

Report Item No: 1.

APPLICATION No:	EPF/1471/05
SITE ADDRESS:	13 Bower Hill, Epping
PARISH:	Epping
APPLICANT:	Mr & Mrs R Leadley
DESCRIPTION OF PROPOSAL:	Ground floor rear extension and loft conversion with side dormer window.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the proposed side dormer window shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Description of Proposal:

Rear extension and loft conversion with side dormer.

Description of Site:

Small 1930s bungalow in well screened and secluded plot set at slight angle to road with right of way along north boundary of No. 11.

Relevant History:

None.

Policies Applied:

DBE9 and 10.

Issues and Considerations:

1. Amenity

Most of these pre-war bungalows have been extended and the proposal is to remove the conservatory and extend on two floors but to the same roof height. The property is sited in staggered form with the adjoining bungalows and is 2m from each side boundary.

2. The Objection

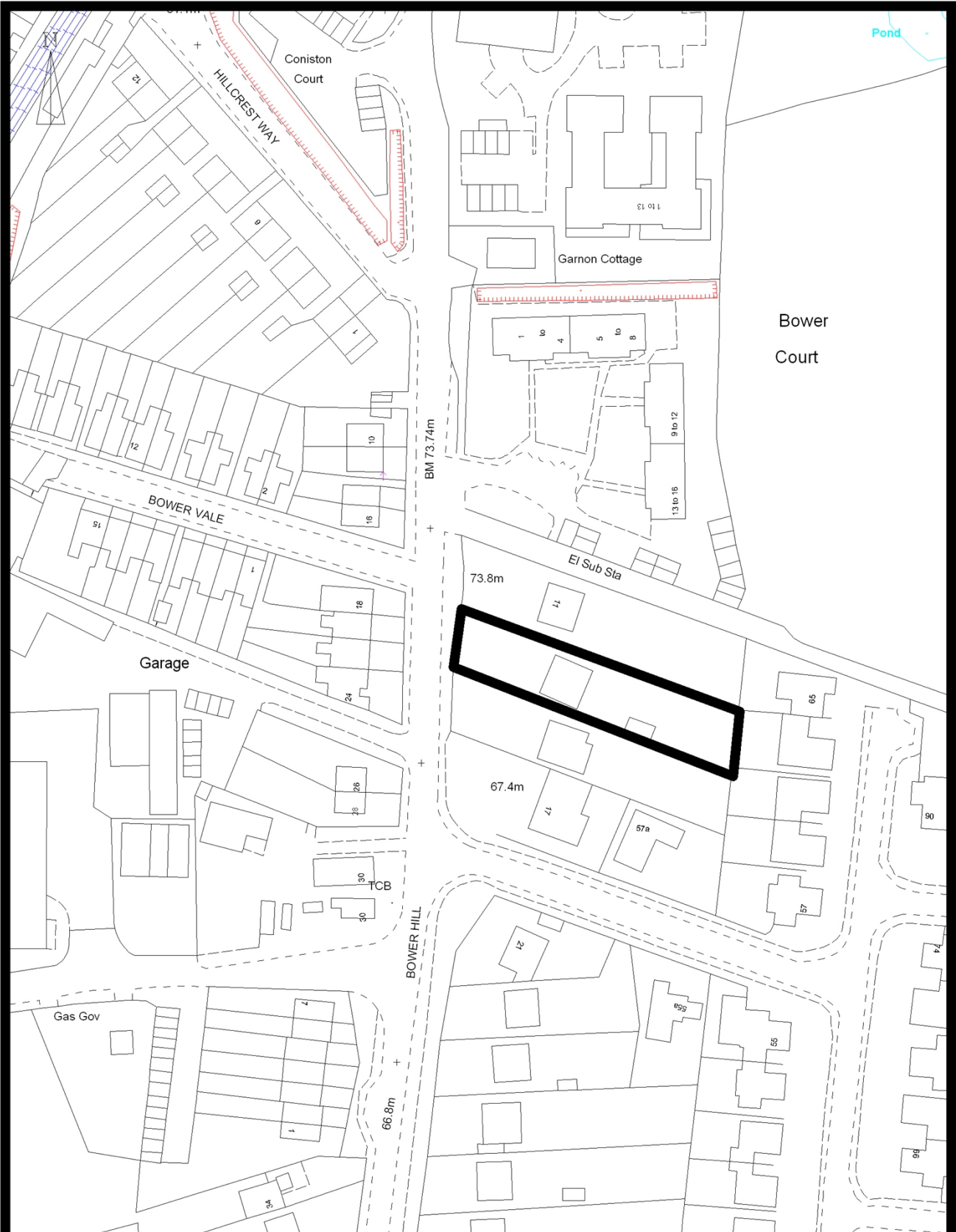
The side dormer is small and unobtrusive and serves a small en-suite bathroom, so there will be no overlooking of No. 11 on the north side.

3. Design/Appearance

The extension follows the profile of the original structure extending the old pyramid roof into a gable at the east end. The scheme is satisfactory and approval is recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee on the whole was satisfied that the application was a reasonable extension and arrangement for this property. However, Committee agreed to object to the application on the basis of the arrangement for a dormer. The dormer window in the position proposed overlooks an adjacent property and therefore would be intrusive to that property but also gives an unbalanced appearance to this building. Committee requested that the developer and the District Council re-consider the plan so as to try to provide a more balanced development, which avoids overlooking a close neighbouring property.



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Item No: 01
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Report Item No. 2.

APPLICATION No:	EPF/1645/05
SITE ADDRESS:	273 - 275 High Street, Epping
PARISH:	Epping
APPLICANT:	Abbey National Group
DESCRIPTION OF PROPOSAL:	Retention of non-illuminated fascia sign with halo illuminated lettering and logo and a non-illuminated hanging sign.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 The white flat fascia sign shall thereafter be maintained in that condition.
- 2 The halo-illumination of the lettering and logo granted consent by this Notice shall not exceed 1600 cd/sq.m

Description of Proposal:

Non-illuminated white fascia panel with back-lit illuminated lettering and logo and non-illuminated hanging sign.

Description of Site:

Two storey block of shops, built 1960s with later dormers in main roof.

Relevant History:

Consent for new shop front and illuminated fascia sign - February 1992 (A/EPF/47/91)
Refusal for projecting sign - April 2004 (A/EPF/2368/03)
Refusal for fascia and hanging sign both illuminated - September 2004 (A/EPF/1440/04)
Consent for non-illuminated fascia and hanging sign - February 2005 (A/EPF/156/05).

Policies Applied:

DBE13, HC6 and 7, T17.
'Shop fronts and Advertisements - Design Guideline'.

Issues and Considerations:

1. Amenity

There have been recent changes in the corporate identity in the global group of which the applicant company forms part, and this has led to a series of differing fascia signs and logos being displayed on the premises. The previous fascia in a bright magenta colour was installed without consent and was the subject of the refusal of September 2004 (A/EPF/1440/04). This display has now been removed and a new non-illuminated plain white fascia with red back-lit lettering has been erected, together with a complementary hanging sign on the original scrolled iron bracket. The new signage is a significant visual improvement and the current application seeks to retain the displays. The halo-type illumination of the main fascia lettering and company logo is both tasteful and discrete and is acceptable in this location within the Conservation Area.

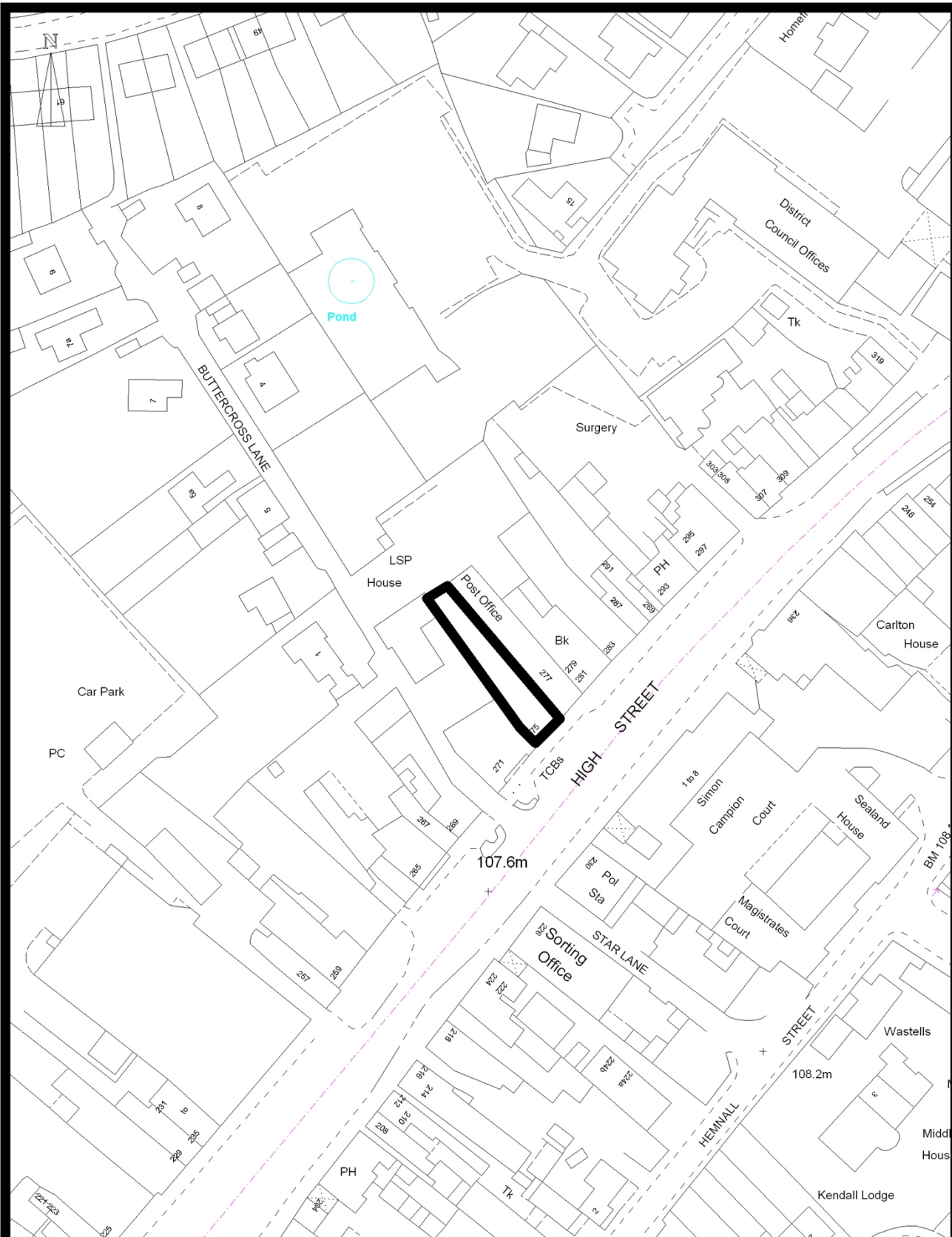
2. Highway Safety

There are no highway concerns subject to control over the maximum luminance of the display.

This scheme, as already executed, brings to an end a series of unsatisfactory and unauthorised signage at the premises and retrospective CONSENT is therefore recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee objected to this application because the shop sign contains an internally illuminated display and would not comply with Policy DBE13 of the adopted Local Plan being inappropriate in Epping's Conservation Area. Overall however, Committee viewed the changed fascia and hanging sign as a considerable improvement on the existing signage, Committee would request that the developer consider using the new signage proposals without the internal illumination.



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Item No: 02
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Report Item No: 3

APPLICATION No:	EPF/1567/05
SITE ADDRESS:	6 Graylands, Theydon Bois
PARISH:	Theydon Bois
APPLICANT:	Mr & Mrs Miller
DESCRIPTION OF PROPOSAL:	Loft conversion with rear dormer windows.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

Loft conversion creating a further bedroom and a study in the roof space. This includes the provision of a dormer window on the rear roofslope.

Description of Site:

Two storey semi-detached house located on the corner of Graylands. It backs onto Hornbeam Road. The property has been extended by way of a two storey side extension and has a detached double garage located at the bottom of its back garden.

Relevant History:

Planning permission for a two storey side extension was refused in June 1986 because of the detrimental impact on the amenities of the area. A subsequent appeal was allowed - the extension has been built.

Policies Applied:

Residential development policies DBE9 and DBE10.

Issues and Considerations:

The main issues concern the appearance of the development and the possible effect that it may have on the amenities of the neighbours.

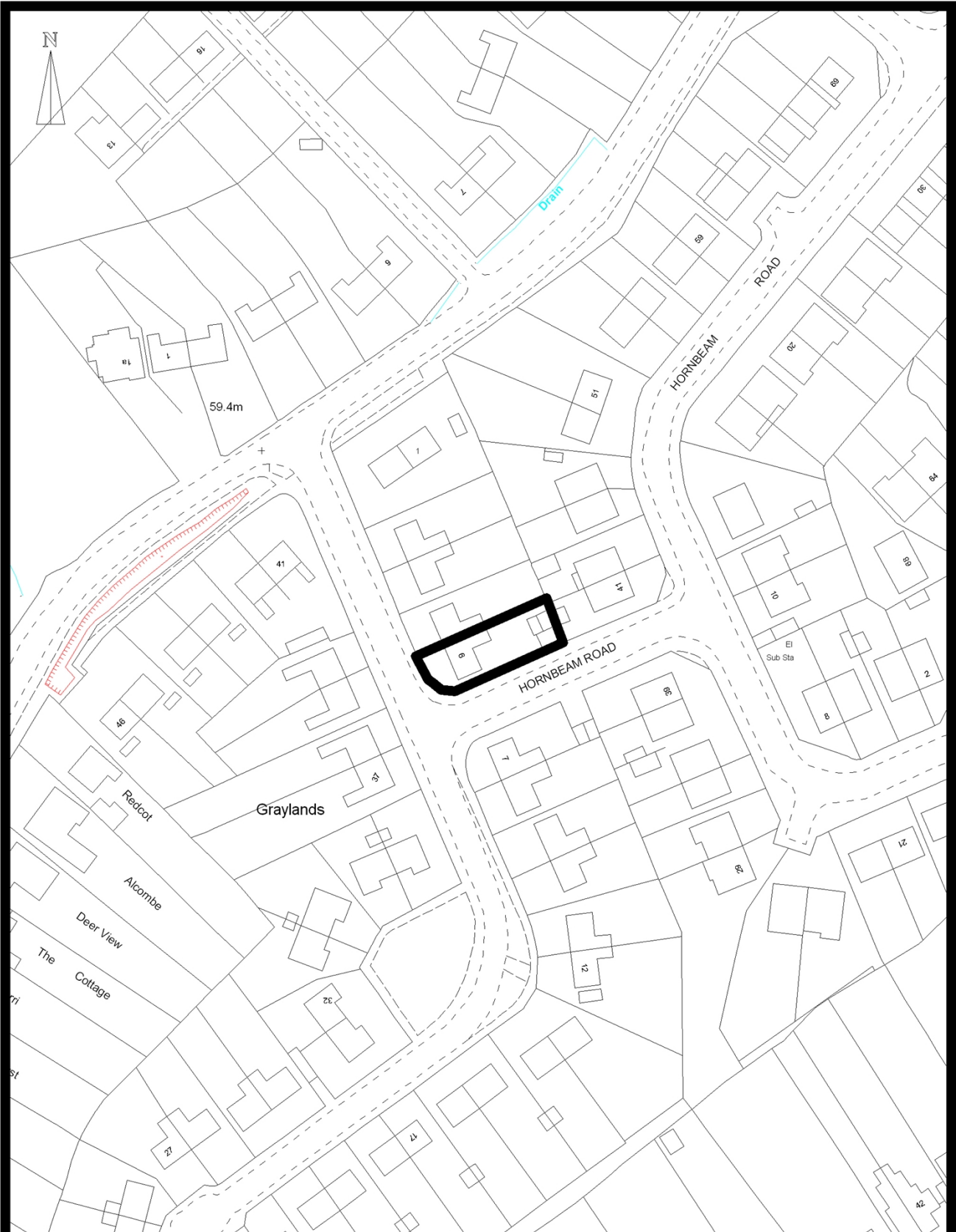
The proposal entails creating access into the roofspace, which will accommodate two additional rooms. This can be achieved without any increase in the ridge height of the main roof and will necessitate the provision of a dormer on the rear roofslope. The design advice contained in the Local Plan requires that dormers should not dominate the roofslope. In this instance there will be extensive areas of residual roofslope below and either side remaining after the construction of the dormer, therefore the scheme complies within Local Plan policy.

The Parish Council has also objected to the proposal, as it would give rise to overlooking of the bungalows at the rear in Hornbeam Road. In this instance, however, this is quite unlikely to occur. The bungalow at no. 41 Hornbeam Road has a detached garage positioned at the bottom of its back garden, whilst within the rear garden of the application premises there is a further detached double garage. These buildings will screen the occupiers of the bungalow and prevent them from being overlooked. Furthermore, there are established hedges and shrubbery growing along the boundary with no. 5 Graylands, which will maintain the privacy of residents of that property too.

These proposals accord with Local Plan policies, therefore the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object, the rear dormer window will overlook the bungalows at the rear. The new roofline will be very visible from Hornbeam Road and have a detrimental effect on the street scene.



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Report Item No: 4.

APPLICATION No:	EPF/1643/05
SITE ADDRESS:	5 Avenue Road, Theydon Bois
PARISH:	Theydon Bois
APPLICANT:	Mr J Warnell
DESCRIPTION OF PROPOSAL:	Roof extension to form first floor accommodation, two storey side extension and rear conservatory.
RECOMMENDED DECISION:	GRANT

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 Prior to first occupation of the building hereby approved the proposed window openings in the flank roof slopes of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

A single storey extension, some 5.5m deep and 2.55m wide would be added to the northeastern side of the house. A new first floor would be added to the extended dwelling. The existing shallow pitched roof would be removed and replaced with a structure incorporating both conventional hips and Dutch gables. It would provide first floor accommodation to the property and would be a maximum of 6.1m high to the ridgeline.

A porch some 4m wide and 1.4m deep finished with a hipped roof would be added to the front of the house.

A new pitched roof would be added to an existing garage sited in the front garden.

The submitted drawings also show a conservatory to the rear of the house. This would be some 3m deep, finished with a hipped roof.

Description of Site:

The application site lies within the built up area of Theydon Bois, in a residential neighbourhood. It is occupied by a detached bungalow with a small garage in the front garden. Building lines with the dwelling to the southwest, Woodlea, are generally uniform.

The dwellings on the southeastern side of Avenue Road are all modest, conventional bungalows, whereas those on the northwest side and at the end of the road are two storey houses. Buildings to the northeast fronting the Green are mainly two storeys in height.

Relevant History:

EPF/558/05 for the construction of a first floor roof extension, in order to convert bungalow into house, new garage roof, porch and conservatory was refused in May 2005 for the following reasons:

1. The proposed extension to the roof of the house would, because of its excessive height close to the facing flank wall of Woodlea (which contains three main windows) cause that dwelling to suffer a material loss of light and outlook contrary to policy DBE9 of the adopted Local Plan.
2. The proposed front porch, as a result of its excessively large and inappropriately designed roof, would not reflect the appearance of the front elevation of the house and would dominate views of it from the adjacent public highway. Therefore it would be harmful to the character and appearance of the existing building and the street scene, contrary to policy DBE10 of the adopted Local Plan.

Policies Applied:

DBE9 - Impact of New Development
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, and on the character and appearance of the existing building and the street scene.

The main changes to this application, compared to the proposal refused earlier this year, are:

- The current proposal provides for a two storey addition on the northeastern side of the house.
- The overall ridge line of the proposed roof extension is reduced.
- The roof profile of the development is redesigned.
- The design and bulk of the roof to the proposed porch is modified.

As with the earlier application, the depth of the proposed porch would be limited to some 1.4m and it would be sited about 6m from the boundary with Woodlea to the southwest. The conservatory

would be deeper, at some 3m and sited about 3m from that boundary. Moreover the new garage roof would be about 10m away from the common boundary. It is considered that these parts of the development would maintain an adequate separation to and relationship with Woodlea that would not harm its amenities.

As Woodlea lies to the southwest of the application site, it is considered that it would not suffer any loss of direct sunlight from the proposed roof extension. However, the northeastern flank wall of Woodlea contains three main windows, two serving a living room and one to a bedroom. The living room is also partly lit from the front of the house but the side windows provide the main source of daylight and outlook to this room. The bedroom window is the only source of daylight and outlook to that room. The proposed roof extension would increase the height of the application dwelling from about 4.6m to some 6.1m, an increase of some 1.5m, compared to an increase of some 2.6m envisaged in the earlier application. Moreover, the current proposal also involves raising the eaves level facing Woodlea, also by about 1.5m. This additional bulk would be provided some 5.5m from the main windows in the facing flank of Woodlea. It is considered that Woodlea would suffer some loss of daylight to its facing rooms, particularly the living room, and the roof extension would also exclude views of the sky currently available resulting in some loss of outlook. Whilst this is acknowledged, it is considered that, on balance, the effect of the revised development on the daylight and outlook enjoyed by Woodlea is not sufficient to justify refusing planning permission.

N.B. The proposed rooflights facing Woodlea would serve a bathroom and small bedroom and as such it is considered that they could be obscure glazed to prevent any material overlooking of that house.

The proposed addition to the northeastern side of the house would be sited some 1m from the flank boundary and around 30m from the rear of properties facing The Green, as would the new garage roof. Moreover, the proposed rooflights on the northeast roofslope would both serve bathrooms and as such, it is considered that they could be obscure glazed to prevent any material overlooking of those dwellings. As a result, it is considered that the development would not harm the amenities of dwellings facing The Green.

Therefore, it is considered that this application overcomes the first reason for refusal for the earlier scheme and that it would not unduly harm the amenities of neighbouring residential properties, in accordance with policy DBE9.

The new garage roof would improve the appearance of the existing structure and the proposed conservatory has a traditional design and would not be visible from the public highway in The Avenue. The roof proposed to the porch would be much reduced from that envisaged earlier, with modest dimensions and a shallow pitched roof. It is considered that these are significant amendments, which overcome the earlier second reason for refusal.

It is considered that the proposed extension and roof alterations are in the main well designed, although the proposed addition on the northeastern side of the house would to some extent unbalance its appearance. Nonetheless, this element would be finished with a hipped roof, and in overall terms it is considered that the proposed development would, in general, maintain the appearance of a bungalow when viewed from the front, and as such it would not appear as an intrusive feature in the street scene.

Therefore, it is considered that the development would not harm the character and appearance of the existing building and the street scene and now 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

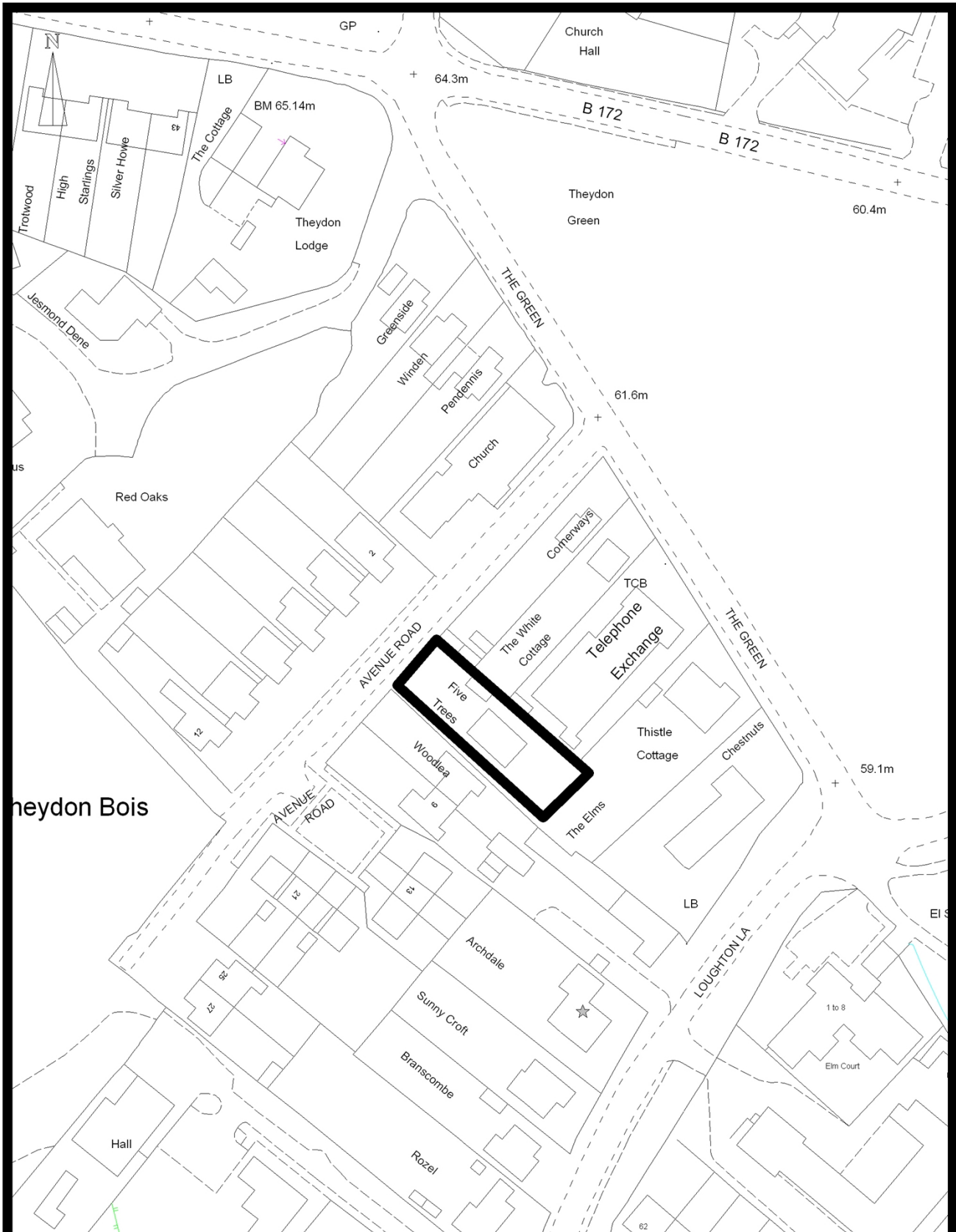
PARISH COUNCIL – Objection. We strongly object to this application as we do not feel that the changes from the earlier application EPF/558/05 are sufficient to address our previous concerns. We still feel that there will be a material loss of light and outlook contrary to DBE9 of the adopted Local Plan, as stated in the previous EFDC reasons for refusal. We think the extension would cause the new building to be visually intrusive to the neighbouring property, contrary to policy DBE10 of the adopted Local Plan – the neighbouring property No. 7 (Woodlea) has side windows into its main living room on the flank wall facing No. 5. As a Parish Council we seek to maintain a balance in the housing stock in the Village and we would very much regret the loss of yet another bungalow. We feel the size of this plot provides ample opportunity to extend the living space of the existing property without the need to create a house of such substantial bulk.

7 AVENUE ROAD - Concerned reading the height of the development. A vertical wall is now proposed. We will lose light from our lounge and two bedrooms. Possible loss of privacy. Concerned regarding the distance between dwellings as shown on the drawings. Concern that dormer windows may be added in the future.

CORNERWAYS, THE GREEN - A house would be out of character. Loss of light to next door bungalow. Domineering development. Loss of outlook to the rear of our house.

THISTLE COTTAGE, THE GREEN – The face of this lovely village is being changed tremendously and there is no need for any unnecessary and unsightly irrelevant changes. Property will be overlooking into our garden infringing our privacy. This extension will change our view across from our property, cutting out the scenery. The extension will destroy the “look” of the existing properties.

THE ELMS, LOUGHTON LANE – Objection. Will increase and overload the private sewer system of 5, 7 & 9 Avenue Road, The Elms and Theydon Gallery, Loughton Lane, which all share the system before it enters the public sewer in Loughton Lane.



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