

Report Item No: 1

APPLICATION No:	EPF/0792/11
SITE ADDRESS:	Highfield Green Epping Essex
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Dan Morfett
DESCRIPTION OF PROPOSAL:	TPO/EPF/26/91 (G2) J - Sycamore - Fell M - Ash - Fell
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=527391

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:

J . Sycamore – Fell to ground level.

M. Ash - Fell to ground level

Description of Site:

The Sycamore labelled J is a mature specimen but stands less than 9 metres tall, in a communal area of vegetation leading to the footpath at the junction of Bury Lane with the high road into Epping. The modern residential cul-de-sac enjoys the benefits of mature tree cover, featuring a

Wellingtonia, ornamental Weeping Ash and Willows, and a strikingly large Field Maple exceeding a height of 18 metres, close to tree J.

The development is arranged in several blocks of terraced dwellings and the young Ash labelled M stands 9 metres tall at close range to a 1.8 metre partition wall and a manhole cover that serves a drain run. The tree is growing amongst a group of large Beech and Willow specimens within the residential complex and borders a secluded grassed communal area screened by a mix of evergreen and broadleaf roadside boundary trees and shrubs.

Relevant History:

Numerous records exist for pruning and removals of trees on this site over the history of the Tree Preservation Order.

Relevant Policies:

LL9 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

5 neighbours were consulted but no responses have been received.

EPPING TOWN COUNCIL made no objection provided that the works are undertaken under the supervision of the council Arborist.

Issues and Considerations:

Issues

The application is made on the basis that the Sycamore J is in poor condition. It has one dead stem and the live stem shows the early stages of infection from Sooty Bark Disease. Concerns over safety from the leaning trunks to users of the footpath were included in the reasons given for its removal

The Ash M is located close to a partition wall and drain, which gives rise to concerns about potential damage to both.

The issue, therefore, is whether or not the removal of either or both these trees is justified and necessary due, in the case of tree J to poor condition, uneven form and safety concerns or, in the case of tree M foreseeable problems of an unsuitable location.

Considerations

i) Tree condition and life expectancy.

From a ground level visual inspection, Sycamore J appears to be in poor condition, with a short life expectancy of less than 10 years. Decay lesions are present on one of the two inclined stems from around ground level and dieback of some of the branches of the other leader confirms that the tree is sickening.

Ash M is a young and healthy tree of tolerably good form with a long life expectancy and great growth potential.

ii) Amenity value

The Sycamore stands within a dense cluster of mature Laurel shrubs, Hawthorn, Field Maples and other Sycamores, which obscure it from public view. It contributes to this group but, due to its crowded location, beneath the spreading larger crown of the veteran Field Maples, its landscape value is low.

The Ash M is a small tree amongst more mature and visually impressive specimens, which collectively obscure it from public view. Its amenity value is low.

iii) Replacement trees

The proposed removal of the Sycamore will not create a significant gap but planting within the nearby grassed area may be possible with a suitable ornamental garden tree. Similarly, the Ash will not be missed but a small and colourful tree of interest could be accommodated at an agreed location in this secluded communal area.

Conclusion

The Sycamore tree J is in a state of decline and is not an attractive landscape feature. The loss of amenity its removal will cause is outweighed by its poor condition. The Ash appears to have set itself in an unsuitable location and will not create a great loss of visual amenity. It is, therefore, recommended to grant permission to this application on the grounds that the condition of Sycamore tree J and the difficult location of Ash tree M justify their removal. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell these trees, 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:

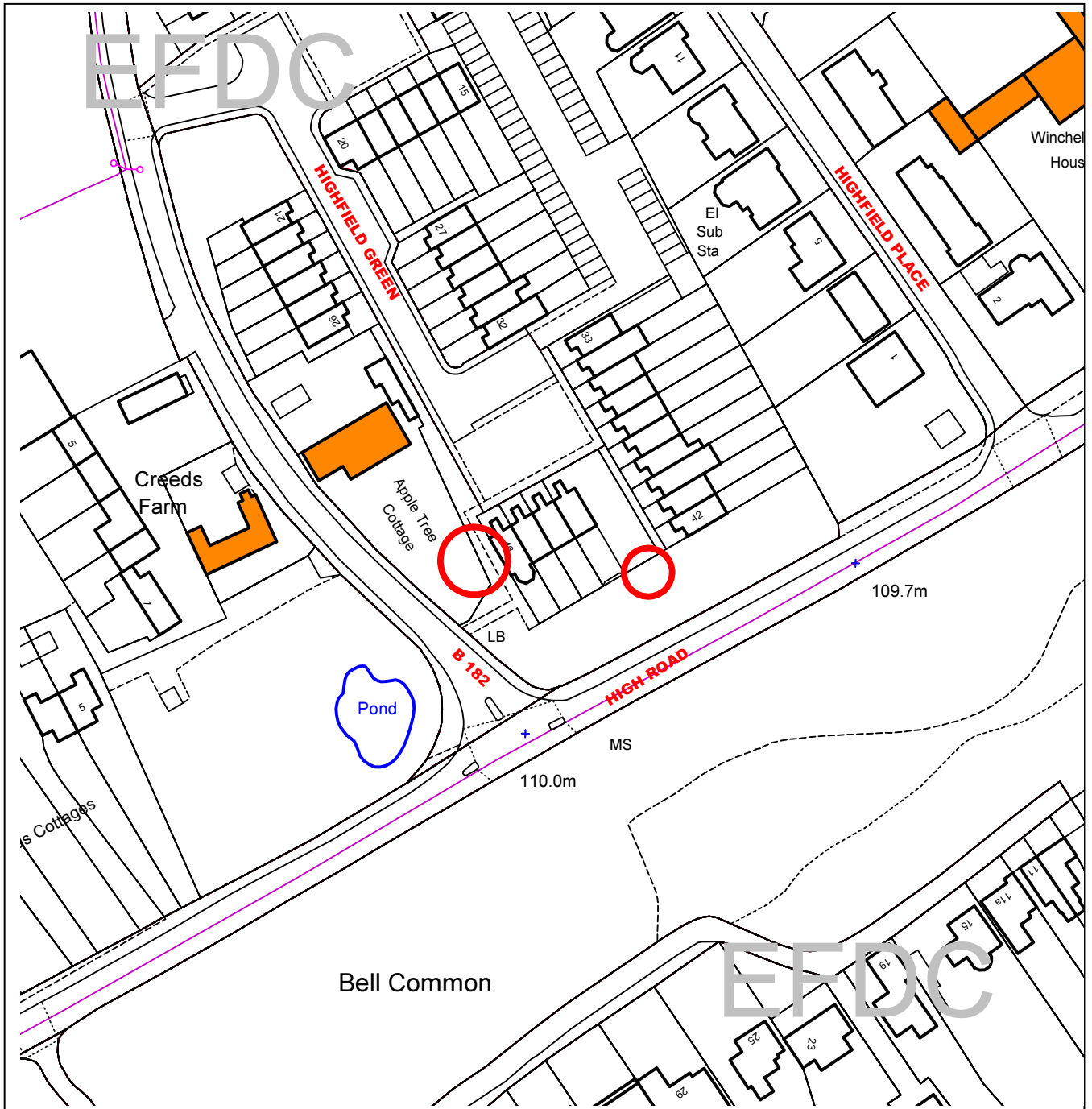
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/0792/11
Site Name:	Highfield Green. Epping,
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0454/11
SITE ADDRESS:	The Globe 18 Lindsey Street Epping Essex CM16 6RE
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr David Miller
DESCRIPTION OF PROPOSAL:	Change of use from Public House to a single family home adding front porch and window/door alterations to rear and side adjacent number 16.
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

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=526094

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, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 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, Classes A, B and D shall be undertaken without the prior written permission of the Local Planning Authority.

And subject to a S106 legal agreement to be completed within 6 months to secure £2,000 towards enhancement and maintenance of the Lindsey Street Community Association Hall.

This application is before this Committee as it was deferred by Members on 27th April 2011 with the request that the application return to the next meeting having reviewed the additional

information submitted and considered the need for a contribution towards community facilities. These matters are assessed below under loss of employment use and loss of community facilities.

Description of Proposal:

The applicant seeks consent to change the use of the existing Public House known as the Globe to a single dwelling house with associated alterations including provision of a front porch and window/door alterations to the rear and side adjacent number 16.

The proposed new dwelling would provide 4 bedrooms, 2 en-suites and a bathroom at first floor, with living, dining, study, kitchen, utility areas at ground floor and a TV room in the basement.

The applicant has indicated that it is the intention the new dwelling be known as Globe House.

Description of Site:

The application site is a two storey detached public house, currently trading on the northern side of Lindsay Street, close to the small parade of shops and within easy walking distance of the Town Centre. The site provided limited parking to the front and side of the property.

The site is not within the designated retail core area of the Town Centre, nor within the Conservation Area, however the site bounds number 20 a Listed Building and number 16 a locally listed building. The site is not in the Green Belt.

Relevant History:

None

SUMMARY OF REPRESENTATIONS:

10 neighbouring properties were consulted and a site notice was erected. The following responses were received:

CAMRA (CAMPAIGN FOR REAL ALE): Sent a letter of holding objection outlining issues followed by a more detailed objection. Object to the loss of Public Houses as an institution and a social asset. Loss of pubs results in loss of consumer choice, loss of a meeting place, loss of employment, loss of draw to local area and inter business trade. More specifically loss of a Public House trading more than 200 years, loss of community facility and social amenity outside of the commercialised High Street for the gain of a single dwelling. Attention is also drawn to the ownership of the Public House by Punch Taverns a chain suggested to have financial difficulties resulting in the sale of a large number of Public Houses, this financial background influences the maintenance and investment made in recent years into the facility. Were a more committed owner found then a more vibrant facility may result.

EPPING TOWN COUNCIL: Committee Support this application.

TENANTS AT THE GLOBE: Following the previous Officer's recommendation the leaseholders have written to confirm they have been trying to dispose of the Lease on the property for 2 years, with details of premium reductions. They have indicated that existing clientele have or intend to frequent the Lindsey Street Social Club should the Globe cease trading. Reference is made to financial difficulties with the operation of the property, noise complaints and difficulties with leasing neighbouring units for retail purposes indicating a decline in consumers. A letter of confirmation from the Leaseholder's agent is enclosed.

Policies Applied:

CP2 – Protecting the quality of the Rural and Built Environment
CF12 – Retention of Community facilities
E4A – Protection of Employment Sites
E4B – Alternative uses for Employment sites
DBE8 – Private Amenity Space
DBE9 – Loss of amenity
LL11 – Landscaping Schemes
ST1 – Location of Development
ST6 – Vehicle Parking
I1A – Planning Obligations

Issues and Considerations:

The main issues that arise with this application are:

- Principle of development
- Loss of the employment use
- Loss of the community use
- Design, layout and impact to street scene
- Impact to neighbouring amenity
- Parking and highway matters
- Landscaping issues
- Other issues including planning obligations

Principle of development loss of employment and community use

The principle of the provision of a dwelling house in an established urban area with minimal external alterations is in keeping with sustainability and housing objectives.

Loss of the Employment use

In respect of employment policies, Policy E4A permits changes of non-designated employment sites to housing, subject to an independent appraisal demonstrating the following criteria being met;

- i) That the site is poorly located in relation to housing or access by sustainable means
- ii) There are material conflicts with adjoining land uses
- iii) Existing premises are unsuitable in relation to the operation requirements of a modern business
- iv) There is a demonstrable lack of market demand for the employment use over a long period that is likely to continue.

The applicant should also demonstrate any significant development or infrastructure constraints that make the site unsuitable or uneconomic.

The applicant supplied additional information immediately prior to the last Area Plans Committee in the form of a Business Summary, Statement of Appraisal and letter from Punch Taverns. The applicant has also provided a list of alternate community halls/venues and a list of alternate drinking establishments locally.

The application is assessed with regard to the above policy as follows:

- i) The site is well located in respect of local housing, however in terms of accessibility the site has a peripheral location on the edge of the Town Centre with limited parking. Situated on the busy Lindsey Street highway there is little scope for safe on-street parking and as a result accessibility may be viewed as restricted. The premises is a short walk from the main Town Centre and its parking and transport links, however the applicant has provided a list of alternate establishments in this area presenting a reality

- where potential clientele are likely to be drawn to more convenient facilities. In light of this additional information Officers consider criteria i) above satisfied.
- ii) The applicant has indicated that the existing use as a public house provides some noise conflict with adjacent premises. Environmental Health has provided details of 10 complaints received from 2006. No noise abatement notice has been served and only 2 noise complaints have been received since 2007, one relating to a private party at the premises. The existing use does not result in a material conflict however this may relate to the existing low level of clientele on the premises and were this to increase, particularly with new smoking legislation in place, drinking outside would likely increase with associated increases in noise and disturbance. Other employment uses such as office, nursery or retail would overcome this concern but result in conflicts with highway movements.
 - iii) The supporting documentation supplied indicates that the absence of a functional commercial scale kitchen, minimal parking and peripheral location results in unsuitable premises for modern operational needs for a public house. This would appear reasonable, not in light of the facilities available as these issues may be overcome, but when viewed in the context of the locally competing businesses which do all benefit from these facilities, it would appear difficult for the business to effectively compete. In terms of other employment uses the constraints of the existing building layout and minimal parking would remain an issue for any business on this site and the proximity to neighbouring properties would negate the viability for any use more intensive than B1 due to potential noise and disturbance. The only use which has not been identified by the applicant which would require comparable internal layout and a similar or lesser parking provision would be for care accommodation, however a number of developments are presently taking place on the southern side of the Town.
 - iv) Finally with regard to market demand the applicant has now supplied information regarding alternate drinking facilities in the locality and the leaseholders have confirmed a sustained poor income. This demonstrates a sustained and likely to continue poor demand. Due to the present economic climate there is a trend for poor demand for office space and as detailed above retail units in the area show a trend for poor uptake, therefore Officers consider this additional information shows a demonstrable lack of market demand for employment use.

Mindful of all the criteria above, Officers consider that the applicant now meets the objectives and requirements set out above and that the loss of the employment use may be justified. The freehold marketing is noted not to be for the 12 months required, however leasehold marketing exceeds this period and information has been supplied indicating a continuously poor income generation for beyond 12 months. In the present economic climate an alternate employment use is not likely to be forthcoming to successfully take over the site and residential use would appear the most appropriate alternative.

Loss of the community facility

Public Houses are known as a social meeting place and considered in policy terms to be a community facility. Policy CF12 seeks to ensure community facilities will only be lost where it is conclusively shown that:

- i) The use is no longer needed or viable
- ii) The service if needed is already met elsewhere

The applicant has provided additional information detailing alternate facilities which may be considered evidence that the facility is not needed and that the need is met elsewhere, but more importantly information has been supplied to confirm the use is no longer viable. Given changing consumer trends most public houses are heavily supported by an income from food sales and without the ability to accommodate this, the premises is unlikely to return to viable.

The leaseholder has indicated that existing clientele either already attend or are likely to attend an alternate community facility provided in Lindsey Street. Members requested that Officers

investigate the provision of a suitable community contribution to ensure the facilities are available for the increased clientele. Following discussions between Epping Town Council and the applicant, a contribution of £2000.00 for the maintenance and enhancement of the facilities at the Lindsey Street Community Association Hall has been agreed by both parties. Officers suggest that in light of the above the applicant has met the tests of policy CF12.

Design, layout and impact to street scene

The proposals result in minimal external alterations and would result in the loss of advertisements presently on site, therefore there would be a negligible improvement to street scene and no design concerns are raised.

Impact to neighbouring amenity

There have been no neighbouring letters of objection or support received with the only responses from CAMRA and the existing tenant at the Globe. There are no concerns raised from neighbours regarding the site becoming a dwelling.

Parking and Highway matters

The proposals would provide 4 off street parking spaces, this is beyond that required by policy. Access would remain unchanged from that which presently exists.

Landscaping Issues

The proposals include limited details regarding landscaping, therefore should Members wish to approve the proposals, a condition requiring a landscaping scheme may be appropriate to improve street scene.

Other matters

The applicant has a sufficient frontage to store domestic refuse off street.

Conclusion:

Following the provision of the additional information Officers are now satisfied that it is demonstrated the community facility is no longer needed or viable and that need is met elsewhere. Furthermore the applicant has committed to the provision of a sum of £2000.00 towards the maintenance and enhancement of the closest alternate facility. The applicant has also provided a sufficient appraisal to demonstrate the site is not suitable for alternate employment use and accordingly the previous reasons for refusal suggested are now overcome and approval is recommended subject to completion of a S106 to secure £2000.00 for enhancement and maintenance of the Lindsey Street Community Association Hall.

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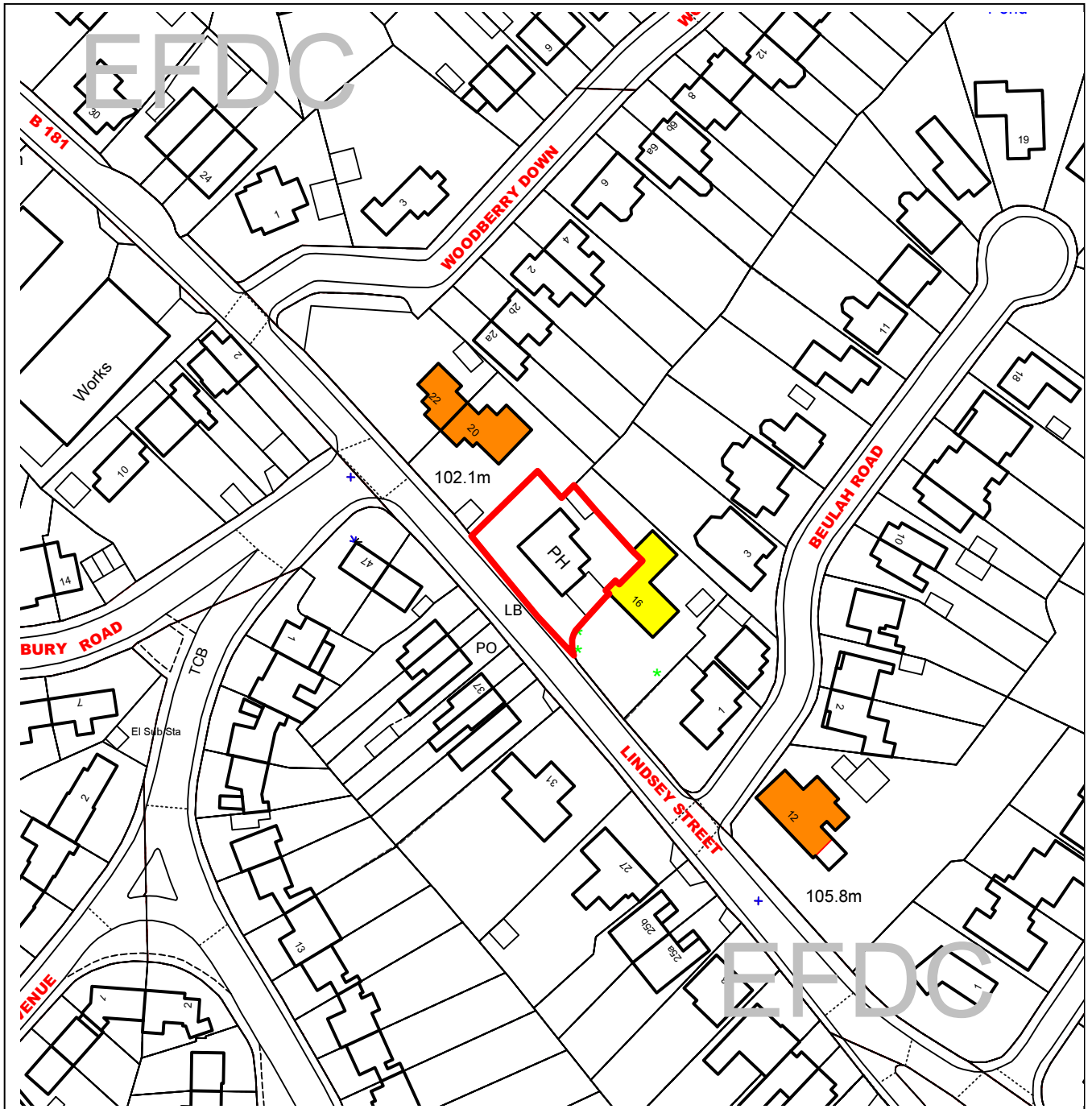
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564294***

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Agenda Item Number:	2
Application Number:	EPF/0454/11
Site Name:	The Globe, 18 Lindsey Street Epping, CM16 6RE
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0606/11
SITE ADDRESS:	Land adj 14 Harrison Drive North Weald Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr Darren Hunt
DESCRIPTION OF PROPOSAL:	Erection of a single dwelling attached to no. 14 Harrison Drive.
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=526664

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 specified within the submitted application form (to match No. 14 Harrison Drive), unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out

only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

- 5 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 and visitors vehicles.

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) and as it is an application for non-householder development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought for the erection of a single dwelling attached to No. 14 Harrison Drive. The proposed dwelling would be 6.8m wide and 8.3m deep and would continue the ridged roof on No. 14 at an overall height of 8.3m. The development would involve the subdivision of the front and rear garden to provide parking and amenity space to serve each individual property, and proposes the removal of some of the side boundary vegetation.

Description of Site:

The application site is located on the north western end of Harrison Drive, which in this section contains two pairs of semi-detached dwellings. To the north of the site are the rear elevations and back gardens of Wheelers Farm Gardens, which are two storey maisonette buildings situated around a central courtyard. The existing property sits within a larger plot than neighbouring residents and contains a large front garden/parking area and a single storey attached garage, which would be removed as part of this proposal. The site is located within the built up area of North Weald and within a Flood Risk Assessment zone.

Relevant History:

None

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE3 – Design in urban areas
DBE8 – Private amenity space
DBE9 – Loss of amenity
LL10 – Adequacy of provision for landscape retention
LL11 – Landscaping schemes
ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking
U2B – Flood Risk Assessment zones

Summary of Representations:

18 neighbours were consulted on this application.

PARISH COUNCIL – Object as the proposal would create a terracing effect and is over development, it would be visually intrusive to neighbouring properties. Concern is also raised at flooding issues with nearby Cripsey Brook.

8 HARRISON DRIVE – Object as this would result in the loss of rear access and garaging for No. 14, will remove and cut back existing trees, the creation of a terrace would be out of keeping with the area, and as the new dwelling is wider than the existing property.

10 HARRISON DRIVE – Object as this would be out of character and ruin the appearance of the street scene.

11 HARRISON DRIVE – Object as a row of terrace properties would be out of keeping with the area, as this would set a precedent which would create an enormous strain on the cul-de-sac, as it would exacerbate existing parking problems, and concerned about drainage issues and potential flood risk.

12 HARRISON DRIVE – Object due to the creation of a terrace out of keeping with the surrounding properties, as it will result in further traffic congestion, and due to the impact on Wheelers Farm Gardens residents.

PETITION SIGNED BY: 9, 10, 11, 12, 13, 14, 15, AND 16 WHEELERS FARM GARDENS – Object to loss of privacy if any trees are removed, impact on neighbouring residents, potential flood risk, there is no shortage of accommodation so no need for the development, and may lead to a loss of animal habitat.

Issues and Considerations:

The key issues in this consideration are the location of the development, the overall design and impact on the street scene, with regards to amenity considerations for both neighbouring residents and future occupiers, highways and parking considerations, impact on existing and future landscaping, and with regards to potential flood risk.

Location

Policies CP3 and ST1 encourage developments in sustainable locations that are well served by public transport and promote the reduction in private car use. Furthermore PPS3 states that “*using land efficiently is a key consideration in planning for housing*”. Whilst residential curtilages no longer constitute ‘Previously Developed Land’ as designated within PPS3, this does not preclude all residential curtilage from further development, provided it complies with all other Local Development policies.

The North Weald local shopping parade is within easy walking distance and, whilst not particularly frequent, there is a bus service that runs along the High Road. As such this is considered a sustainable site within an existing urban location.

Design

The proposed dwelling would predominantly match that of the existing dwellings within Harrison Drive. Whilst the new dwelling would be wider than the surrounding properties (7.3m as opposed to 5.5m) it is not felt that this would be unduly detrimental to the overall appearance of the street scene. Furthermore, although this development would create a row of three terrace properties in a

road of semi-detached houses, given the site's location at the end of this small cul-de-sac such a development would not be harmful to the character of the area. Furthermore, whilst Harrison Drive consists of semi-detached dwellings (albeit joined by single storey attached garages), the wider surrounding area consists of a mix of semi-detached, detached, terrace houses and maisonettes.

Amenity considerations

The proposed dwelling would not extend beyond the front or rear wall of No. 14 Harrison Drive, and therefore the only impact to neighbours (in terms of potential loss of amenity) would be to the residents of Wheelers Farm Gardens. At present the site is screened by a heavily vegetated boundary primarily consisting of Hawthorn trees and laurel hedging, which acts as an effective screen against loss of privacy (primarily from Wheelers Farm Gardens, who have very narrow rear gardens). Whilst it is proposed to cut back some of this boundary treatment the submitted Arboricultural Report demonstrates that the trees and hedges on site can be safely retained during construction. As such the protection of these trees can be ensured by a planning condition, and the retention can be secured as part of a landscaping scheme (also sought by condition, which can include additional landscaping). Therefore, with the retention of this screening and additional planting to supplement the existing vegetation, there would be no detrimental loss of amenity to the existing neighbours or to future occupiers of the site.

In terms of private amenity space, the existing dwelling would retain 65 sq. m. of rear garden area, with the subdivided plot allowing 75 sq. m. for use by the new dwelling. Whilst this would be less than the required 80 sq. m. as laid out within the Essex Design Guide and the supporting text to DBE8, both properties have substantial front garden areas which would compensate for that lost at the rear. As such it is considered that the level of amenity space provided is sufficient.

Highways/parking

The proposed development would provide two off-street parking spaces for the new dwelling and two spaces for No. 14 Harrison Drive. Furthermore, given the large area of hardstanding in front of the dwellings, there would be adequate room for visitor parking when required. As such this proposal complies with the requirements of the Essex County Council Vehicle Parking Standards. Whilst neighbour objections have been received stating that this would exacerbate existing parking problems, there is no justification to require more parking provision than that proposed. As such the proposed development complies with policy ST6.

Landscaping

The submitted Arboricultural Report demonstrates that the existing trees and hedges on site can be safely retained through construction and thereafter, which can be controlled by condition. Further to the retention of the existing trees and hedges, additional landscaping should be sought to supplement the existing vegetation, which can also be secured by condition.

Flood risk

The application site lies within the Council's Flood Risk Assessment zone and concern has been raised by neighbours and the parish council with regards to potential flood risk resulting from the development. The Council's Engineering, Drainage and Water Team were consulted on this application, however they consider that the proposed development would only cause a negligible increase in surface water runoff given that the site is currently occupied by garaging and hardsurfacing. As such, this proposal does not require any form of flood risk assessment.

Conclusion:

The proposed development would be located within a reasonably sustainable, urban location; would not detrimentally impact on neighbouring residents (subject to tree/hedge retention conditions); proposes sufficient off-street parking provision; and would not result in an increase of flooding. Whilst the dwellings have less than the required private amenity space to the rear this is somewhat offset by the large front gardens, and although the dwelling would be 1.8m wider than No. 14 Harrison Drive and would turn the semi-detached dwellings into a row of three terrace properties, it is not considered that this would be detrimental to the overall character or appearance of the street scene. Due to this the proposal generally complies with the relevant Local Plan policies and is therefore recommended for approval.

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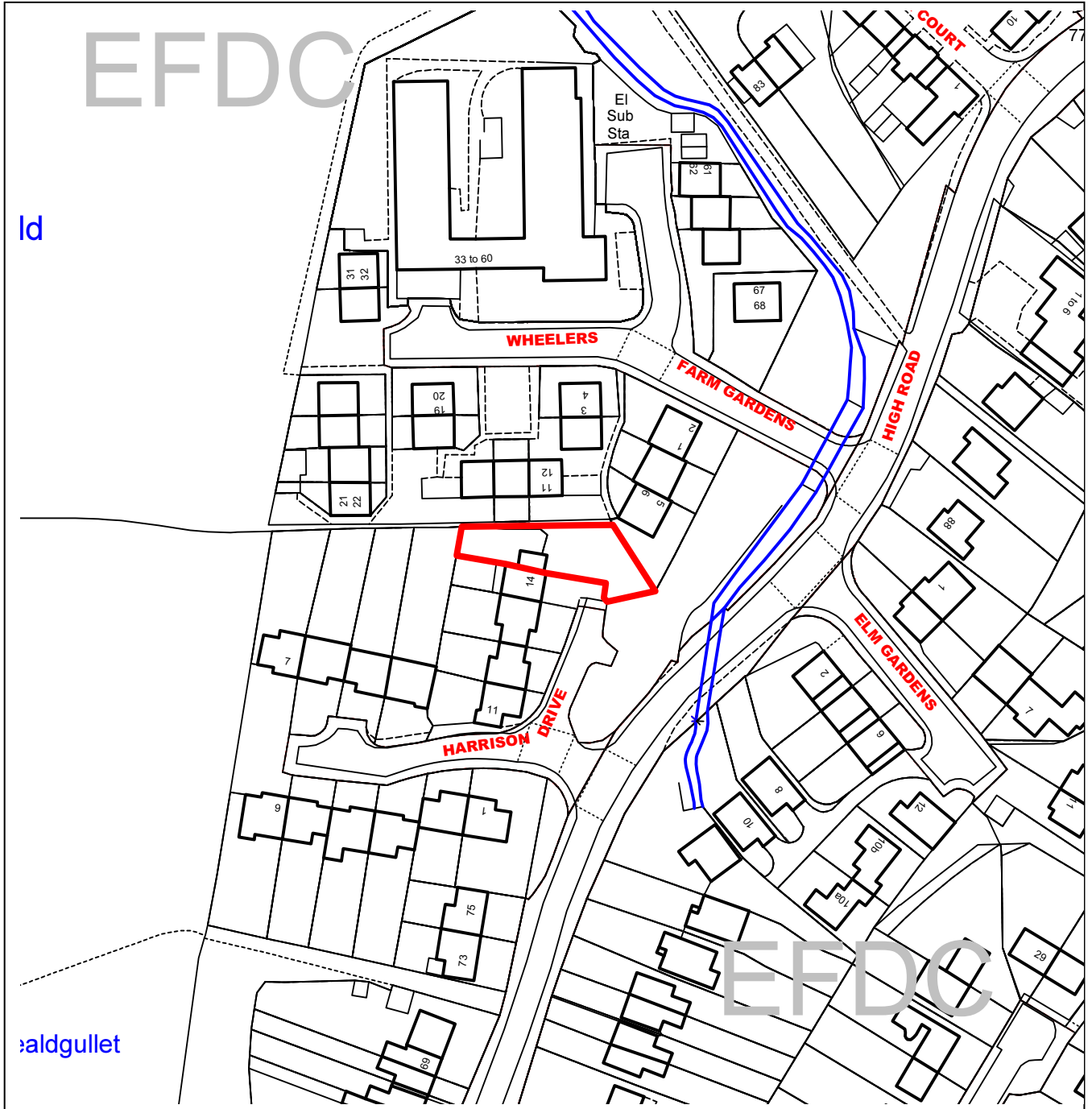
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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Agenda Item Number:	3
Application Number:	EPF/0606/11
Site Name:	14 Harrison Drive, North Weald CM16 6JD
Scale of Plot:	1/1250