shoot growth indicates low vigour. Branch dieback is evident in the upper crown and several large dead limbs are hung up in the body of the tree. Quantities of smaller branch debris litter the ground beneath the tree, despite evidence of regular ground maintenance.

It is predicted that this tree has a safe future lifespan of less than 5 years.

## ii) Amenity value

The tree stands in public view but is partly obscured by a pair of tall boundary trees at the gate. The tree contributes to the mature, predominantly oak group, comprising at least eight other mature specimens.

The proposed removal will open up a gap close to the entrance but frontage trees and younger specimens in the vicinity will retain the woodland character of the front drive area as they develop in due course.

## iii) Replacement tree

Several young trees grow close to the failing Beech, which will, in time, fill the space currently occupied by this tree. New planting of many varied species is established in this area. However, many trees are located beneath large oaks and will compromise their development. A suitable specimen tree could be accommodated within the front lawned area, at an appropriate distance from other large trees and any structures. Therefore, it is considered that a replacement tree would further enhance the public visual amenity of the approach to the house.

## **Conclusion**

The tree is in a state of decline, with a significantly shortened safe lifespan. This threat outweighs the loss of amenity its removal will cause. It is, therefore recommended to grant permission to this application on the grounds that the condition of the tree justifies its removal. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell this tree, a condition be attached to the decision notice requiring the replanting of an agreed suitable replacement at an agreed location on the site.

**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:**

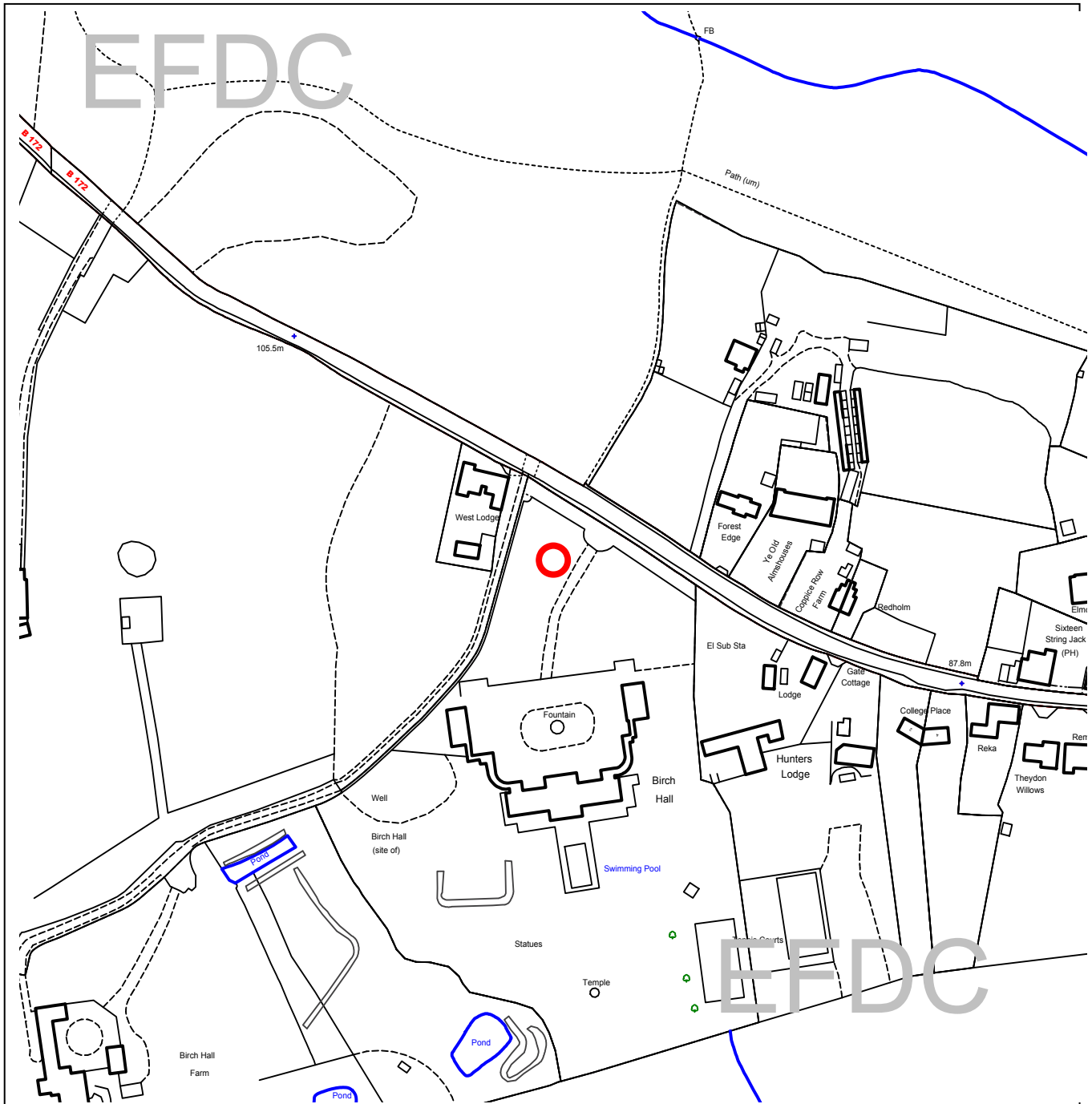
**Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546**

**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/2440/10
Site Name:	Birch Hall, Coppice Row Theydon Bois, CM16 7DR
Scale of Plot:	1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2033/10
<b>SITE ADDRESS:</b>	7 Warren Field Epping Essex CM16 7BA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr Reg Hogg
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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=521852](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521852)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Two storey rear extension measuring 3.5m deep at ground floor and 1.8m at first floor across the whole width of the property. The roof will be finished with a gable end.

**Description of Site:**

The application site is a two storey semi-detached property situated in a corner plot within the cul-de-sac of Warren Field. The property is situated within the built up area of Epping and is not within a Conservation Area or the Metropolitan Green Belt.

**Relevant History:**

No relevant history

**Policies Applied:**

Epping Forest District Local Plan and Alterations

DBE9 - Impact on amenity

DBE10 - Extensions to dwellings

## **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Committee object to this application being concerned that the extension will adversely affect the light and outlook of the neighbouring property leading to an overbearing effect.

NEIGHBOURS: 6 properties were consulted

6 WARREN FIELD – Comment as building right up to the boundary will restrict light to bedroom.

## **Issues and Considerations:**

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

- Amenity of Neighbouring Properties
- Design Issues

### **Amenity of Neighbouring Properties**

At ground floor the proposal extends 0.5m beyond the existing ground floor extension at No.6, this is not considered to result in any loss of amenity to the occupiers of that property. At first floor no.6, which is to the north of the application site, has a rear facing bedroom window approximately 1m from the proposed extension and concern has been raised that the first floor element of the proposal, which protrudes 1.8 metres beyond the existing rear elevation, will result in loss of light to and outlook from this window. It is accepted that there may be an impact on the nearest section of the window, as indicated by using the 45 degree line guideline which can help in this assessment. However, given the relatively large size of this window (approx 2.4m wide by 1m high) and the limited depth of the first floor element, combined with its low ridge height, it is not considered that the proposal would lead to an “excessive” loss of residential amenity to the occupants of the dwelling.

### **Design Issues**

The proposal is sympathetically designed, with a ridge height lower than the main ridge height, and materials and detailing to match the existing dwelling. As the proposal is to the rear it will not disrupt the appearance of the streetscene, and the design is considered acceptable.

## **Conclusion:**

This is a balanced case. The proposal is considered acceptable in design terms, but it will result in some limited loss of light to the occupiers of No. 6 Warren Field. However it is not considered that the harm to residential amenity that would result would be excessive and therefore the proposal is considered to be in accordance with the adopted policies of the Local Plan and 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: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/2033/10
Site Name:	7 Warren Field, Epping CM16 7BA
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2275/10
<b>SITE ADDRESS:</b>	25 Church Lane North Weald Epping Essex CM16 6HX
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr & Mrs Selina & Steve Boakye
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side and double storey/single storey rear extensions.
<b>RECOMMENDED DECISION:</b>	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=522799](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522799)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

**Description of Proposal:**

The applicant seeks permission for single and two storey rear extensions and a first floor side extension over an existing flat roofed extension.

The proposals extend 3m deep to the rear with the first floor extension to the rear inset from the sides by 3.9m on each side. The first floor side extension proposed would extend over the existing ground floor garage at 3.9m wide and would be the depth of the present dwelling at 7.2m.

The proposals to the side would extend at the height of the existing dwelling and to the rear the two storey projection would maintain a reduced height ridge. The ground floor extensions would be flat roofed with lantern roof features.

The extensions would serve as two additional bedrooms, a family bathroom and en-suite at first floor and a relocated kitchen, breakfast, sun room and utility area at ground floor. The alterations would retain a single integral garage.



### **Description of Site:**

25 Church Lane is noted to be annotated on the OS map as number 6, this is incorrect and the property is registered and identified by the applicant as 25 Church Lane.

The application site is a link detached property, attached to the neighbour via the garage. The site is on the edge of North Weald close to and bordering to the rear the Green Belt. The immediate visual context is broadly urban and residential with access along Church Lane towards the Airfield becoming more rural.

### **Relevant History:**

None

### **Policies Applied:**

Epping Forest District Local Plan and Alterations  
CP1 Achieving Sustainable Development Objectives  
CP2 Quality of Rural and Built Environment  
DBE9 Loss of Amenity  
DBE10 Residential Extensions

### **SUMMARY OF REPRESENTATIONS:**

11 neighbours were consulted and two objections were received as follows:

1 George Avey Croft: Request a condition preventing side windows being inserted at a later date and object as the proposals are overall large, dominant and out of keeping.

2 George Avey Croft: Objects to the development which will encroach further towards the rear boundary, potential inclusion at a later date of windows overlooking the garden area and rear elevation of the neighbour. Concern regarding the protection of neighbouring trees outside of the application site.

NORTH WEALD PARISH COUNCIL – Objects to this application on the Grounds of Overdevelopment, Detrimental to the amenities of nearby residents, and Visual intrusion to adjacent residents.

### **Issues and Considerations:**

The main issues for consideration are impacts to the appearance of the street scene and impacts to neighbouring amenity.

The proposed side extension would be visible from the frontage of the property therefore street scene should be considered, however, the side extension has been designed to match the appearance of the original dwelling and is not excessive in width and therefore would not appear unacceptable.

With regard to neighbouring properties, the adjacent neighbours are well separated from the proposals and whilst two-storey development would be visible from adjacent sites there would be no significant loss to outlook, unacceptable degree of over-shadowing or loss of light as the site is to the north of neighbouring plots. With regard to the neighbour at 27 Church Lane, this property would be well separated from the two storey element. Concerns have been raised regarding the potential for later addition of flank windows to the extensions however any such window would have to be obscure glazed and fixed closed to a height of 1.7m above the floor level, at first floor

and above so that overlooking could not occur, therefore a condition is not considered necessary. The ground floor extensions raise no concerns and are akin to lawful development.

Objections from the Parish Council are noted, however as the application site is outside of the Green Belt, the proposals are not considered to represent over development, with many similar extensions taking place within the District, and a large garden area is to remain. The rear gardens of neighbouring properties back on to the side boundary of this site and the side extension would extend towards these plots at first floor, however this would not appear visually different from the existing views aside from moving 3.9m closer. These neighbours maintain a garden depth of between 11-13m and number 1 Avey Close is separated by a single storey outbuilding maintained on their property. Therefore in summary it is considered that whilst the extensions are visible, they would not result in excessive adverse impacts on residential amenity and are therefore in accordance with policy DBE9.

### **Conclusion**

In conclusion the proposals are considered to be in accordance with the adopted policies of the Local Plan and are therefore recommended for approval subject to conditions.

***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:***

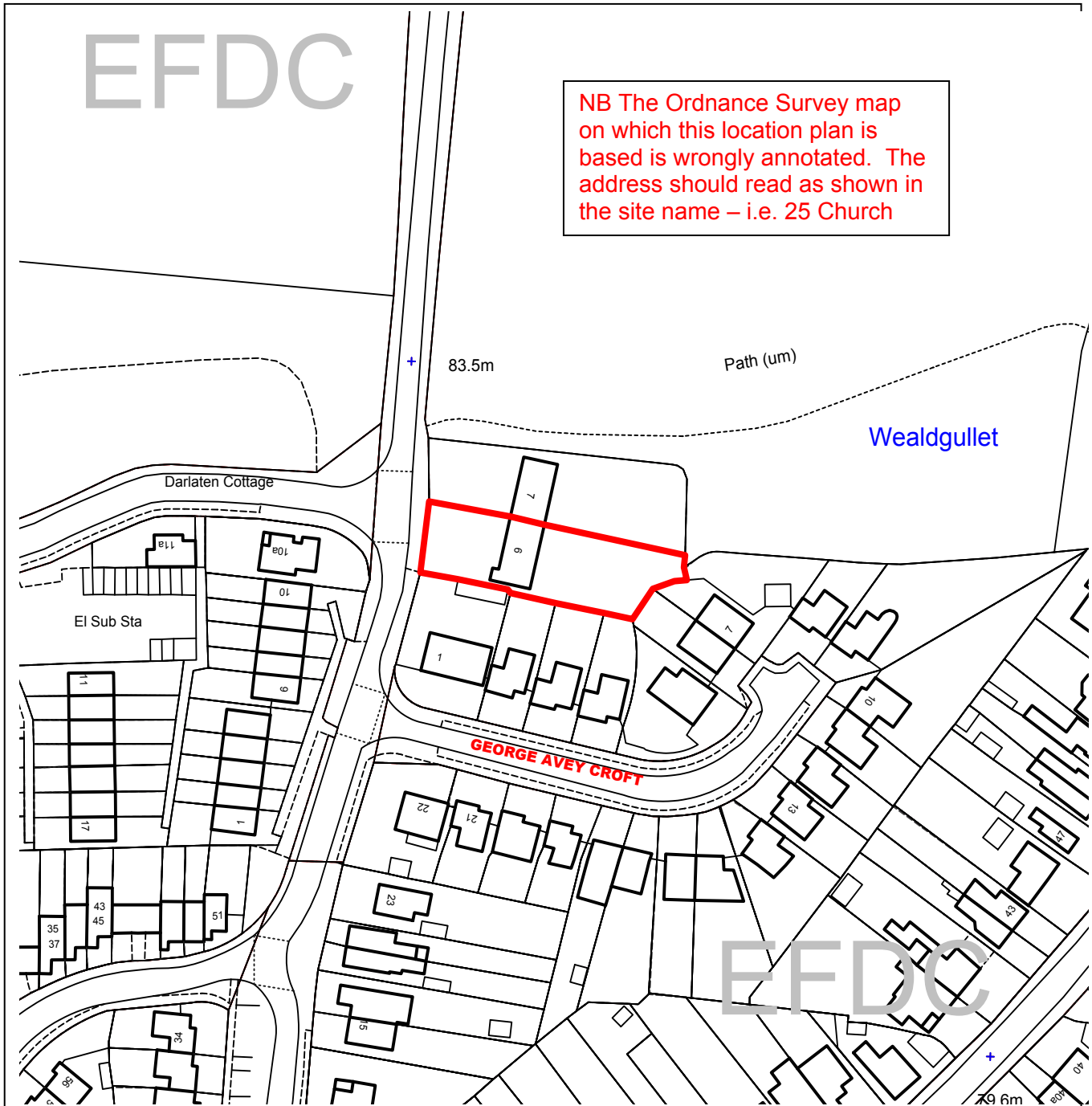
***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 574294***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2275/10
Site Name:	25 Church Lane, North Weald CM16 6HX
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2385/10
<b>SITE ADDRESS:</b>	1 Griffins Wood Cottages High Road Epping Essex CM16 4DH
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr Wayne Smith
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side extension.
<b>RECOMMENDED DECISION:</b>	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=523147](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523147)

**REASON FOR REFUSAL**

- 1 The application site is within the Metropolitan Green Belt. The proposed extension does not constitute a limited extension to an existing dwelling. The proposed extension by reason of its size and scale would represent a disproportionate addition over and above the original dwelling resulting in a bulky and prominent development within the Green Belt, harmful to openness and contrary to policies CP2, GB2A and DBE4 of the Adopted Local Plan and Alterations. Furthermore, no very special circumstances have been submitted sufficient to outweigh the harm to the Metropolitan Green Belt.
- 2 The proposed extension is considered detrimental to the character and appearance of the Bell Common and Copped Hall Conservation Areas and the existing building by reason of the overall size, scale and materials contrary to policy HC6 and HC7 of the Adopted Local Plan and Alterations.
- 3 The proposed extension represents an incongruous addition to the existing property which by reason of the overall scale, height and design is out of character with, and detrimental to the appearance of the dwelling and the streetscene contrary to Policy DBE10 of the Adopted Local Plan and Alterations.

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

**Description of Proposal:**

Proposed two-storey side extension. The proposal is 13.9m in length and 5.2m in width, with an overall height of 7.5m.

### **Description of Site:**

1 Griffins Wood Cottage is a 2 storey lodge style detached property with single storey outbuilding to the rear located on the junction of the High Road with the access to the Copped Hall Estate. It is within the Bell Common Conservation Area and adjacent to the boundary to the Copped Hall Conservation Area. The Bell Common Character Appraisal highlights this property as a key building of Townscape Merit, with a positive contribution to the Conservation Area. It is believed to have been built in circa 1900 for workers from the Copped Hall Estate. The property is also within the Metropolitan Green Belt.

### **Relevant History:**

EPF/0515/09 – Single storey rear extension to existing outbuilding including lobby extension to connect to main house – Refused

### **Policies Applied:**

CP2 - Protecting the Quality of the Rural and Built Environment  
GB2A - Development in the Green Belt  
DBE4 – Design within the Green Belt  
DBE9 – Impact on Amenity  
DBE10 – Extensions to Dwellings  
HC6 – Character, Appearance and Setting of Conservation Areas  
HC7 – Development within Conservation Areas

### **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Committee object to the proposal which is excessively large and inappropriate in the green belt. The view from the B1393 highway will be damaged as the profile of the building will be considerably increased from the view angle of the road. Therefore, Committee feel strongly that the proposals will be damaging to both the green belt and the conservation area.

#### NEIGHBOURS

4 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
- Impact on Amenity
- Design and the Conservation Area

#### *Impact on the Metropolitan Green Belt*

The proposal adds approximately 107m<sup>2</sup> to the floor space of the original house, which results in a percentage increase of 101%, effectively doubling the floor space of the existing property. It is therefore not considered that this extension can be considered a 'limited' extension to a property within the green belt in line with policy GB2A.

Furthermore, the proposal more than doubles the width of the existing house at two storey from a width of 9.8m to 21.5m and it is considered that this increase in width is detrimental to the

character and openness of the Green Belt in this location. The property is clearly visible from the High Road particularly when viewed from the north east.

It is acknowledged that the extension will replace an existing single storey outbuilding; however this is not considered sufficient justification to allow such a large two storey extension to this property. The existing outbuilding has a floor area of approximately 20m<sup>2</sup> and it is therefore not considered acceptable to replace this with an extension approximately 87m<sup>2</sup> larger in size.

### Amenity

Due to the distances between properties in this location, the proposal is not considered to impact on the neighbouring property in terms of loss of light, outlook or privacy, particularly as the proposal would be screened from Ladderstile Lodge (the nearest property) by existing planting.

### Design and the Conservation Area

The proposal adds a large built form to the dwelling, doubling the width of the property. The extension appears almost as a separate entity with a hipped, pitched roof, which is not a feature of the existing, and although the ridge line is lower than the main house, is not considered to enhance or complement the existing building or the streetscene. Although the design of the proposal includes timber detailing to match the existing house, it is not considered to be appropriate in terms of form or scale, particularly with the increased side elevation, the hipped roofs and the poor juxtaposition of roof details on the south west facing side elevation.

The Conservation Officer has objected to the proposal. As outlined above the gate lodge is a key building of townscape merit within the Bell Common Conservation Area and the site is very prominent, visible from both the Bell Common and Copped Hall Conservation Areas. The extended "side" elevation contains the front door of the property and faces the well used access way to Copped Hall. The extension will detract from the character of the building as a traditional gatehouse. The proposal is considered to be out of scale with the existing building and does not enhance the character or appearance of this part of the Conservation Area. The use of pvc double glazed windows (albeit within timber frames) is also considered inappropriate on this property, within the Conservation Area as this is not a traditional material.

The existing single storey outbuilding is modest in size and scale and is of a traditional appearance. Replacing this with a large two storey extension is considered detrimental to the character and appearance of the Conservation Area.

### Conclusion:

The proposals are considered to have a detrimental impact on the character and openness of the green belt, do not complement the existing house or streetscene and is considered detrimental to the character and appearance of both the Bell Common and Copped Hall Conservation Areas. Refusal 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:***

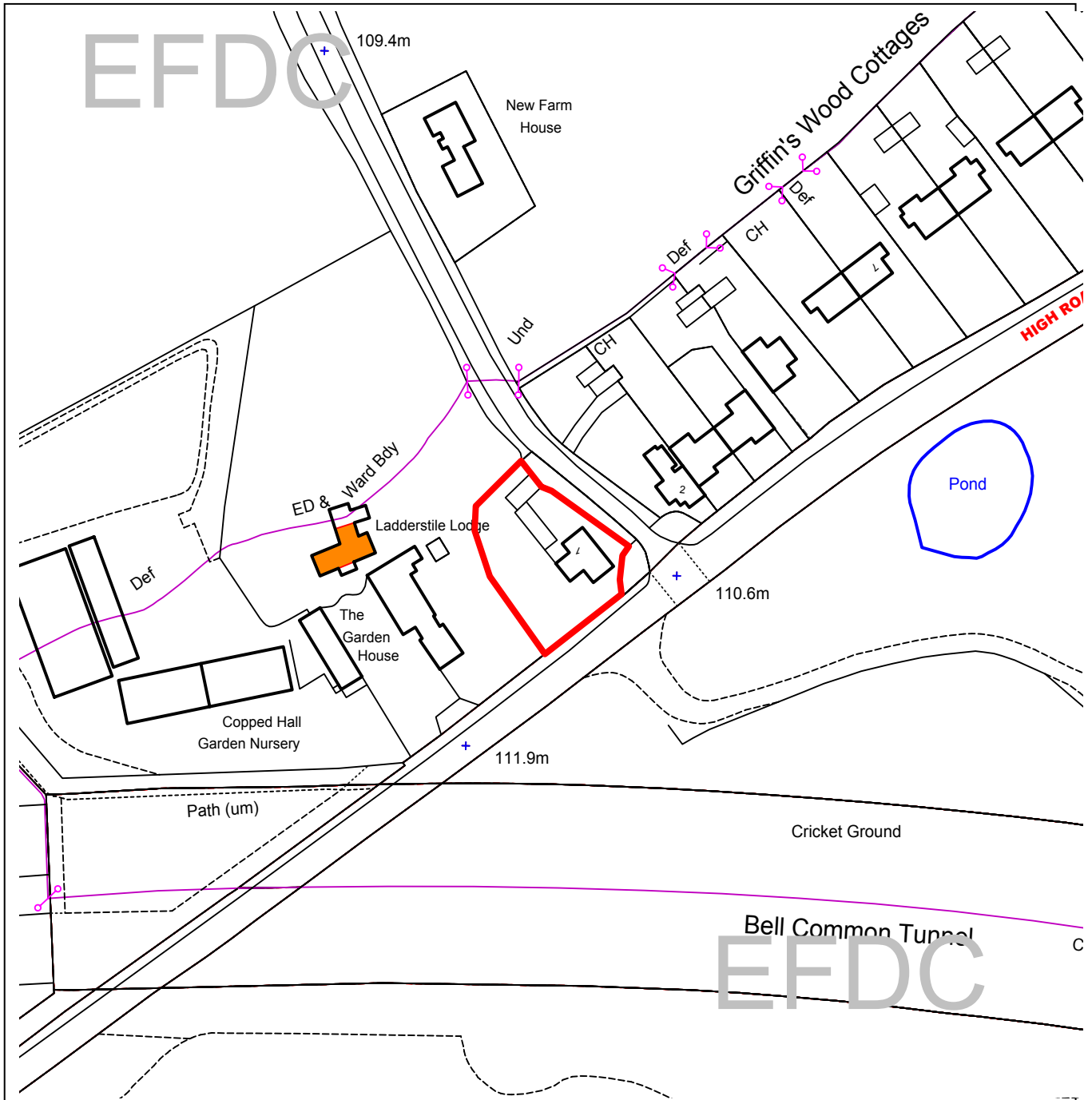
***Planning Application Case Officer: Marie-Claire Tovey  
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# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/2385/10
Site Name:	1 Griffins Wood Cottages, High Road, Epping, CM16 4DH
Scale of Plot:	1/1250