

Report Item No: 1

APPLICATION No:	EPF/0077/11
SITE ADDRESS:	3 The Magpies Epping Upland Epping Essex CM16 6QG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mrs Debra Luck
DESCRIPTION OF PROPOSAL:	Single storey rear extension, alterations to side elevation and loft conversion with dormer roofs to rear. (Revised application)
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=524569

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:

Single storey rear extension, alterations to side elevation and loft conversion with dormer roof to rear (revised application). The single storey rear extension measures 3m deep, 6.1m wide (the width of the existing house) with a flat roof 2.6m in height. There is also a central glass lantern which brings the height to 3.2m. The rear dormer is 3.6m wide, 2m deep and 1.5m in height. The proposal also includes alterations to the side elevation to include an enlarged window with Juliette style balcony and feature gable window. The application has been revised since the previous submission to omit the front dormer window.

Description of Site.

The application site is a two storey end of terrace property located on the west side of The Magpies in a row of 5 properties set at a right angle to the road between No. 2 and 8 The Magpies.

The property is accessed by a pedestrian footpath to the front of the row of properties with a small private carpark serving these properties to the front. Although, the property was built in the 1970's it, and the attached terrace property are built in a yellow stock brick with slate roof and have the appearance of traditional farm cottages albeit with some modern additions including grey aluminium window frames. The 1970's planning approval removed the right to build extensions. The property is not within a Conservation Area or the Metropolitan Green Belt, although the side boundary is the boundary for the Green Belt which is open fields.

Relevant History:

EPF/2306/10 - Single storey rear extensions, alterations to side elevation and loft conversion with former roofs to front and rear – Refused

EPF/0604A/75 – Erection of 44 two storey houses – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 - Rural and Built Environment

DBE9 - Impact on amenity

DBE10 - Extensions to dwellings

GB7A – Conspicuous Development within or from the Green Belt

SUMMARY OF REPRESENTATIONS:

EPPING UPLAND PARISH COUNCIL: Objection as previously – The Dormer roof is not in keeping with the style and character of 'The Magpies' properties. The loft space and rear extension appear to be an over development of a residential property within the Green Belt.

NEIGHBOURS

3 properties were consulted– no responses received

Issues and Considerations:

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

- Impact on Neighbouring Amenity
- Design Issues

Impact on Neighbouring Amenity

The single storey rear extension at 3m deep and 2.6m in height is not considered to cause any excessive detrimental impact on the neighbouring property due to the modest size and height of the proposal. The dormer window to the rear, although a new window at a higher level is not considered to give rise to any additional overlooking than currently exists from the first floor windows. The side facing windows face onto the adjacent fields rather than a residential property.

Design Issues

The rear extension, although modern in design complements the existing building and yellow stock bricks are proposed to be used. The alterations to the side elevation again will be modern additions to the property and although unusual with the gable feature window are not considered detrimental to the appearance of the existing building.

The Parish Council have objected specifically to the rear dormer not being in style with The Magpies. However, the rear dormer, although flat roofed, is not considered detrimental to the appearance of the building, or surrounding properties as it is to the rear and is a common addition to residential properties. It is also well set in to the roof slope, both horizontally and vertically.

The Parish Council have also objected to the fact that the proposal is over development to a property within the Green Belt. As stated above, the property is not within the Green Belt but on the boundary. It is not considered that the proposal is overdevelopment as the site is considered large enough to accommodate the relatively modest single storey extension. When viewed from the green belt the proposal will be seen in the context of the built up enclave of Epping Green and not considered detrimental to the adjacent Green Belt in this location.

Conclusion:

The removal of the front dormer is considered sufficient to overcome the previous reason for refusal and 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:

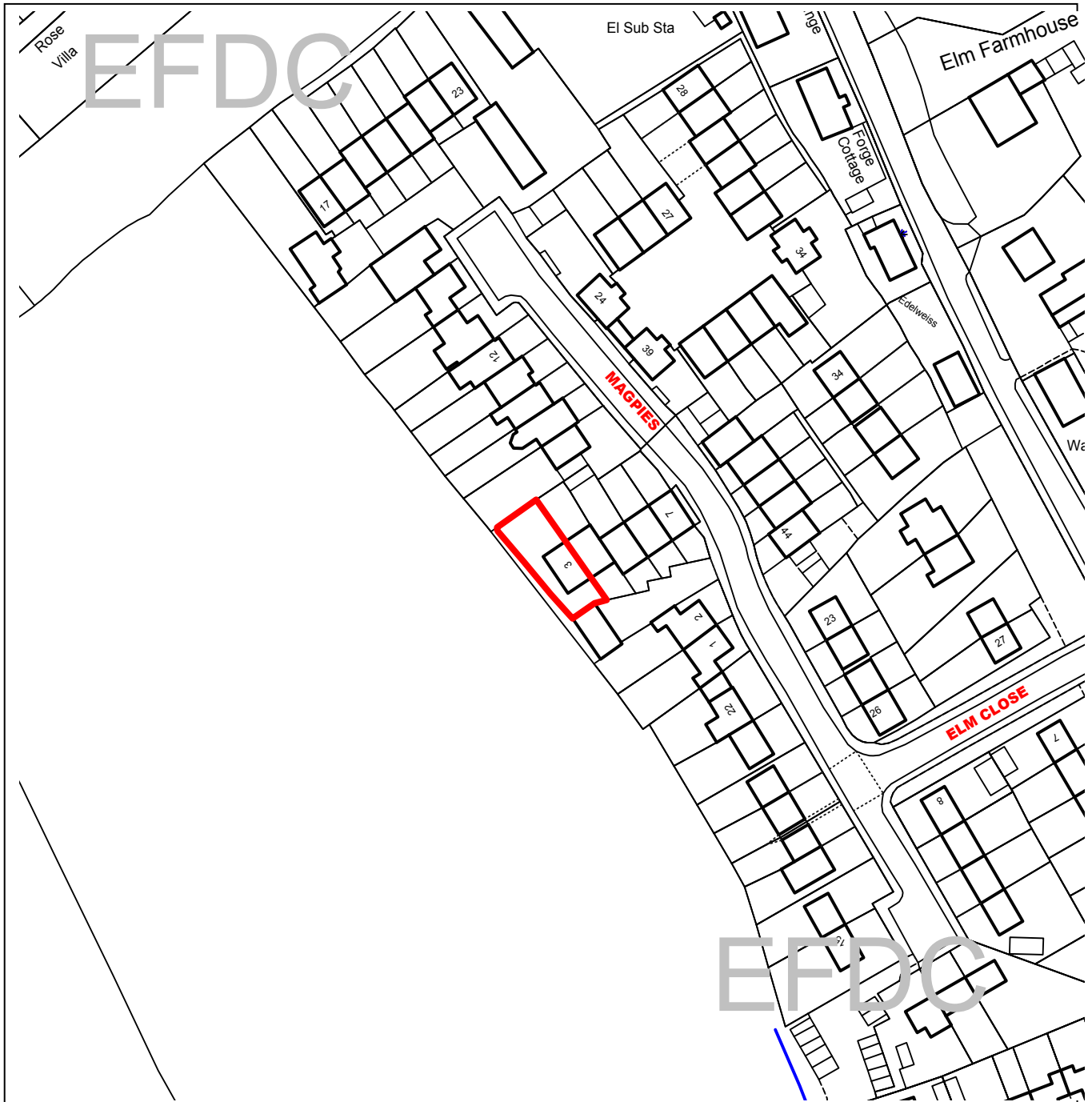
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/0077/11
Site Name:	3 The Magpies, Epping Upland, CM16 6GQ
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0086/11
SITE ADDRESS:	15 Grange Court Waltham Abbey Essex EN9 1RQ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Mr Tony Haywood
DESCRIPTION OF PROPOSAL:	Single storey rear extension and front dormer window.
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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524626

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.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the front dormer window shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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:

Single storey rear extension and front dormer. The rear extension extends an existing rear extension by 2.2m which will be finished with a flat roof 2.5m in height. The dormer is a pitched roof dormer located on the front catslide roof above the existing garage. The dormer measures 1.25m wide, 1.9m deep with a height of 1.7m.

Description of Site:

15 Grange Court is a two storey semi-detached property located on the east side of Grange Court within the built up area of Waltham Abbey. This property and the attached neighbour both have catslide roofs over existing garages. The property is not within a Conservation Area or the Green Belt.

Relevant History:

EPF/2161/10 – Certificate of lawful development for a proposed rear dormer window with juliet balcony in a loft conversion – Lawful (Not implemented)

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 - Rural and Built Environment

DBE9 - Impact on amenity

DBE10 - Extensions to dwellings

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: Objection – No Objection to extension but the dormer window is not in keeping with the streetscene.

NEIGHBOURS

8 properties were consulted

8 Grange Court – Comment – the front dormer would look bulky and not in keeping with the attached property

Issues and Considerations:

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

- Impact on Neighbouring Amenity
- Design Issues

Impact on Neighbouring Amenity

The single storey rear extension extends to the same depth as the rear conservatory at No. 17 Grange Court and therefore it is not considered to result in any undue loss of amenity to this property. With regards to the unattached neighbour at No. 11a, due to the distance between these properties it is not considered to cause any significant harm.

The front dormer is not considered to result in any loss of light or outlook to any neighbouring property and with regards to privacy, as it is to serve a bathroom a condition can be added ensuring that it is obscured to prevent any actual or perception of overlooking.

Design Issues

The rear extension, is relatively standard in design and complements the existing house. The Parish Council and opposite neighbour have both objected to the proposal on design grounds. Although the front dormer will be clearly visible within the streetscene, it is considered acceptable

on this property. The catslide roof supports the provision of a dormer and it is considered well designed particularly as a pitched roof, set well in the roof slope and inline with the adjacent windows. Although the two attached properties will appear different this is not considered a significant issue in this location.

Although front dormers are not generally supported, this proposal is considered to be well designed. Furthermore there are other front dormers, both flat roof and pitched roof within the immediate vicinity visible from No. 15.

Conclusion:

The rear extension is considered acceptable, although front dormers are assessed more critically it is considered that the design and circumstances as outlined above, on balance, create an acceptable proposal. Approval is therefore recommended.

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

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

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



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Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/0086/11
Site Name:	15 Grange Court, Waltham Abbey, EN9 1RQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0146/11
SITE ADDRESS:	Tesco Stores Limited Sewardstone Road Waltham Abbey Essex EN9 1IH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Tesco Stores Limited
DESCRIPTION OF PROPOSAL:	For the permanent use of land and the retention of the existing car park for use by staff only.
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=524818

CONDITIONS

- 1 The site shall be used solely for the parking of cars belonging to employees of Tescos and for no other purpose.
- 2 No delivery or store lorries shall be parked or stationed on this land at any time.
- 3 The number plate recognition system shall be installed within 3 months from the date of this notice, as specified within paragraph 4.20 of the letter from GL Hearn dated 21 January 2011, and shall be retained and used thereafter to monitor/enforce parking rules on site.

This application is before this Committee since it is an application for development of wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought for the permanent use of land in the south east corner of the site for a staff car park (69 spaces) for the Tesco's store.

Description of Site:

The site is laid out for 69 car spaces, being part of the existing, much larger car park used by customers and employees of Tesco, plus visitors to the Waltham Abbey Health Care Centre. Houses in Denny Avenue and flats in Howard Close back onto this south eastern corner of the site.

Relevant History:

The Tesco's store opened in July 2005 following outline and detailed approvals in 2002 and 2004. At the outline planning stage this southwest corner of the site was to be developed as 3 blocks of flats (24 in total). However, Tesco's did not proceed with plans for these flats, and in October 2005 they obtained a temporary 3 years planning permission to use this south east part of the site to provide an extra 69 car spaces for the store (EPF/1132/05). In June 2009 a further temporary consent was approved for a period of 18 months (EPF/0560/09), however had a condition imposed restricting use of the land for staff parking only.

Policies Applied:

DBE9 – Loss of amenity
ST6 – Vehicle parking

Summary of Representations:

49 residents were consulted and a Site Notice displayed on 04/02/11.

TOWN COUNCIL – No objection; to be identified as a staff car park.

69 HOWARD CLOSE – Object.

73 HOWARD CLOSE – Object as the area of land has not been limited to staff parking despite the previous condition, when the land is used it is sporadic and under-used so there is no requirement for the car park, a barrier or other form of deterrent should be installed to ensure anti-social behaviour does not occur on the site after closing, and as this development would continue to draw the skateboarders to the site.

Issues and Considerations:

The main concern with the permanent retention of this car park is one of amenity to neighbours, and more particularly problems of noise from anti-social behaviour which can occur once the store is closed for trading.

43 neighbouring properties were consulted on this application and only 2 objections have been received. The main thrust of their objections seems to be a loss of amenity due to noise and anti-social behaviour that takes place in this area. These issues were previously raised and, although it was (and still is) the opinion of Planning Officers that it is not necessarily within the scope of planning to deal with issues such as anti-social behaviour, and that these problems occur within the entire car park after trading hours, and not caused solely on the 69 spaces subject of this application, it was previously considered by Members that the problems experienced within the car park as a whole are of more concern in this particular area due to the proximity of neighbouring residents. As such, it was previously decided to grant a further temporary consent with a restriction that this area of land could solely be used for staff parking, which it was considered may alleviate the problems.

It is stated by residents that the area of land is not solely used by members of staff and is often used by “*boy racers, skate boarders, lorries and taxis*”. The majority of visits to the site by Planning Services does reveal that the majority of times this area of car park is underutilised (as it is assumed that the majority of staff members prefer to park closer to the store), however on the most recent site visit at 7:15am (prior to the store opening time of 8am) several cars were parking on this site and appeared to consist of staff members.

It is stated by the applicant that the additional car parking space is required during busy periods, which would be off-set if staff park within this area, freeing up space within the main car park for customers. Furthermore, the inclusion of these 69 parking spaces would bring the site closer to the Essex Vehicle Parking Standards requirement of 471 spaces (after the extension to the store approved in January 2010, which would result in the loss of 38 existing parking spaces).

It is further stated by the applicants that many measures have been taken to reduce the disturbances from anti-social behaviour and there has been communications between the store manager and the Waltham Abbey Neighbourhood Action Panel to ensure further concerns are noted and addressed. It is stated that no complaints were reported to Tesco's within the three months prior to the submission of this application. Further to this, it is stated that a number plate recognition system with cameras will be located at the vehicle access points of the store, and staff will register their number plates to help ensure that they do not breach parking rules.

The installation of a barrier was previously explored with regards to the entrance to the entire car park, however this resulted in problems including the reluctance of Police to enter the site on foot. It would however be possible to enforce a condition restricting the parking/waiting of lorries on the land, which would address part of the neighbours concerns.

Conclusions:

Whilst it is appreciated that there was previous concern with regards to the impact on neighbours from the continued use of this site for parking, and as a result of anti-social behaviour in this area, the car park has now been used for a period of more than five years for additional car parking. Although there are still cases of anti-social behaviour and noise nuisance, this is not caused solely by the area of land in question but the entire Tesco car park. Further measures have been taken by Tesco's to reduce these problems, and it is proposed to install a number plate recognition system to control parking rules, however it is impossible to protect against all anti-social behaviour and this is not a problem isolated to this piece of land (or indeed this site). There is clearly no longer any intention of developing the site for residential purposes, and no requirement to fence off or use this land for any purpose if this application is not granted. Whilst it would no longer be able to be used for staff parking, it could be left as an open area of concrete which would still attract ‘boy-racers’, ‘skateboarders’ and anti-social behaviour, which could not be enforced against by Planning Services. As such, it is felt that there are limited options here and the refusal of this application would not solve the neighbouring resident’s key problems (and may result in more problems as the cessation of use of the site for parking would create a redundant area of hardstanding ripe for fly-tipping and other forms of abuse).

However it is considered that, if properly enforced by Tesco's (through the installation of a number plate recognition system), further restricted by condition (ensuring that lorries do not park/wait on this site), and suitably Policed, the occurrences of anti-social behaviour and other forms of disturbance would be significantly reduced. As such, the proposal is 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:

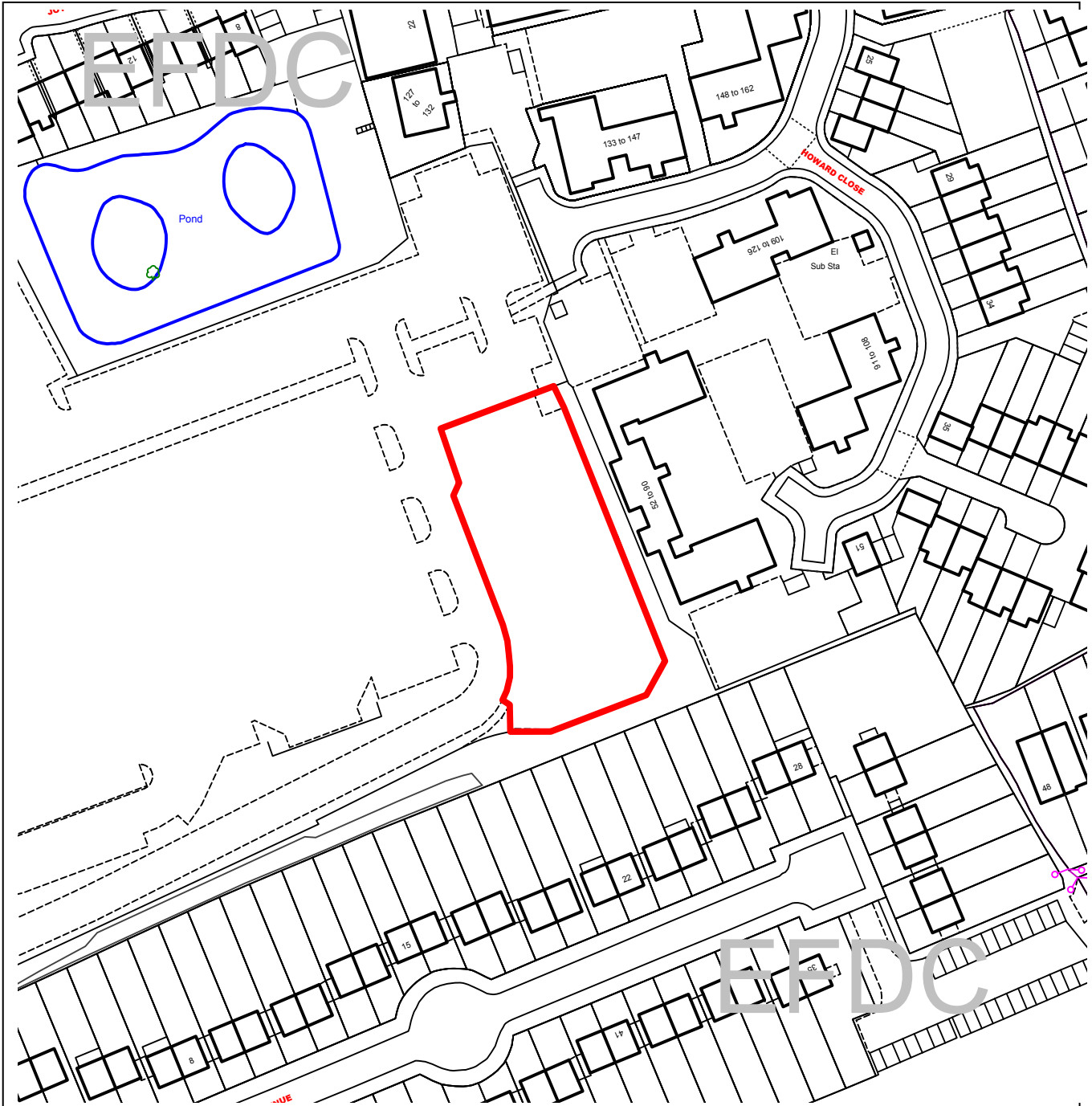
**Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228**

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Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3
Application Number:	EPF/0146/11
Site Name:	Tesco Stores Limited, Sewardstone Road, Waltham Abbey, EN9 1IH
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0228/11
SITE ADDRESS:	2 Currance Farm Cottages Upland Road Epping Essex CM16 6NN
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Ms Jackie Gregory
DESCRIPTION OF PROPOSAL:	Two storey side extension.
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=525260

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.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Class A shall be undertaken without the prior written permission of 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:

Two storey side extension. This application is a revised scheme to a 2010 approval for similar works. The two storey element is 4.2m wide with a depth of 12.3 which includes single storey front and rear additions. The two storey element is 7.5m in depth and is formed within the roof slope served by a front pitched roof dormer and two velux windows to the rear. The overall ridge height of the proposal is 7m, some 1.3m below the main ridge line.

The proposal has been altered since the previous approval with changes to the front roof slope (from hipped to mono-pitched), the ground floor area becoming a utility room rather than the previously approved garage and changes to the fenestration to the side and rear.

Description of Site:

The property is a semi-detached two storey house that forms a pair of cottages within the rural area of Epping Upland. The property is located on the south side of Upland Road and sits within a large plot in the Metropolitan Green Belt.

Relevant History:

EPF/1365/10 – Two storey side extension – App/Con but not yet implemented
EPF/0499/95 - Front, side and rear extensions (porch, garage, utility room, lounge, bedroom, dressing room, en-suite, bathroom and balcony) – refused 20/06/95
EPF/0791/95 - Front, side and rear extensions (lounge, utility room, garage, porch, bedroom) (revised application) – approved/conditions 11/10/95
EPF/1908/03 - Extension to residential curtilage – approved/conditions 26/11/03
EPF/1676/08 - Two storey side extension with integral garage – refused 13/10/08

Policies Applied:

Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt

DBE9 – Loss of amenity

DBE10 – Residential extensions

Summary of Representations:

EPPING UPLAND PARISH COUNCIL – Object based on the following:

- a) Over development of a property in the Metropolitan Green Belt – was originally a small farmworker's cottage. It is suggested that this would no longer be considered affordable housing.
- b) The incorporation of the garage further increases the footprint of the property/living accommodation.
- c) The removal of the garage diminishes vehicle parking and there is no allowance for vehicle parking. The property is on a well used road and near a bend; parking on the road would be impractical.
- d) The property would be out of balance with its paired cottage as seen from the front of the properties.

NEIGHBOURS

3 neighbours were consulted and a Site Notice displayed.

Issues and Considerations:

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

- Impact on the Green Belt
- Design Issues
- Impact on Neighbouring Amenity

Impact on the Green Belt

The previously approved application EPF/1365/10 is very similar to this application and is still extant, therefore it is considered to be a material consideration in the assessment of this application.

This proposal has changed very little in terms of proposed floor space and results in a similar increase as that previously approved of around 90% above that of the original dwelling. As discussed within the assessment of the previous application this is acknowledged as a large increase, however given the existing permission for a very similar scheme and (as with the earlier approval) weight is given to the fact that the neighbouring property has a similar, constructed scheme with additional rear extension, it is considered to constitute sufficient very special circumstances in this case.

Design Issues

The alterations to the design of the proposal are considered acceptable, various changes to the fenestration have been made and these are considered appropriate. The front single storey roof slope has been altered to a mono-pitched roof, which in hindsight is considered more favourable than the previously approved design which showed a hipped roof above the garage. The current scheme is also more in keeping with the front mono-pitched design to the attached neighbouring property.

Further to Green Belt concerns, the Parish Council have objected to the proposal as they consider it "*would be out of balance with its paired cottage*". Although the submitted drawings do not show the neighbouring property, this has been extended to the side in a similar manner and also to the rear with a conservatory. This scheme does not propose a rear extension and a condition can be added restricting permitted development rights to ensure any further proposals require planning permission.

Furthermore, this pair of properties is already unbalanced with the existing extension at No.1 and therefore this proposal would better balance the properties.

Impact on Neighbouring Amenity

The revised design is not considered to result in any detrimental impact to the amenity of No. 1 Currance Cottages and although additional window/door openings are proposed these are not considered to result in any loss of privacy to the neighbouring property.

Other Issues

The Parish Council have commented with regards to the loss of the previously approved garage which has now been altered in this scheme to provide a utility/shower room and therefore this will cause an increase in living accommodation and the loss of parking. There is no existing garaging on the site and furthermore if the current approved scheme were built, the garage could be changed to habitable accommodation as a condition was not added requiring the garage to be retained. A condition was not considered necessary as there is ample parking within the site boundaries for cars without encroaching on the road and therefore the 'loss' of the previously approved garage is not considered a significant issue.

Conclusion:

The proposed extension is very similar to the previously approved scheme and as such is considered to generally comply with the relevant policies and 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:

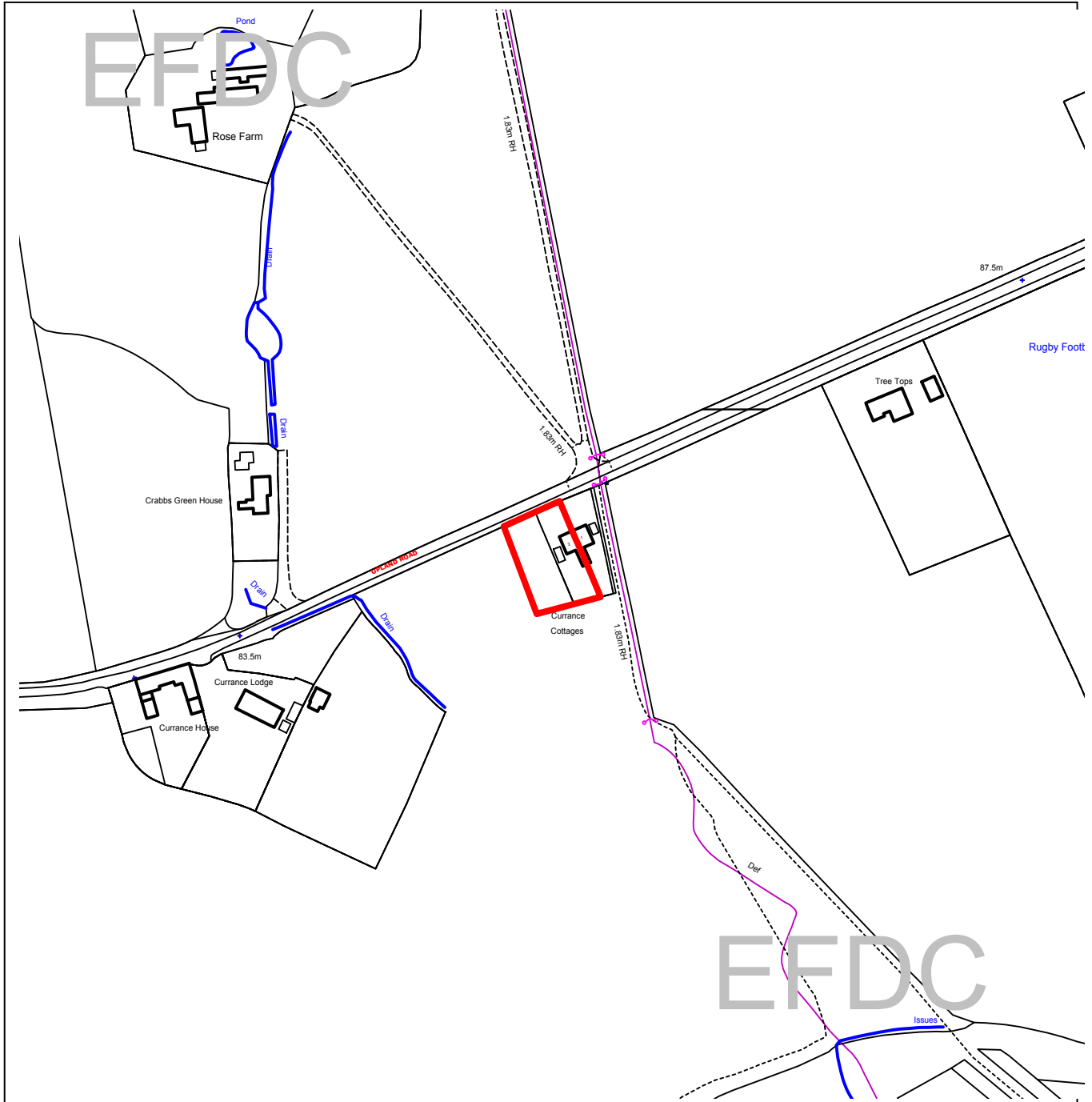
**Planning Application Case Officer: Marie-Claire Tovey
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Agenda Item Number:	4
Application Number:	EPF/0228/11
Site Name:	Currance Farm Cottages, Upland Road, Epping, CM16 6NN
Scale of Plot:	1/2500