

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1509/05
<b>SITE ADDRESS:</b>	2 Western Avenue, Epping
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of adjacent garages and erection of a pair of semi-detached two bedroom houses.
<b>DECISION:</b>	<b>REFUSED</b>

**REASONS:**

- 1 The proposal represents over-development of the site resulting in inadequate back-to-back distance and consequent overlooking and loss of privacy to the occupiers of no. 5 Centre Drive, contrary to policy DBE9 of the adopted Local Plan.
- 2 The proposed development would result in the loss of off-street parking on a road of considerable kerbside parking pressure and would thus be detrimental to highway safety contrary to policy T17 of the adopted Local Plan.

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**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1706/05
<b>SITE ADDRESS:</b>	30 Station Road, Epping
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear, including first floor front extensions. (Revised application).
<b>DECISION:</b>	<b>GRANT</b>

**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 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.

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**Report Item No: 3**

<b>APPLICATION No:</b>	A/EPF/1715/05
<b>SITE ADDRESS:</b>	273 - 275 High Street, Epping
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of Internally illuminated display unit to front.
<b>DECISION:</b>	<b>REFUSED</b>

**REASON:**

- 1 The internally illuminated display would be visually strident during the hours of darkness and out of character in this historic High Street detrimental to the visual amenities of this Conservation Area, and thus contrary to policies HC6 and DBE13 of the adopted Local Plan.

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**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1807/05
<b>SITE ADDRESS:</b>	17 Ivy Chimneys Road, Epping
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension to form self-contained 'granny flat' with both separate external access and internal access through house.
<b>DECISION:</b>	<b>GRANT</b>

**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 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.
- 4 The proposed extension shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 17 Ivy Chimneys Road, Epping.
- 5 Notwithstanding the layout drawing hereby approved, details at a scale no less than 1:50 shall be submitted to the Local Planning Authority for approval indicating the position of the extension in relation to the footpath and stile and work shall be carried out only in accordance with those approved details.
- 6 The public footpath alongside this site shall remain open at all times.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1857/05
<b>SITE ADDRESS:</b>	Barn at Creeds Farm, Bury Lane, Epping
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to B1 (business) use with associated parking and landscaping. (Revised application)

**DEFERRED**

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1812/05
<b>SITE ADDRESS:</b>	38 Blackacre Road, Theydon Bois
<b>PARISH:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	First floor extension to convert bungalow to house. (Revised

	application)
<b>DECISION:</b>	<b>GRANT</b>

**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 commencement of works a scaled drawing showing a reduction of 0.5 metre in roofline terms as specified in architects letter dated 14 November 2005, shall be submitted to and approved by the Local Planning Authority.