

Report Item No: 1

APPLICATION No:	EPF/2411/10
SITE ADDRESS:	Hall Cottage Harlow Road Roydon Essex CM19 5HH
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr S Knights
DESCRIPTION OF PROPOSAL:	Demolition of bungalow and hall, erection of two dwellings.
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=523219

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 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

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

Description of Proposal:

The applicant seeks permission to demolish the existing bungalow and hall and replace it with two dwellings. These would have a staggered footprint, be two storeys with loft development and provide a single parking space per dwelling. Both dwellings propose 3 bedrooms and a depth of 8-10m amenity space.

Description of Site:

The application site is at present occupied by a hall and attached bungalow with two bedrooms and detached garage towards the frontage. There is no garden on site and frontage or side areas are used for access and parking. There is no turning area in the existing site.

The site is between two existing residential properties in close proximity to Roydon High Street with its associated facilities and is opposite Beaumont Park Drive the access road to the Public car park.

The site fronts the busy Harlow Road, is within Roydon Conservation Area and between Listed Buildings.

Relevant History:

No application history however the applicant entered into pre-application discussions with Officers taking heed of comments raised, resulting in the submitted scheme.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 Protecting the Quality of the Rural and Built Environment

GB7a Conspicuous Development

DBE1 Design of new buildings

DBE2 Effect on neighbouring properties

DBE5 Design and layout of new development

DBE8 Private amenity space

DBE9 Loss of amenity

HC6 Character Appearance and Setting of Conservation Areas

HC7 Development within Conservation Areas

HC9 Demolition in Conservation Areas

HC12 Development affecting the setting of Listed Buildings

H2A Previously developed land

H3A Housing Density

CF12 Retention of community facilities

LL11 Landscaping schemes

ST1 Location of development

ST4 Road Safety

ST6 Vehicle Parking

Representations Received

9 neighbouring properties were consulted and a site notice was erected at the property. A single neighbouring response was received as follows:

THE OLD FORGE: Support the proposals subject to the applicant making good any damage to the neighbouring property during construction and demolition. It is also highlighted that the roof of the existing hall potentially contains asbestos.

ROYDON PARISH COUNCIL: Object: Insufficient parking. Would the bus stop need to be relocated.

Issues and Considerations:

The main issues to be considered are as follows:

- Principle of residential development
- Density of development and amenity space
- Design, impacts to street scene, Conservation Area and adjacent Listed Buildings
- Impacts to neighbouring amenity
- Highway and parking issues
- Sustainability matters

Principle of development:

Policy H2A sets out the Council's commitment to providing mixed use or residential developments on previously developed land. The site is previously residential in part, well located in close proximity to Roydon High Street and surrounded by predominantly residential properties, therefore the principle of residential development in this location is not unacceptable.

The proposals result in the loss of a hall facility, which is noted to be a church hall as opposed to the village hall which is located 10 doors along. The applicants have also confirmed in a supporting letter that there is a further church hall at St Peters and a church meeting room, all of which are now used in lieu of the application site due to more modern facilities with a toilet facility. The supporting letter indicates that the site has been marketed, but provides no information as to the period of time this took place, and states that no interest has been expressed. Given the close proximity to the neighbouring hall it is not unreasonable that in a small parish there is insufficient demand for two facilities so close together, particularly in light of the limited on site parking and other sites also available. The applicant has not indicated that they have explored alternate commercial uses however policy CF12 does not require them to do so.

Density of development and amenity space:

2 dwellings on the plot of 300sqm results in a density of 67dph. This is not an unusual density in a generally urban location. The proposed plots have a depth of amenity space of 8-10m which provides a reasonable separation to the land at the rear which is indicated to form part of the garden area serving The Forge. The provision of only 2 dwellings makes it difficult to provide a good mix and family homes are always in demand therefore 2x 3-bed units is acceptable and beneath the threshold for affordable housing.

Policy DBE8 seeks to secure 20sqm of amenity space per habitable room. Plot 1 provides 60sqm Plot 2 provides 68sqm. Both units have 3 bedrooms and a lounge (all remaining rooms are circulation space or less than 13sqm). Each dwelling therefore should provide in the region of 80sqm and provides less than this amount. This is not uncommon in urban settings, and whilst immediate neighbours provide a greater depth of space, other plots in the locality make a similar amenity provision and 60-68sqm is considered functional and reasonable.

Design, impacts to street scene, the Conservation Area and adjacent Listed Buildings:

The proposals have been designed in discussion with Officers and the Council's Conservation Officers. The height, designs and dormer windows have all been influenced by neighbouring development and as a result adverse impact to the street scene or indeed the Conservation Area and adjacent Listed Buildings is minimal. Articulation between buildings has been carefully arranged to minimise neighbouring impacts and to reflect the existing layout of the buildings

presently on site. The loss of the existing structures on site raises minimal concern as the existing buildings do not have significant architectural merit.

It is noted that as the height of development has increased this prevents views through the site, however, as this backs onto the rear of the High Street and open area beyond, the views are not of significance and the absence of a view through elsewhere along Harlow Road indicates that this loss is not unacceptable.

Impacts to neighbouring amenity:

As mentioned above, the proposed footprints have been carefully laid out to reflect the footprint of the existing buildings therefore the depth of development on the boundary with The Hope and Haven is less than that which currently exists, and the depth of development maintained at The Forge is such that the proposals would extend for a lesser extent than those projections in place. The new properties propose no flank windows and would not overlook to the front or rear to any greater extent than existing dwellings in this area.

The neighbouring concerns regarding damage to property during construction and demolition are noted, however these issues are a civil matter and beyond planning control.

Highway and Parking issues:

The applicant is noted to have provided only one parking space per dwelling, provided in two bays to the front of the second recessed unit. This is half of the 4 bays which would usually be anticipated.

Officers note the objection raised by highways for the following reasons:

- Insufficient land under the applicants control to achieve sight splays
- Lack of inter-visibility between users of the parking area and pedestrians, particularly children
- Inability for vehicles to turn within the site
- 4 spaces required
- Intensification of use of a substandard access

Officers are of the view that two dwellings would not generate a comparable traffic volume with an operating hall facility, furthermore the site is within close proximity of bus links, the High Street and indeed a large public car park, therefore there is an argument that the site is an example of where a lesser provision of parking can be justified. Officers also note that the present parking layout does not permit a vehicle to turn within the site.

With regard to sight splays and pedestrian movement in the areas around the bays, these concerns are noted, however the proposals do not appear to differ significantly from similar driveways along Harlow Road and Officers would therefore find it difficult to defend a refusal at appeal on these grounds alone.

Officers note the Parish Council's concerns regarding a bus stop, however, Officers can see no current provision of a bus stop shelter or pole or roadside hatching to indicate a bus stop which may cause concern and highways have not raised this matter.

Landscaping:

The applicant has indicated a reasonable landscaping arrangement including a mix of tree planting, hard and soft surfacing.

Sustainability matters:

The proposed residential development of previously developed land in close proximity to the High Street and its associated facilities is encouraged in planning policies.

Conclusion:

The applicant seeks to provide two residential dwellings in lieu of an existing hall and caretaker's cottage, this increases the height of development on site but improves the architectural design, street scene and appearance of the Conservation Area whilst returning the site to an active use. This is considered to offset the issues raised by highways and when considered overall, Officers recommend 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:

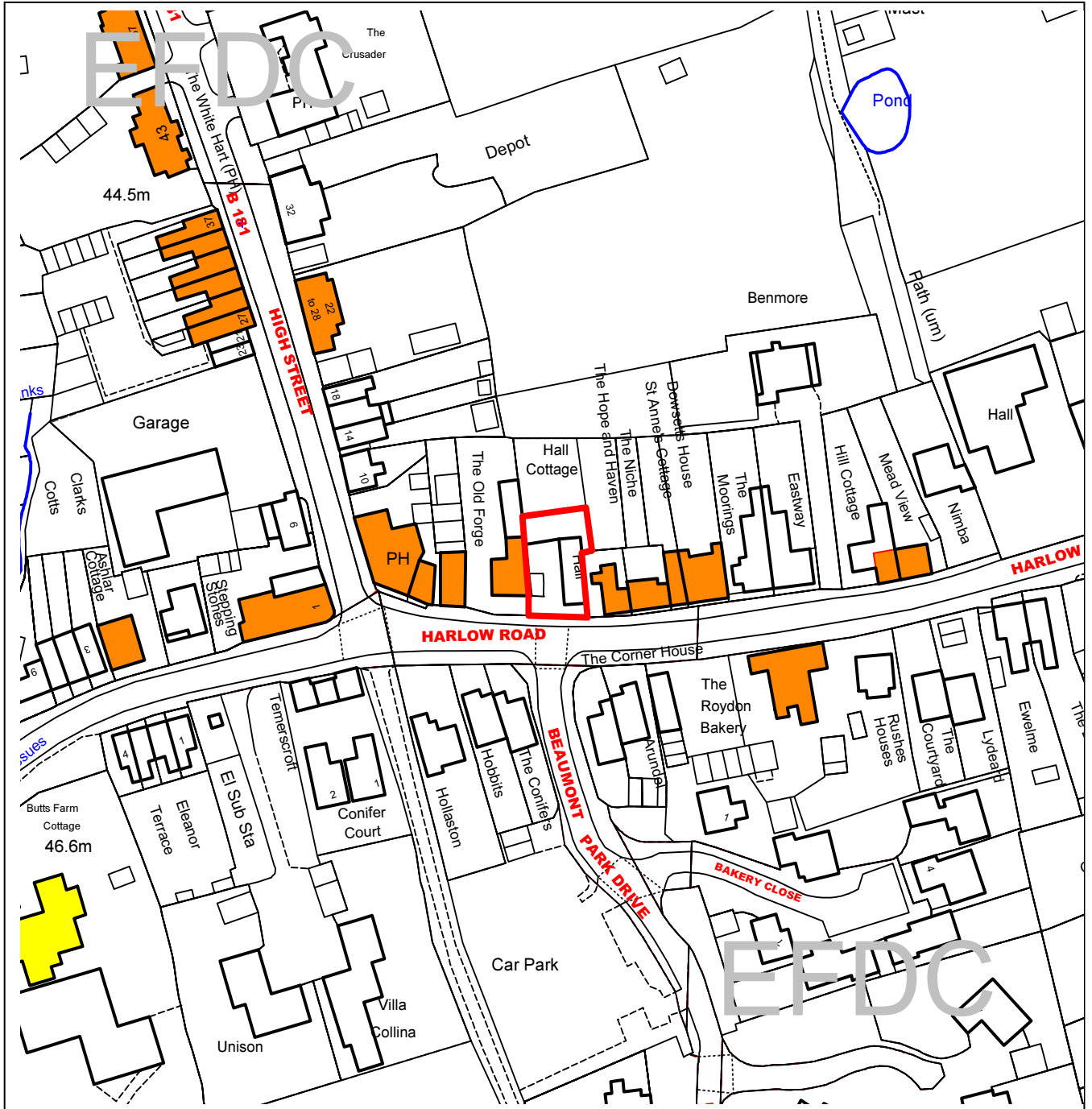
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564294***

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 & 2
Application Number:	EPF/2411/10 & EPF/2469/10
Site Name:	Hall Cottage, Harlow Road, Roydon CM19 5HH
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2469/10
SITE ADDRESS:	Hall Cottage Harlow Road Roydon Essex CM19 5HH
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr S Knights
DESCRIPTION OF PROPOSAL:	Conservation Area Consent for the demolition of bungalow and hall.
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=523355

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 the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks permission to demolish the existing bungalow and hall and replace it with two dwellings. The applicant requires Conservation Consent for the demolition of structures within the Conservation Area.

Description of Site:

The application site is at present occupied by a hall and attached bungalow with two bedrooms and detached garage towards the frontage. There is no garden onsite and frontage or side areas are used for access and parking. There is no turning area in the existing site.

The site is between two existing residential properties in close proximity to Roydon High Street with its associated facilities and is opposite Beaumont Park Drive the access road to the Public car park.

The site fronts the busy Harlow Road, is within Roydon Conservation Area and between Listed Buildings.

Relevant History:

No application history however the applicant entered into pre-application discussions with Officers taking heed of comments raised, resulting in the submitted scheme and associated application EPF/2411/10 for the provision of two houses.

Policies Applied:

Epping Forest District Local Plan and Alterations
HC9 Demolition in Conservation Areas

Representations Received

No neighbouring properties were consulted as this application seeks Conservation Consent however a site notice was erected.

The Old Forge: Support the proposals subject to the applicant making good any damage to the neighbouring property during construction and demolition. It is also highlighted that the roof of the existing hall potentially contains asbestos.

ROYDON PARISH COUNCIL: Object: Insufficient parking. Would the bus stop need to be relocated.

Issues and Considerations:

The main issue to be considered is whether the demolition of the existing buildings will have an adverse impact on the character and appearance of the Conservation Areas.

The existing buildings do not make a significant contribution to the architectural or historic townscape being of poor quality design and appearance therefore their loss and subsequent replacement raises no concerns. This application is intrinsically linked to application EPF/2411/10 and Members may be of the view that the demolition of the building is only acceptable if Members are satisfied with the proposed new dwellings. Officers are of the view that this is not the case, and that no legal agreement is necessary to link the two as the loss of the existing structures raises no concerns. Therefore approval is 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: Jenny Cordell
Direct Line Telephone Number: 01992 564294

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

Report Item No: 3

APPLICATION No:	EPF/2508/10
SITE ADDRESS:	Larsden Villas Hamlet Hill Roydon Essex CM19 5JU
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Miss Karen Anderson
DESCRIPTION OF PROPOSAL:	Removal of agricultural condition on EPR/0040/51. (Two cottages)
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=523515

CONDITIONS

NONE

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:

Consent is being sought for the removal of an agricultural condition placed upon the grant of consent for the dwelling (EPR/0040/51).

Description of Site:

Semi-detached dwelling with an agricultural occupancy condition imposed upon it. The dwelling is situated to the north of Hamlet Hill and is located within the Metropolitan Green Belt. The address of the property as given is 'Larsden Villas', however this dwelling is also known as 2 Larsons Cottage (which has caused some confusion with the parish council).

Relevant History:

EPR/0040/51 - Two pairs of cottages – approved/conditions 15/05/51

EPR/EPF/0040/51 - Occupation of dwelling without compliance with agricultural occupancy condition – refused 02/02/90

EPO/0579/71 - Application for vehicular access – approved/conditions 12/10/71

Whilst not subject to this site the attached neighbour known as 1 Larsons Cottage (also subject to the above planning applications) is relevant in this instance.

EPF/0868/09 - Removal of agricultural occupancy condition – approved 20/08/09

Policies Applied:

GB2A – Development within the Green Belt
GB17B – Removal of agricultural occupancy conditions

Summary of Representations:

6 neighbouring residents were consulted.

PARISH COUNCIL – Object as the parish council believes that farm/land workers subsidised housing is still required.

Issues and Considerations:

The main issue with this application is whether or not a sufficient case (with the appropriate justification) has been made to establish whether or not the agricultural occupancy condition should be removed from the property.

Policy GB2A of the Local Plan establishes the general principles of development within the Green Belt and allows for the erection of a dwelling for an agricultural, horticultural or forestry worker where it has been proven that such a dwelling is required. Policy GB17B sets the principles for removal of an agricultural occupancy condition. This sets out four requirements that must be undertaken/justified before the removal of an agricultural occupancy condition is permitted. These are the following:

- (i) *There is no longer a functional need for the dwelling on the holding.*
- (ii) *There is no longer a need for this type of dwelling in the locality.*
- (iii) *The dwelling has been marketed with its agricultural occupancy condition status made clear throughout for a minimum of one year. The marketing must include:*
 - (a) *'For Sale' signage visible from the highway;*
 - (b) *Local newspaper advertising on a regular basis throughout the marketing period,*
 - (c) *National or regional advertising in specialist agricultural publications on a regular basis throughout the marketing period,*
 - (d) *The asking price for the dwelling being at least 40% below its general housing market value.*
- (iv) *A survey of the agricultural community is carried out to assess the existing agricultural need in the locality for the dwelling.*

The application site is one of a pair of semi-detached cottages granted planning consent with this agricultural occupancy condition in place. In 2009 the removal of the agricultural restriction condition in relation to No. 1 Larsons Cottage was granted planning consent. Much of the argument for this application is similar to the submitted documentation relating to the neighbouring site, however marketing and surveying for this particular dwelling has taken place.

It was previously accepted on No. 1 Larsons Cottage that there was no longer a need for an agricultural dwelling in connection with any attached holding as the previously connected agricultural holding no longer exists. It is considered that the same argument relates to this dwelling.

The need for the agricultural workers dwelling within the locality is largely based on the marketing and survey works undertaken, which are assessed below.

The dwelling was put on the market between October 2009 and November 2010 at a guide price of £215,000 which, based on the latest market valuation of the dwelling at £340,000 equates to a 37% discount. As a comparison for this, the attached neighbouring property (which is slightly larger than this dwelling) was marketed between April 2008 at a guide price of £237,000 until December 2008, with a graded drop in asking price to £225,000. Given the slightly smaller size and general drop in house prices since 2008 it is considered that the proposed £215,000 asking price (which allows for lower offers to be made to push the discount to 40%) is acceptable.

The dwelling was marketed during this period in Farmers Weekly, Farmers Trader, and within the local Guardian. Also the dwelling was advertised within Acorus monthly property list (which is sent to anybody registering for this), on the Acorus website, and on Prime Location and Rightmove. Furthermore a For Sale sign was displayed outside the property for the duration of the marketing period. This level of advertising is considered acceptable to meet the requirements of GB17B (iii).

The sales particulars included the option of subdivision/conversion "*into 2 self contained flats – subject to planning permission*" to ensure all options are covered.

A survey of local agricultural and horticultural businesses within the local area was carried out in relation to this property. A total of 112 businesses were consulted informing them of the availability of this dwelling and enquiring about their need for an agricultural workers dwelling, and only three responses received with none requesting more details.

Conclusion:

The proposed application is very similar in evidence and argument as the planning application granted consent on the attached dwelling (No. 1 Larsons Cottage) in 2009, and is considered to comply with the requirements of Local Plan policy GB17B. Whilst it is noted that the parish council consider that there is still a need for agricultural workers dwellings within the area, the marketing work and survey undertaken suggest otherwise. As such 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:

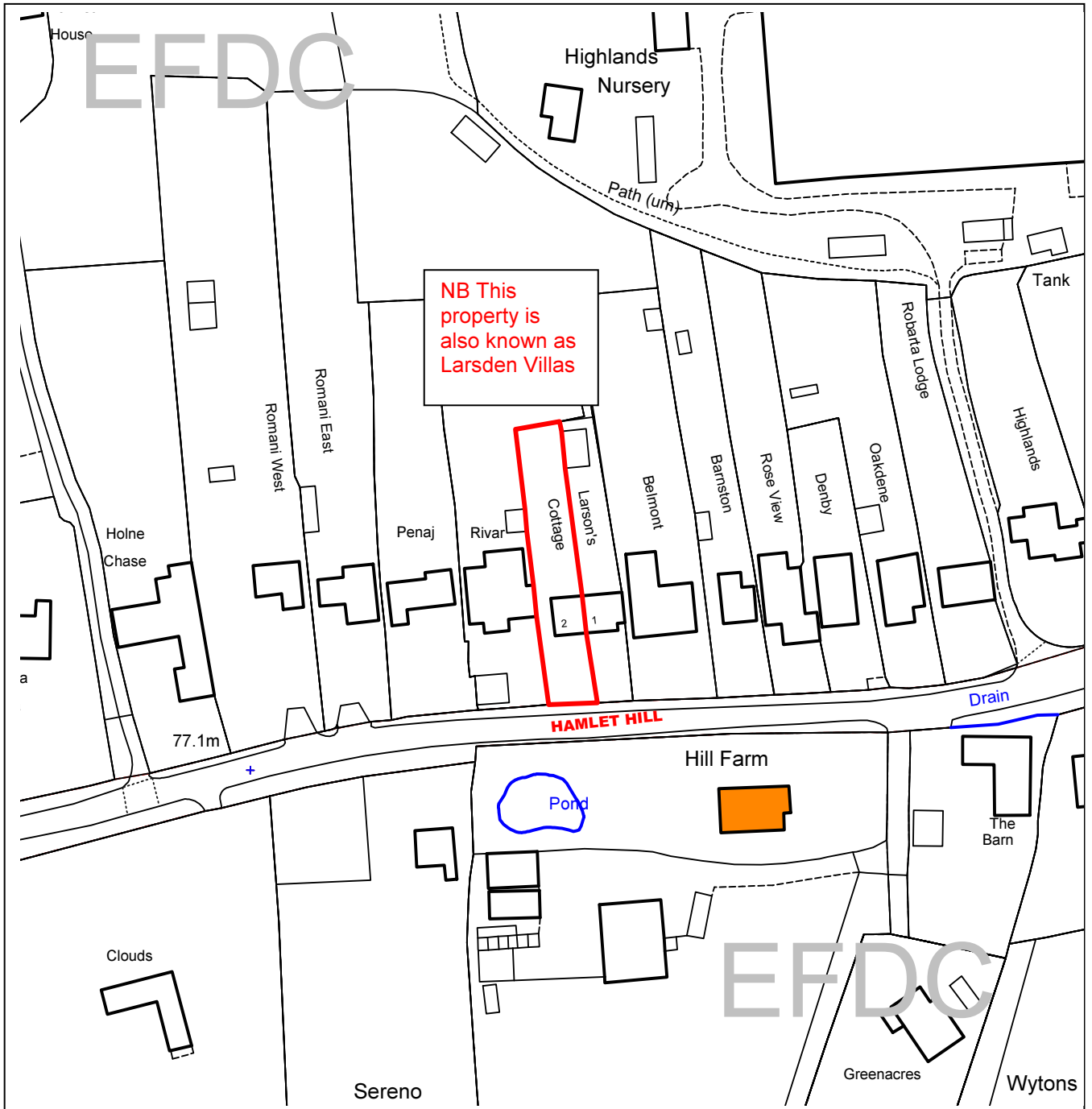
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3
Application Number:	EPF/2508/10
Site Name:	Larsden Villas (aka 2 Larsons Cottage) Hamlet Hill, Roydon, CM19 5JU
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2558/10
SITE ADDRESS:	65 High Street Roydon Essex CM19 5EE
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Miss Lisa Kelly
DESCRIPTION OF PROPOSAL:	New shop front to relocate entrance doors and new external DDA compliant access ramp (revised).
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=523693

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 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:

New shop front, with relocated entrance doors and new external access ramp with railings. The shop entrance is to be relocated to the south with a ramp creating access to the side.

Description of Site:

65 High Street is a shop unit within a two storey 1950's building on the west side of the High Street. The property is within the Roydon Conservation Area and is situated in a prominent position on the main road. There is an existing cash machine within the shop window which is to be retained and bollards located to the front pavement.

Relevant History:

Various applications the most relevant of which:

EPF/1860/10 - New shop front, with relocated entrance doors and new external access ramp with railings - Refused Planning Permission on the following grounds:

The provision of the new shop front windows in particular the full height graphics are not considered in keeping with the existing shop or that of the wider Conservation Area. As such the proposal would be detrimental to the character, appearance and setting of the Conservation Area and be contrary to policy DBE12 and policy HC6 of the Adopted Local Plan and Alterations.

EPF/0909/09 – Installation of Automated Teller Machine – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

DBE12 – Shopfronts

HC6 – Development within the Conservation Area

HC7 – Development and materials within the Conservation Area

DBE2 – Impact on Amenity

SUMMARY OF REPRESENTATIONS:

ROYDON PARISH COUNCIL: Object – Can the conservation area and safety officer look at these applications. We believe that the ramp access will overlook the cash machine. The ramp is to make the property DDA compliant but access through the shop to the post office is impossible for wheelchair/buggy users.

NEIGHBOURS

4 properties were consulted and a site notice erected

67 High Street – Objection - Fascia signage and lighting is inappropriate in the Conservation Area (dealt with under a separate application EPF/0125/11 – currently invalid)

- relocation of entrance closer to No. 67 will increase noise to this property from both customers and deliveries.

Issues and Considerations:

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

- Amenity of Neighbouring Properties
- Design in the Conservation Area

Amenity of Neighbouring Properties

The occupiers of 67 High Street have objected to the proposal on the grounds of noise generated by the relocated entrance as customers/deliveries will have to enter the shop closer to this property. However, the railings entrance will only be 0.5m closer than the existing entrance and although customers/deliveries will have to negotiate the turn it is not considered that it will give rise to any significant additional nuisance than already occurs.

Although the Parish Council have raised the issue of overlooking of the cash machine, ramp is 7cm higher than the pavement and this is not considered to result in a significant opportunity to overlook the cash machine. Internal access within the shop unit does not fall within the scope of planning legislation.

Design in the Conservation Area

This is a modern shop within the Conservation Area, located within a prominent position directly opposite a listed building. The Conservation Area Officer has no objection to the proposal. The proposed change to the door position is considered appropriate in design and not detrimental to the conservation area, particularly as it is very similar in design to the existing. The installation of

the access ramp and associated railings, although not ideal within a Conservation Area, is a modern requirement, on a modern shopfront and therefore considered acceptable in this location.

This proposal has removed the full height window graphics from the shop windows and this allows visibility into the shop in a traditional manner, the revised proposal is considered less detrimental to the character and appearance of the conservation area.

Conclusion:

The proposal is considered acceptable development, which overcomes the previous reason for refusal and approval is therefore recommended.

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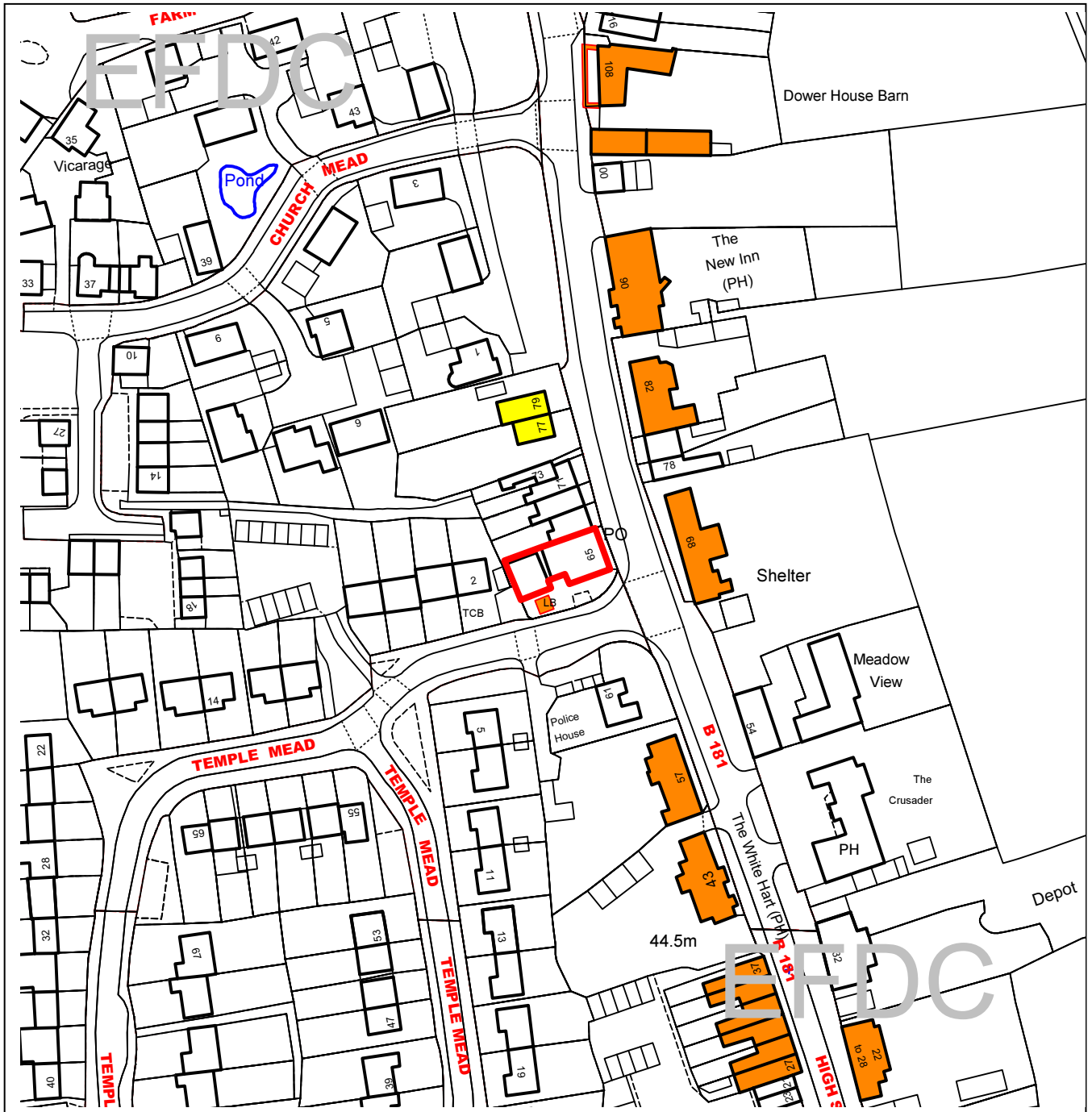
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	4
Application Number:	EPF/2558/10
Site Name:	65 High Street, Roydon CM19 5EE
Scale of Plot:	1/1250