

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1525/05
<b>SITE ADDRESS:</b>	Coopersale Hall School Flux's Lane Epping Essex
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Coopersale Hall School
<b>DESCRIPTION OF PROPOSAL:</b>	Side and rear extensions to provide additional classrooms and erection of new classroom block to replace existing block and enlargement of existing car park.
<b>RECOMMENDED 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Details of the design of all windows in the extensions and detached building hereby approved shall be submitted to the Local Planning Authority for approval prior to the commencement of the development. The development shall be completed in accordance with the approved details and thereafter all windows in the extensions and detached building shall accord with the approved details.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 The development shall not be commenced until a travel plan has been submitted to and approved by the Local Planning Authority. The travel plan shall be implemented prior to the first occupation of the extensions and detached building hereby approved.
- 6 The extensions and detached building hereby approved shall not be occupied until details of new and improved pedestrian facilities in Flux's Lane and at the Flux's Lane/Stewards Green Road/Brook Road/Bower Hill junctions have been provided in accordance with details approved by the Local Planning Authority.
- 7 The extensions and detached building hereby approved shall not be occupied until the two bus stops nearest the junction of Flux's Lane with Bower Hill, Brook Road and Stewards Green Road are modified to meet the current Essex County Council standards in accordance with details approved by the Local Planning Authority.
- 8 The extensions and detached building hereby approved shall not be occupied until new and improved pedestrian facilities along the school access road from Flux's Lane to the school grounds have been provided in accordance with details approved by the Local Planning Authority.
- 9 Space shall be provided within the proposal site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site, clear of the highway and properly laid out and such space shall be maintained thereafter free of any impediment to its designated use.

### **Description of Proposal:**

It is proposed to erect a two-storey extension to an existing single storey flat roofed extension to the school and erect a single storey extension to infill a recessed area of the existing single storey extension to the school. It is also proposed to replace a detached single-storey classroom block near the entrance to the school with a part single, part two-storey classroom block and to enlarge the existing school car park.

When originally submitted it was understood the proposal included widening a 20m length of Flux's Lane but the applicants have since clarified that was not part of the proposal and was only mentioned as a possible future proposal.

The proposed two-storey extension would provide 4 additional classrooms together with toilet facilities to the eastern end of the existing single storey addition. It would be of the same width, projecting 7m beyond the eastern flank. It would have a pitched roof 2.2m higher than the original addition with the base of the extension below that of the original addition.

The two-storey extension would be largely finished in facing brick but the first 1.5m adjoining the existing extension would be glazed. The two slopes of the pitched roof would be off-set at different heights, the lower being that over the glazed section.

The infill extension would be the same height as the existing extension and would be accessed from within the existing extension.

The replacement classroom block would have a roughly T shaped footprint and be of traditional design with low hipped roofs finished in slate. External walls would have a painted render finish. The two-storey element would be that nearest the school entrance. The proposed building would provide 4 classrooms and toilet facilities while the existing block provides two classrooms.

The enlargement to the school car park would be to the southeast end of the existing car park. It would increase the area of the car park by about one third and be shingle surfaced to match the existing surface. It would be situated on sloping land below the level of the original school building 30m to the north. Existing planting already screens that area from the school and it is proposed to add to it. It is not proposed to change the levels of the proposed parking area.

### **Description of Site:**

The site is within the Metropolitan Green Belt and Coopersale Hall School is a listed building. A separate application for listed building consent to carry out the works has also been submitted and this is the subject of a separate report.

The site is bounded by residential properties to the north. To the south and east the land falls away from the existing school buildings. To the south the land is initially open, including a soft surfaced play area. Approximately 50m beyond the south elevation of the building there is a formal garden dominated by mature trees. There is a sloping grassed area immediately to the east of the existing single storey addition to the school beyond which is a hard surfaced play area/tennis court enclosed by 3m high wire mesh fencing with a densely planted tree and bushes to the east. The land east of the hard play area/tennis court is used as a small industrial estate with businesses accommodated in a converted single storey building and the estate screened from the south by robust tree planting. Immediately to the south of the area where it is proposed to erect the two-storey extension are densely planted large bushes, approximately the height of the existing extension.

The classroom block that would be replaced is not listed in its own right but is a building within the curtilage of a listed building. It is situated 35m northwest of the original school building and 30m southwest of the school entrance. To the west and southwest is a tree belt, beyond which is a field in the schools ownership. To the east is a 30m wide gravel surfaced drive/turning area beyond which are Bakers Cottage and Orchard Cottage. Bakers Cottage does not form part of the school but Orchard cottage does

### **Relevant History:**

LB/EPF/31/85 – Demolition of first floor link between Coopersale Hall and Orchard Cottages. Approved 22.07.85.

LB/EPF/71/88 – Alterations in connection with change of use to educational establishment. Approved 11.04.89.

EPF/1220/88 – Change of use to educational establishment. Approved 11.04.89.

LB/EPF/100/89 – Alterations and extension to provide classrooms, toilets and kitchen. Approved 05.03.90.

EPF/1766/89 – Alterations and extension to provide classrooms, toilets and kitchen. Approved 05.03.90.

EPF/653/04 – Erection of first floor rear and two storey rear extensions to provide additional classrooms. Refused 20.05.04.

LB/EPF/654/04 – Corresponding application for listed building consent in respect of application EPF/653/04. Refused 20.05.04.

EPF/1516/04 – Erection of first floor rear and two storey rear extensions to provide additional classrooms. Refused 05.11.04.

LB/EPF/1515/04 – Corresponding application for listed building consent in respect of application EPF/653/04. Refused 05.11.04.

## **Policies Applied:**

### **Structure Plan:**

C2 – Development within the Metropolitan Green Belt  
CS4 – Sustainable new development  
HC3 – Protection of listed buildings

### **Local Plan:**

GB2 – Development in the Green Belt  
GB9 – Extension of non-residential buildings in the Green Belt  
HC10 – Works to listed buildings  
HC12 – Works that affect the setting of a listed building  
DBE1 – New buildings  
DBE4 – Design of new buildings in the Green Belt  
LL2 – Development in the countryside  
T17 – Traffic generation and highway safety

## **Issues and Considerations:**

The main issues to be considered in this case are the appropriateness of the development in the Green Belt and impact on the safe and free flow of traffic on adjacent roads.

### Appropriateness in Green Belt

The fundamental aim of Green Belt Policy is to keep land permanently open and in this case the extensions would result in an intensification of a use that is unrelated to the purposes or land use objectives of the Green Belt.

The proposed two-storey extension would marginally exceed the height of existing buildings but it is considered that this alone would not be sufficient to exacerbate the impact of the school buildings as a whole on the open character of the Green Belt. When seen from the east the extension would add interest and variety to the existing extension to the school that terminates in a blank brick wall of no interest. When seen from the north or south the extension would appear as a clear stop to the existing extension and due to its sympathetic design would result in an improved appearance to the school building. The main vantage point from beyond the immediate vicinity of the building would be from the first floors of Nos. 1 and 2 Coopersale Hall Farm Cottages and Orchard Cottage located to the north and northwest from. From those points views of the addition would be mainly of the roof of the extension which is considered to be of much greater interest than that of the existing addition but little higher overall. The cumulative impact of the extension would be to increase the bulk of additions to the school but that increase in bulk would be overcome by the improvement in the appearance of the school buildings as a whole. The two-storey extension is therefore inappropriate development in the Green Belt but its positive impact on the character and appearance of the listed building is significant and considered to amount to very special circumstances sufficient to overcome the harm caused by inappropriateness.

The single-storey infill addition is a minor addition of no consequence in Green Belt and design terms.

The replacement classroom block is also inappropriate development in the Green Belt that should also only be permitted if very special circumstances sufficient to overcome the harm caused by inappropriateness exist. The proposal has arisen following the refusal of two previous proposals

for much larger two-storey additions to the school and is an attempt to overcome the previous reasons for refusal by spreading the visual impact of the new classrooms across the school.

The currently proposed additions and replacement classroom block are intended to provide a secondary school facility at the school. The applicant has provided evidence to indicate that there is a high demand for the classroom facility that the overall proposal would provide. Information has previously been provided indicating that the future viability of the school would be assisted by the extensions because many pupils are now transferred to larger schools before completing the final year at Coopersale Hall School. This appears to be in order to secure a secondary school place at such schools. The applicant does not claim the future viability of the school is threatened by this situation however it is indicated that the provision of additional secondary school facilities in the locality would help meet a shortfall in supply. No compelling evidence of these assertions has been provided but even if it were it is considered that the contribution the additions would make to the supply of secondary education is not a matter of sufficient weight to amount to very special circumstances that justify making an exception to Green Belt policy.

In terms of design, the replacement classroom block would relate well to the listed building and other neighbouring buildings. Furthermore, views of it from Flux's Lane and open land to the west would be negligible due to its position off a line of sight from Flux's Lane and due to the robust mature tree belt that wraps around the area for the building. Because of the positive design impact, greatly restricted views of the site and since the only realistic prospect of securing the enhancement of the listed building is on the basis of the proposal as a whole it is considered that in this particular case very special circumstances that justify making an exception to Green Belt policy exist.

#### Traffic and Impact on Neighbours

Neighbours have raised highways issues as grounds for resisting the development. Essex County Council has considered the highways implications of the proposal and advise as follows:

"No occupation of the development shall take place until such time as the following have been provided or completed to the satisfaction of the Highway Authority:

- ◆ A school travel plan
- ◆ New and improved pedestrian facilities in Flux's Lane and at the Flux's Lane/Stewards Green Road and Stewards Green Road/Brook Road/Bower Hill junctions (details to be agreed with the Highway Authority)
- ◆ The bringing up to current Essex County Council standards of the bus stops located in the vicinity of the proposal site (details to be agreed with the Highway Authority)
- ◆ New and improved pedestrian facilities along the school access road from Flux's Lane to the school grounds (details to be agreed with the Highway Authority)
- ◆ Space shall be provided within the proposal site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site, clear of the highway and properly laid out and such space shall be maintained thereafter free of any impediment to its designated use, further, in order to allow all vehicles to enter and leave the highway in forward gear."

The applicants have verbally indicated they accept the conditions. These matters can be secured through the imposition of suitable conditions on any consent granted.

#### Conclusion

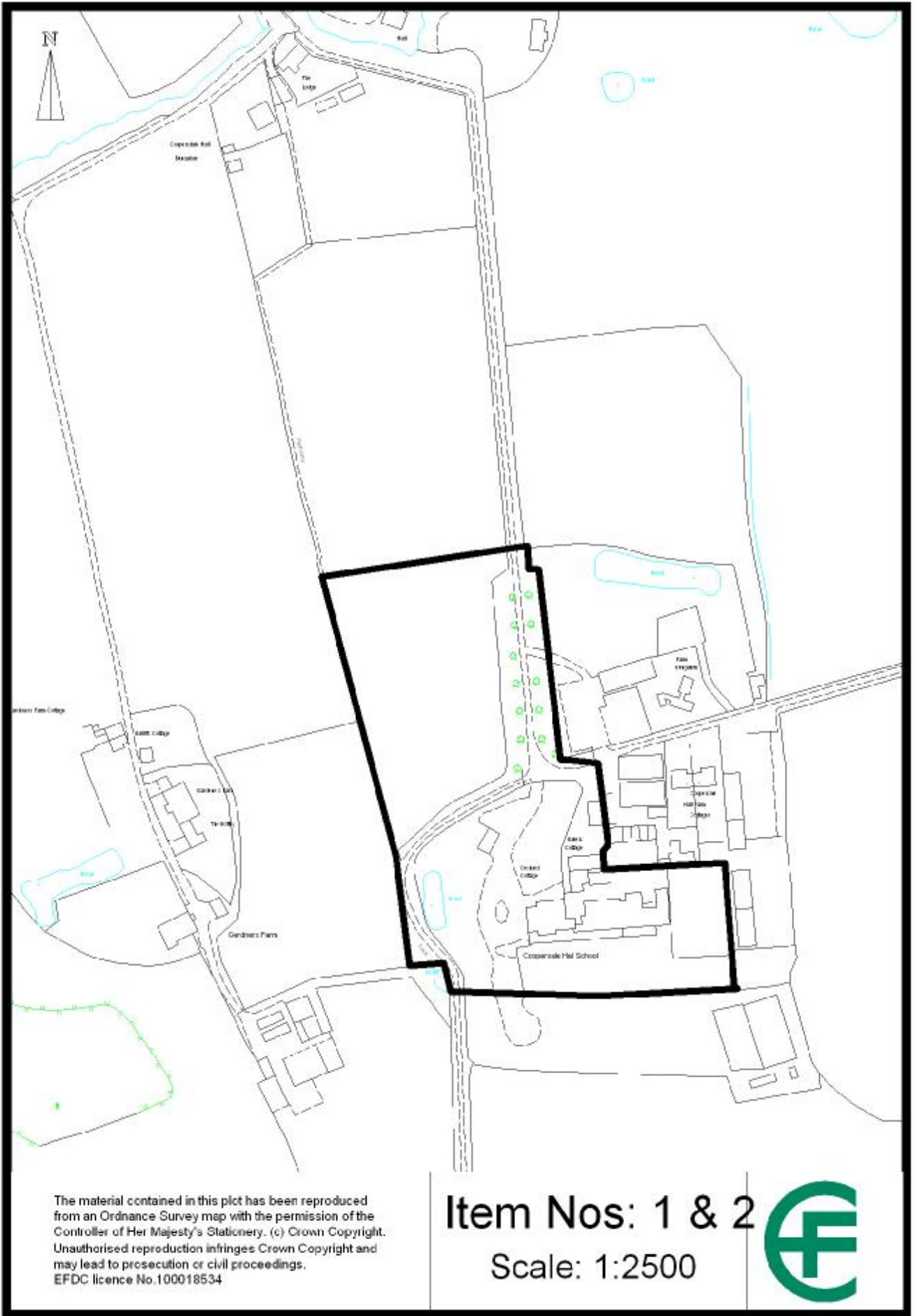
The proposed extensions are inappropriate development within the Metropolitan Green Belt and but very special circumstances that could justify the development exist. Accordingly, the proposal complies with adopted planning policy and planning permission could be granted.

## SUMMARY OF REPRESENTATIONS

EPPING TOWN COUNCIL – “Committee objected to this application on the basis that the highway access is inadequate. The widening of part of Flux’s Lane is unlikely to eradicate the problems with the junction and elsewhere on the site, and the greater numbers of users of this access are likely to cause considerable problems. The development is also within the green belt and therefore is felt to be contrary to Policies GB2, GB9 and DBE4 of the adopted Local Plan.”

NEIGHBOURS – The occupiers of 32 properties in the locality have raised objection primarily of the grounds that the extensions are an intensification of use that would exacerbate existing traffic flow and parking difficulties, contribute to air pollution and be harmful to road safety. Objection is also raised on the grounds that the development is inappropriate in the Green Belt and that it would result in excessive overlooking of neighbouring residential properties and the intensification of the use would lead to more noise from children. Objection was also raised in relation to the widening of Flux’s Lane but the applicant has clarified that does not form part of the proposal.

An occupier of one property in the locality has written in support of the proposal stating “*the Council has a duty of care towards encouraging the success of all schools on the locality*”. A petition signed by 28 people has also been received in support of the development. In addition, the application was submitted with 36 letters of support and a petition signed by 12 people in support of the development.



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Item Nos: 1 & 2

Scale: 1:2500



**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1526/05
<b>SITE ADDRESS:</b>	Coopersale Hall School Flux's Lane Epping Town Epping Essex
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Coopersale Hall School
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II Listed building application for extensions to provide additional classrooms and erection of new classrooms block to replace existing car park improvement.
<b>RECOMMENDED 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Details of the design of all windows in the extensions and detached building hereby approved shall be submitted to the Local Planning Authority for approval prior to the commencement of the development. The development shall be completed in accordance with the approved details and thereafter all windows in the extensions and detached building shall accord with the approved details.

**Description of Proposal:**

This is the concurrent listed building consent application for the works described in the previous item.

**Description of Site:**

Coopersale Hall is a late 18<sup>th</sup>/early19th century two storey house with later additions and possibly an earlier core. It has plastered walls and grey slate roof of two ranges. Windows are vertical sliding sashes with horns. To the east are three distinct single storey additions, the first serving as a link to the taller second that also has plastered walls and a roof hidden behind a parapet. Five large paned sashes with semi-circular fanlight above and a small paned French window with large fanlight over dominate the south elevation. The third and most recent extension is to the east flank of the second easterly addition. It is a brick build structure with 4 bays of casement windows and recessed section in the north elevation that incorporates a disabled access ramp.



**Policies Applied:**

**Structure Plan:**

HC3 – Protection of listed buildings

**Local Plan:**

HC10 – Works to listed buildings

DBE1 – New buildings

**Issues and Considerations:**

The main issue to be considered in this case is the impact of the extension on the special historic or architectural character of Coopersale Hall.

The proposed two-storey extension would marginally exceed the height of existing buildings. It would have a contrasting and much lighter design than the heavy brick design of the earlier extension it would be built off. It is considered the proposed addition would add interest and variety to the existing extension to the school that terminates in a blank brick wall of no interest. When seen from the north or south the extension would appear as a clear stop to the existing extension and due to its sympathetic design would result in an improved appearance to the school building.

The single-storey infill addition is a minor addition of no consequence in design terms.

**Conclusion**

The proposed extensions to Coopersale Hall would preserve and enhance the special historic and architectural character of Coopersale Hall. Accordingly the proposal accords with adopted planning policy and listed building consent could be granted subject to appropriate conditions.

**SUMMARY OF REPRESENTATIONS:**

See the previous item, though none of the representations directly concern the listed character of the existing building.

Report Item No: 3

<b>APPLICATION No:</b>	EPF/1857/05
<b>SITE ADDRESS:</b>	Barn at Creeds Farm Bury Lane Epping Essex CM16 5HE
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr H Pegrum
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to B1 (business) use with associated parking and landscaping. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>REFUSE</b>

#### REASONS:

- 1 The building, the subject of the application is considered out of keeping with its surroundings by way of form bulk and general design, and additionally the proposed use will result in significant on site parking which will be harmful to the openness and to the character and amenity of the Green Belt. The proposal is therefore inappropriate development in the Green Belt and contrary to Policy C12 of the Essex and Southend on Sea Replacement Structure Plan and policies GB2 and GB8 of the adopted Local Plan.
- 2 The parking of vehicles at the site in connection with the proposed use will have an adverse impact on the character and visual amenity of the adjacent Conservation Area and the setting of the adjacent listed building contrary to policy HC2 of the Essex and Southend on Sea Replacement Structure Plan and Policies HC6 and HC12 of the adopted Local Plan.
- 3 The movement of vehicles within the site and loading and unloading in connection with the proposed use are likely to create unacceptable levels of disturbance to the nearest residential properties contrary to policy RP5 of the adopted Local Plan.

#### Update

The committee will recall that this application was deferred from the Area Sub Committee of 7 December to enable the applicants to address issues relating to the impact of the proposal on the neighbouring properties.

The applicant has subsequently submitted a revised layout scheme. This shows the main doors at the front of the building are to be sealed with the insertion of a personnel door only in the front. An area of soft landscaping is proposed immediately to the front of the building to prevent vehicular activity in this area. Parking is moved to the side of the building and the main entrance will be moved to the rear.

Additionally the applicants have agreed a willingness to accept the following restrictions:

1. No extensions to the building.
2. Hours of operation restricted to 08.00 –18.00 Monday to Friday and 09.00 – 13.00 Saturdays.
3. A scheme of hard and soft landscaping to be agreed prior to the use of the building for B1 use.
4. Details of kerb radii/surfacing /parking spaces to be agreed, prior to use.
5. No gates or additional external lighting to be erected without consent.
6. No open storage and no external working.
7. Any scheme of advertising is to be submitted to and agreed by the Council.
8. A limitation of the amount of parking spaces for passenger's cars to be 6.
9. As shown on the amended drawings, no parking or unloading is to take place between the side entrance and the northeastern elevation
10. Withdrawal of permitted change rights to B8 use.

The applicants consider that these matters address the reasons for refusal that were put forward at the previous meeting.

The committee is asked to give further consideration to these proposals in the light of the additional information and revisions. Officers are still concerned that this is an unattractive and bulky building so close to residential properties and the Conservation Area and its retention and conversion for a new use may not be felt to be appropriate.

The original report is reproduced in full below.

### **Description of Proposal:**

Change of use of existing agricultural building to B1 business use, with associated parking and landscaping. The application is speculative, with no end user proposed. A B1 use is defined as a use as an office or for research and development or any industrial process, which can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, smoke, dust, fumes, ash, soot or grit. The proposal includes the provision of a parking area to the rear of the building and the planting of hedges to the rear and side boundaries.

### **Description of Site:**

The site is located on the western side of Bury Lane immediately adjacent to recently converted cottages at Creeds Farm. Creeds Farm House, to the south is a Grade II listed building. There is open agricultural land to the north and east and there are residential properties on the opposite side of the road in Highfield Green. The building the subject of the application is a large utilitarian farm building of blockwork and corrugated metal.

### **Relevant History:**

An application for change of use to B8 storage and B1 business use was refused in 1997 and dismissed on appeal.

An application submitted earlier this year for change of use to B1 and B8 was withdrawn.

## **Policies Applied:**

Structure plan policies:

CS12 protecting the natural and built environment.  
CS3 Encouraging Economic Success.  
CS4 sustainable New Development.  
C2 development within the Green Belt.  
HC2 Conservation Areas.  
BIW1 Employment Land Provision  
BIW5 Business Location.  
T12 vehicle parking.

Local Plan Policies:

GB2 Green Belt.  
GB8 Change of use of buildings.  
HC6 development affecting conservation areas  
HC12 development affecting the setting of a listed building.  
RP5 development likely to cause a nuisance.  
LL2, LL3 and LL11 relating to landscaping.  
T14 and T17 relating to parking and highway issues.

## **Issues and Considerations:**

The main issues in determining this application are: impact on the Green Belt, impact on the conservation area and setting of the listed building, highway and traffic implications, impact on residential amenity of surrounding residents and sustainability issues.

Some of these issues were considered at the time of the appeal into the refusal of consent for B1 and B8 uses back in 1998. At that time the appeal inspector concluded that commercial vehicles parking on the site would be visually intrusive and have a materially greater impact than the present use on the openness of the Green Belt. He concluded therefore that the development was inappropriate development in the Green Belt and by definition harmful. Additionally the inspector concluded that the use would result in increased noise and disturbance to local residents and the visual impact of the parking would be detrimental to the appearance of the Bell Common Conservation Area and the setting of the listed building at Creeds Farm. The question therefore is whether the removal of the B8 element of the proposal and the addition of hedging, taken together with the changes that have taken place at Creeds Farm, mean that these reasons for refusal are no longer valid.

Green Belt.

The site is within the Metropolitan Green Belt. The reuse of existing buildings within the Green Belt can be appropriate. Policy GB8 of the adopted Local Plan allows for the re use of permanent and substantial buildings, in keeping with their surroundings by way of form, bulk and general design for, among other things business use where this would not involve open storage or a significant amount of vehicle parking, or traffic generation that would be detrimental to the character or amenities of the countryside.

The building the subject of the application is clearly of permanent and substantial construction. It is a typical agricultural building, which in this setting close to residential properties and adjacent to open agricultural land is out of keeping with its surroundings. The proposed use will result inevitably in some on site parking of cars and commercial vehicles, some of which may be large and there is no way of controlling the type of vehicles visiting the site. Hedging may, if well maintained and allowed to grow, reduce the visual impact of the parking to some extent but, clearly there will still be an impact on openness. There is no intention for there to be any open

storage in connection with the use and this can be controlled by condition. As the building is not in keeping with its surroundings and openness will be adversely affected it is considered that the development is inappropriate in the Green Belt.

#### Conservation Area and Setting of the Listed building.

The site itself is not within the Conservation Area but it abuts the northern boundary. The Creeds Farm House is listed and the recently converted farm buildings adjacent to the site are curtilage listed. The application building, while unattractive is obviously a current feature and the question is whether the new use will have an adverse impact on the character of the conservation area or the setting of the listed building. No alterations to the building are proposed at this time and a condition can be applied to prevent alterations without a further application. It is not considered that the alternative use would in itself have an adverse impact on the character of the area, but the fact remains that additional parking in connection with the use will have a visual impact, which as the inspector at the previous appeal concluded would have an adverse impact on the Conservation Area and the setting of the listed building. Since the last appeal the buildings nearest to the application site have been converted to residential use and garaging has been erected, these alterations were seen as maintaining the setting of the listed building, and they removed a restaurant and farm shop use. The introduction of additional parking on the application site, even with landscaping provision, is still considered likely to have an adverse impact on the visual amenity of the area.

#### Highway and Traffic Implications.

Essex County Council's Highways have considered the proposal and have concluded that subject to improvements to the access (in terms of the access radii and surfacing) the scheme does not pose a threat to highway safety. Adequate space is provided for car parking within the site. Whilst it is acknowledged that the proposal is likely to result in an increase in traffic this is not in itself a reason for refusal, and was not a factor in the dismissal of the last appeal.

#### Residential Amenity.

The site lies adjacent to residential properties and the access is directly opposite houses in Highfield Green, care must therefore be taken that the proposed use will not cause harm to residential amenity. The proposed use is B1 which, by definition, is a use that is suitable within a residential area. Any use that causes noise, dust, fumes, etc is not a B1 use. Therefore the main concern therefore relates to possible noise and disturbance from traffic visiting the site. It is considered that commercial traffic visiting the site is likely to cause unacceptable levels of noise and disturbance to the nearest residential properties and it is not considered that an hours of use condition would overcome this concern as this is not the type of area, adjacent to open countryside, in which one could expect such noise during the day. It is accepted that if used intensively for agricultural storage the existing use could cause significant disturbance, including at antisocial hours but, this is not currently the situation and it is considered that a B1 use is likely to result in far more general disturbance on a daily basis.

#### Sustainability.

Whilst the policies of the Structure Plan seek to site new businesses within the urban areas for sustainability reasons, this site is not exactly isolated. It lies on the urban fringe of Epping, close to the main road network and within walking distance of bus stops and Epping Station. Reuse for business purposes is therefore considered to be a relatively sustainable option in accordance with the core strategy of the Structure plan.

Comments on neighbour objections.

There is obviously considerable concern from neighbours regarding this application; most of their concerns have been addressed above, however various other matters have been raised.

1. The fact that there may be a redevelopment of St Johns School which will increase traffic in the Lane. This is a possibility, but it is not considered that this would make the current proposal unacceptable. Business use of the premises is unlikely to result in very large numbers of traffic movements and if the lane is appropriate for the level of use that the school may bring then it is similarly appropriate for the increase from the current proposal.

2. Property Prices. Potential impact on property values is not a significant planning issue that could justify refusal.

3. B1 use too vague could be used for storage by the back door. The building is too large to subsequently be converted to B8 use without the need for planning consent. Even if there were a named user proposed for the site with set traffic generation levels if permission were granted the use could then change to any B1 use without the need for consent such details may therefore be misleading. B1 use is specifically defined. If a use creates noise, dust, fumes, etc then it is not a B1 use and cannot occupy the premises.

## Conclusion

The appeal against the previous refusal of consent for change of use of the premises to B1 and B8 back in 1998 was dismissed mainly on the basis that additional parking, particularly of commercial vehicles would be visually intrusive and have a materially greater impact than the present use on the Green Belt and on the conservation area and the setting of the listed building. In considering the current application we have to take into account that the B8 (storage and distribution element of the proposal) has been removed and that as such there are unlikely to be HGVs parked at the site. Additionally the current scheme does include the planting of hedging along the side and rear boundaries to reduce the visual impact of any parking in connection with the use. However on balance given the sensitive nature of this Green Belt site, adjacent to the Conservation Area and the Listed Farmhouse it is considered that the parking that would inevitably result from the change of use would be detrimental to openness and to the character of the area.

Additionally, there are now residential properties actually abutting the building. The occupants of Number 5 Creeds Farm Yard in particular, which is already overshadowed by the building, would be likely to suffer from noise and disturbance from vehicles accessing the site and loading and unloading adjacent to the front of their property.

The application is therefore recommended for refusal.

## **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Committee objected to this application on the grounds that more detailed information was needed relating to the change of use to B1 (business use only). Although previously Committee had no objection to the proposal for change of use, they did request the District Council to closely consider the adjacent residential premises and to impose conditions on the use of the barn which would avoid disturbance to the residential properties. Committee also requested the District Council take into account proposals for St Johns School development because if the school development were approved use of the barn for storage with large vehicle movements could cause traffic hazard which would impact on the school use.

EPPING SOCIETY - Object. Inappropriate in the Green Belt and a conservation area. Could lead to increased and more regular traffic use which would cause an unacceptable traffic hazard in Bury Lane.

2 CREEDS FARM YARD and

3 CREEDS FARM YARD – Close to our property and would affect us and the other residents of Creeds Farm Barn. Concerned about loss of enjoyment and decrease in value. Green belt and Conservation Area. Out of character with rural location and unsuitable location so close to residential area. Increase in traffic movements will make exist from Creeds farm Yard even more difficult. Increased noise, pollution and impact on the environment.

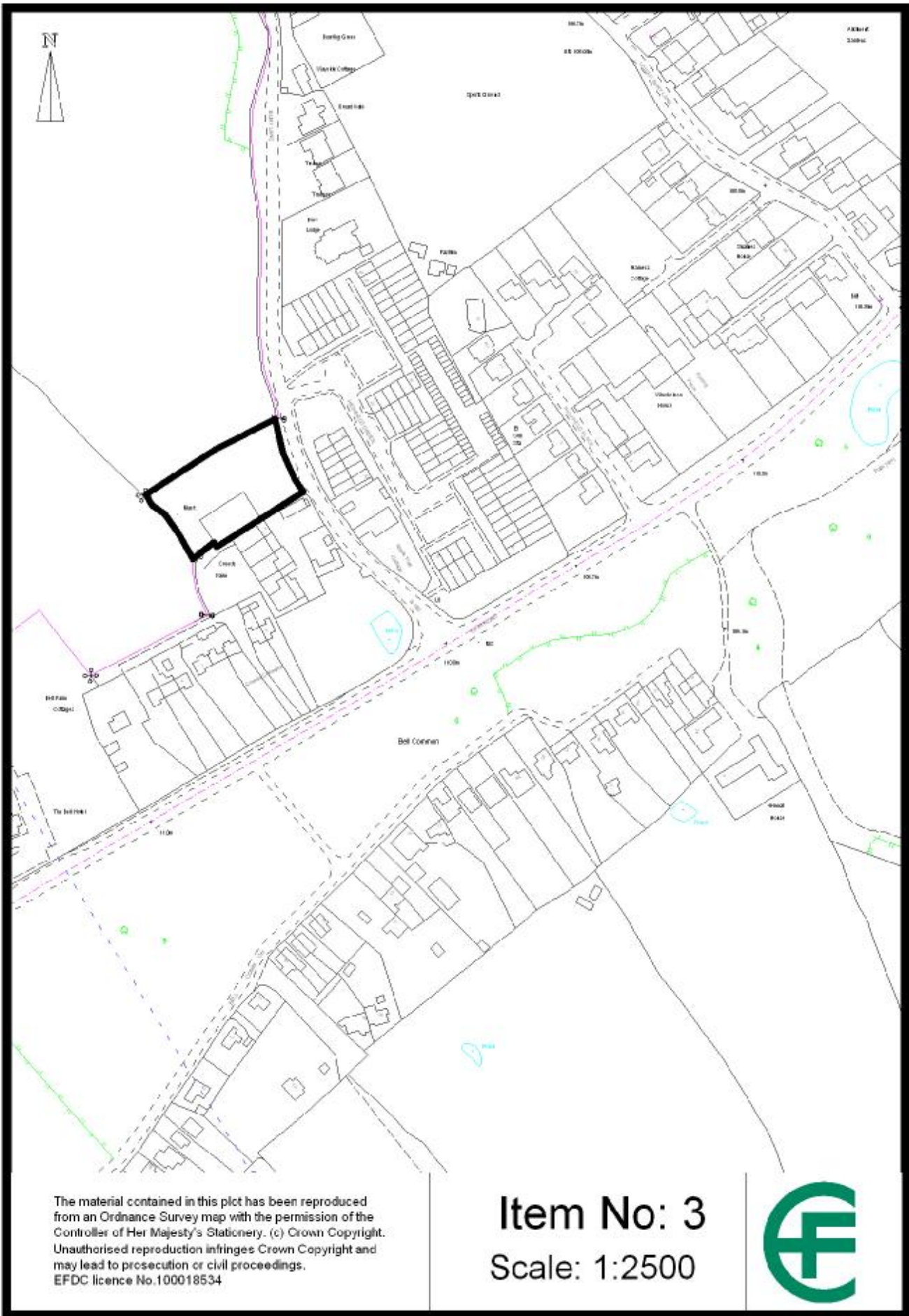
12 HIGHFIELD GREEN – Object. The road cannot cope with yet more traffic. The barn is not situated in in an area where expansion can be considered because bury Lane is not a 4 lane highway and cannot cope with all this traffic without disrupting our lives and safety completely.

23 HIGHFIELD GREEN – Business use is a very broad term and the landscaping seems to be just hedging. My objections therefore remain the same. Highway danger. Already very tricky driving out of the Highfield Green Estate. Increasing numbers of commercial and private vehicles are using the lane. If St Johns School is built then the lane will be even more dangerous. Noise and pollution. Unsuitable area for such a business. The barn is directly opposite my small back garden.

39 HIGHFIELD GREEN – Very much against the proposal. Bury Lane is already bad enough with the way some cars come speeding along, more traffic would be disastrous.

26 HIGHFIELD GREEN – Strongly opposed. More traffic will result inappropriate to this narrow lane. Already disturbed by large lorries several times a year filling and then emptying the barn with silage, mud is spread all over bury Lane and when turning the large lorries almost hit the back walls of our gardens. A new school is built with access down Bury Lane. There is more traffic now than when the last application was turned down by the Minister. There should be a traffic count. This will not be an office the only possible use for the building is storage/ distribution. Noise nuisance and danger will result from the development.

APPLE TREE COTTAGE, BURY LANE – Object. Within Conservation Area and Metropolitan Green Belt. Close to residential properties including a listed building. Concerned about increases in noise and pollution, heavy traffic possibly during night hours. Parking and loading, unloading of goods vehicles of whatever size will be harmful to rural character and intrusive in the Green Belt. No indication of what would be held on the site, there could be significant refuse created. If the use is unknown how can the planning officer judge whether it will be detrimental to amenity by noise, vibration, small etc. Also a B1 use can change to a B8 use without the need for planning permission (if the size is no more than 235 sqm. Given the nature of the building, no windows etc the only feasible use under B1 would be storage related to light industry. If approved it will be difficult to control the use and to enforce conditions. More traffic in the lane would add a further safety hazard if St Johns School redevelopment is implements. The application is too vague and open ended and should be refused.



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**Item No: 3**  
Scale: 1:2500





**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1869/05
<b>SITE ADDRESS:</b>	Land adj, Ivy Cottage Coppice Row Theydon Bois
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr S Wild
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of detached house.
<b>RECOMMENDED 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 The development shall be carried out in accordance with the amended plans received on 7 December 2005 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall facing Berberris shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 7 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway and turning area, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 11 Vehicle sight lines of 90m x 2m x 90m shall be provided and shall be permanently maintained at the vehicle access to the site.
- 12 There shall be no obstruction to visibility above ground level within the area of 1.5m x 1.5m pedestrian visibility splays required adjacent to the access, set relative to the back edge of the footway.
- 13 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

### **Description of Proposal:**

Erection of a two storey, detached 4-bedroom house with attached single garage.

### **Description of Site:**

Area of land having a road frontage width of 7.75 metres, which is located alongside and to the east of Ivy Cottage. Houses on this side of Coppice Row back onto the Deer Sanctuary. The site,

which formerly formed a part of the garden of Ivy Cottage, has been cleared of vegetation and is currently being used to store building materials associated with extensions to Ivy Cottage.

**Relevant History:**

None specifically to this area of land. Ivy Cottage was the subject of an application for two storey rear and single storey side extensions, which was approved in October 2005.

**Policies Applied:**

Residential development policies, DBE1, DBE2, DBE3, DBE6, DBE8, DBE9, T14 and T17 relating to access and parking provision.

**Issues and Considerations:**

The main issues in determining this application concern the suitability of the site for development; the possible effect on the amenities of neighbours and the area as a whole; the appearance of the new house and adequacy of parking and access to the site.

The plot has been created by the sub-division of the land occupied by Ivy Cottage and would be approximately 8 metres wide and 95 metres deep (this compares favourably with a plot adjacent to Wantz Coppice Row where a detached dwelling was permitted in 1999 to be built on a plot 7.65 metres wide x 130 metres deep). The proposed house has been designed to incorporate dormers to the front roof slope, which helps to reduce the bulk of the building when viewed from the road. It will be of similar height to the cottages which adjoin on either side and will not, therefore, be intrusive in the street scene.

The depth of the new dwelling is such that it would not be excessive when related to the extensions currently being built at Ivy Cottage; and the addition which has been approved to be built on the adjacent 'Berberris'. The additional depth of the adjacent developments will ensure that the new dwelling does not intrude into the backland area and would not detract from its open character. There will, in fact be negligible impact on the amenities of the adjacent house owing to the separation between the properties; and the intention to erect screen fences along the site boundary which will inhibit the outlook from sideways facing windows in the property.

The new dwelling meets the Council's standards regarding the provision of private amenity open space; and off-street car parking provision. In addition a facility for turning a car in the front car garden is also proposed which will enable a vehicle to enter and leave the site in a forward gear.

Notwithstanding the comments, which have been received from interested parties, the development is not deemed to have a detrimental impact on the street scene; nor to adversely affect the amenities or character of the adjoining properties.

The proposals accord with Local Plan Policies and the application is recommended for conditional approval.

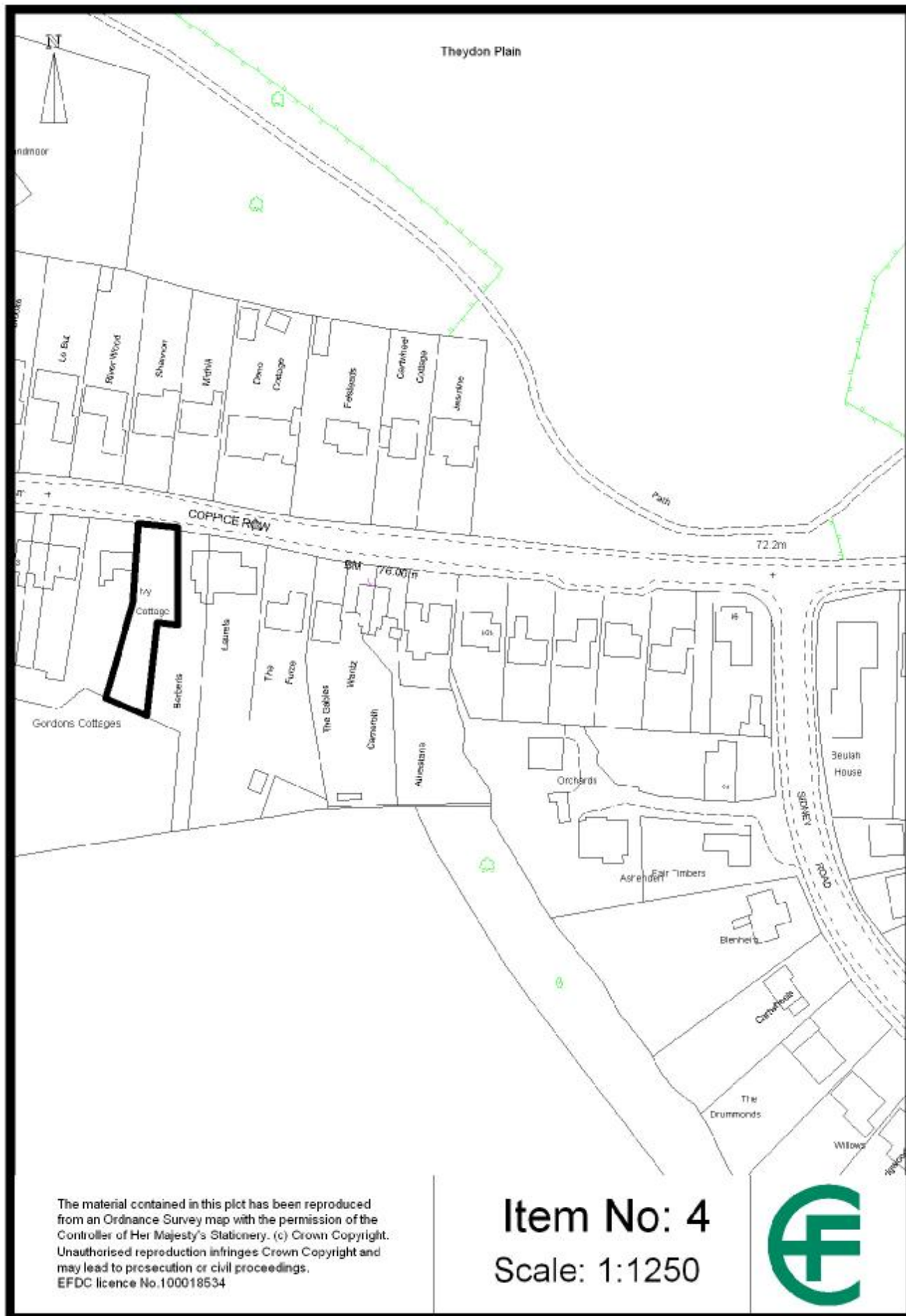
## **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL: No objections in principle - recommend a condition requiring the reinstatement of the hedgerow be applied.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY: Proposal will severely damage the character and lower the visual amenity of the area. The application is to slot a 4-bedroom house onto a narrow plot. Ivy Cottage is worthy of inclusion on the Local List and we would be fully opposed to the proposal which would detract from the visual aspect of the historic property. Depth of proposed house exceeds that of the extension proposed at Berberris - could therefore result in a loss of light to that property. Only a single garage is proposed - the visual amenities of the area will be jeopardized in view of the number of cars having to be parked in front of the new house. Reversing of cars onto the road will be dangerous to other road users.

THE LAURELS, COPPICE ROW: Development is too large for the site. Insufficient parking provision. Foul sewer will have to be diverted (falls will not be adequate to allow for this). Position of house is too far back on the plot. Will be unsightly and will affect our privacy. Property speculators are spoiling the area.

BERBERRIS, COPPICE ROW: Object - overdevelopment of a restricted site. Have already cleared the site and erected fences. Proposals do not respect the original building lines of Ivy Cottage. Will be overlooked by windows in the side of the new house. Site has been cleared of trees and shrubs. Inadequate parking provision for a 4-bedroom house. Intrusion of development into back garden area. Overlooking of our garden. Removal of plants to erect a garden wall between these properties and to substitute a fence provides scant protection for our privacy.



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**Item No: 4**  
**Scale: 1:1250**



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2030/05
<b>SITE ADDRESS:</b>	Wansfell College 30 Piercing Hill Theydon Bois Epping Essex CM16 7SW
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr J Cooper
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use, alteration and extension of former college building to contain 20no. residential flats with demolition of No.30A (Woodview) to provide on-site parking.
<b>RECOMMENDED 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to the first occupation of the flats hereby approved, and notwithstanding the details on the approved plans, all first and second floor windows indicated on drawing No. PO8-04 (on the elevation facing towards No. 31 Piercing Hill) shall be fitted with obscure glass at the lower half of the window, which this half shall be in a fixed frame, and be permanently retained in that condition.
- 5 Prior to first occupation of the flats hereby approved, the velux windows in the roof facing No. 31 Piercing Hill shall be fitted with obscure glass and shall be permanently retained in that condition.
- 6 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.

- 7 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 8 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the local planning authority but instructed by the applicant.

- 9 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) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 10 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 11 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.



The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 12 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 13 Satisfactory provision for the drainage of foul and surface water shall be provided prior to the commencement of the development. Foul water shall be discharged directly to the public sewer, and the scheme shall be implemented in accordance with the agreed details.
- 14 The party floor and wall insulation between the properties shall comply with the current Approved Document E of the Building Regulations 1984. If it is found that the partition does not comply with the regulations it shall be upgraded to comply with the regulations as a minimum. The details of any works shall be approved by the Local Planning Authority before the premises are occupied.
- 15 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 16 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.
- 17 No development hereby approved shall take place until measures to enable the provision of education improvements to the local area, necessitated by this development, are secured.
- 18 Details of secure covered cycle and motorcycle parking shall be submitted to and approved in writing by the Local Planning Authority. The parking shall take place in accordance with those agreed details.
- 19 The parking area shown on the approved plan shall be provided prior to the occupation of the development, and the dwelling known as "Woodview", 30A Piercing Hill shall be demolished prior to the construction of this. The parking area shall be retained free of obstruction for the parking of residents and visitor's vehicles.

- 20 No works shall be undertaken to the access way to the car parking area (known as "Rothwell Road" without the prior written consent of the Local Planning Authority.
- 21 Before any of the flats are occupied, a lay-by shall be provided (the details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority) to allow a passing place. This lay-by shall be permanently retained for this function and shall not be used for the parking of vehicles at any time.
- 22 Prior to the commencement of the development, details of lighting (which shall be low level) for the car parking area shall be submitted to and agreed in writing by the Local Planning Authority. The lighting shall be implemented in accordance with those agreed details.

### **Description of Proposal:**

This application is for change of use of former adult residential college building, together with alterations and extensions to contain a total of twenty residential flats. The proposal also includes landscaping, provision of a total of 26 car parking spaces, as well as the demolition of the existing No. 30A (Woodview) in order to implement the car parking.

A concurrent planning application (EPF/2031/05) has been submitted in respect to obtaining outline approval for a replacement dwelling in lieu of the demolition of Woodview.

### **Description of Site:**

The site comprises a detached two/three storey building and grounds located on the western side of the "slip road" part of Piercing Hill that were, until recently used for adult residential education. "Wansfell" itself is located in a uniform building line, however additions at the rear project deeper than neighbouring dwellings. An access-way is located along the site's southern boundary, and this serves as access to No. 28A and No. 30A (Woodview). Car parking areas to the former college are located near to Woodview, and also in the grounds to the rear of the plot of No. 28A.

Although outside the application site, the site contains extensive grounds that lie to the rear of Nos. 31 to 34, which include tennis courts and a Locally Listed pergola, and features many preserved trees. The entire site is within the Green Belt, and is adjacent to Epping Forest. The former College is of a Victorian construction, with extensions having been added in the late nineteenth and twentieth centuries. The large addition at the back was constructed in the 1980s, and is of a more modern appearance than the façade of the building that fronts Piercing Hill.

### **Relevant History:**

The site has been subject to various planning applications for alterations and extensions since the 1960s. The County Council approved the bulk of the extension work in the late 1980s, and further development was approved (but not implemented in 1999. The most recent approvals are (all application numbers relate to County Council references):

CC/EPF/12/86 – Two bedroom first floor extension. Granted permission by the County Council on 24/4/87.

CC/EPF/9/87 – Ground floor two storey extensions. Granted permission by the County Council on 15/1/88.

CC/EPF/102/98 (County Council Ref) – New multi-purpose studio, lift installation, internal remodelling and improvement to access. Granted permission by the County Council on 5/1/99.

### **Policies Applied:**

Core Strategy, Countryside, Built Environment, Housing Provision and Rural Economy Policies from the Essex and Southend On Se Replacement Structure Plan:-

CS2 – Protecting the natural and built environment.

CS4 – Sustainable new development.

C2 – Development within the Metropolitan Green Belt.

BE1 – Urban intensification.

H2 – Housing development, the sequential approach

H3 – Location of residential development.

RE2 – Re-use of rural buildings.

Green Belt, Heritage Conservation, Design & Built Environment, Landscaping and Highway Policies from Epping Forest District Council's Adopted Local Plan:-

GB2 – Development within the Metropolitan Green Belt.

GB8 – Changes of use of buildings within the Metropolitan Green Belt.

HC5 – Effect of development on Epping Forest.

DBE1 – Design of new buildings.

DBE2 – Effect of new buildings on surrounding area.

DBE4 – New buildings within the Green Belt.

DBE6 – Car parking for new residential developments.

DBE8 – Provision of private amenity space.

DBE9 – Amenity considerations.

LL10 – Retention of trees.

LL11 – Provision of landscaping.

T14 – Provision of off-street car parking.

T17 – Highway safety.

Core Policy, Green Belt, Community Facilities and Sustainable Transport Policies from Epping Forest District Council's Local Plan Alterations (not adopted, but a material consideration in determining this application):-

CP1 – Achieving sustainable development objectives.

CP2 – Protecting the quality of the rural and built environment.

GB2A – Development within the Metropolitan Green Belt.

GB8A – Change of use or adaptation of buildings.

GB9A – Residential conversions

CF12 – Loss of community facilities.

ST4 – Highway safety.

ST6 – Vehicle parking

### **Issues and Considerations:**

There are several sets of issues with this application:

1. Green Belt considerations and suitability of the site.
2. Design of the external changes.
3. Effect on neighbouring properties and the surrounding area.
4. Landscaping and effect on preserved trees.

5. Highway and traffic issues
6. Other considerations.

1. Green Belt considerations and suitability of the site.

The site, and surrounding area is located within the Metropolitan Green Belt. Green Belt Policy restricts development that is inappropriate, and states that permission will not be granted except for (among other criteria) the re-use of buildings. Both the Structure and Local Plans permit adaptation and re-use of buildings provided they are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction. In addition, the building must be in keeping with its surroundings. Residential conversion is permitted by development plan policy (GB8 of the Local Plan), providing the building is unsuitable for alternative uses (such as business, storage, tourism or agriculture). Policies also state that the use must not result in traffic generation that would be detrimental to the character of the area. Although not formally adopted, GB9A of the Local Plan alterations requires that applications for residential conversion must be accompanied by evidence that business use is unsuitable.

Looking initially at the principle of residential conversion, the character of the surrounding area is almost entirely residential, and the "slip road" cut off from Piercing Hill is characterised by large detached dwellings. Further away from the application site (nearer the main village), residential properties are also commonplace. Essex County Council, who used to run the college facility that closed in 2004 has sold the building. Whilst the loss of the college is understood as being regrettable, it is nonetheless a fact and has closed. This application has to be assessed on the basis of the acceptability of the use proposed.

The proposal intends to convert and re-use almost all of the existing building, which is considered favourable as opposed to partial or wholesale demolition of the building and accords with the principles of sustainability. The applicants have provided information how, following closure of the college, it was marketed extensively in the period from October 2004. Apparently, no interest was expressed in using the building for anything other than residential use. In the context of the surrounding area, residential use is considered acceptable. It is also considered that any other use away from residential or its existing use (which would permit the use of the building as a nursing home) would be unsuitable to the surrounding area.

Wansfell has been subjected to significant extension work during its period as a college, the majority having occurred in the 1980s. From the wider perspective, these extensions do not appear visible from the surrounding area, and due consideration would have been given to their impact by the County Council who determined the applications at that time (particularly as under current green belt policy, extensions to existing non-residential uses are acceptable given certain criteria). A further planning application was approved in 1998 for a detached studio, however this was never implemented.

The proposal seeks to extend the building in several areas, which will result in the enlargement of the total floorspace by 8%. This amount also includes some excavation in the basement area to increase internal floor area. The enlargements are to be a two storey addition at the side of the building (facing towards No. 29), a first floor rear addition onto the larger rear "wing", an infill (predominantly glazed) between the two rear "wings" (to provide internal communal areas), a first and second floor extension at the side facing towards No. 31, and a modest two storey side extension replacing two protrusions near to the boiler house. In the light of the approval which was never constructed, together with the fact these extensions are of a modest size, the enlargements are considered acceptable. Although the site is designated as green belt, the surrounding area represents a residential ribbon development, and in the context of the surrounding area the openness of the green belt will not be materially harmed.

Significant concern has been raised that the number of units proposed (20) is excessive for the site and that it would be detrimental to the character of the surrounding area. It is acknowledged that the character of this Piercing Hill “slip road” is of large detached dwellings, however the wider area (where Piercing Hill is nearer the main village) is also comprised of smaller properties. Structure Plan Policy BE1 promotes maximising densities (however this relates urban areas) and PPG3 promote such conversions, stating that Local Planning Authorities should take “a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking”. In this particular case, the fact that the building is to be converted without recourse to significantly extending it is considered a very special circumstance. In addition, this proposal represents a sustainable re-use of the building and also will provide a range of smaller units of accommodation, for which there is a shortfall in this district. Given the landscaping and car parking that is to be undertaken (that will be assessed below) the number of units will not be detrimental to the objectives of the green belt. Whilst concern is raised about the creation of a precedent, any future applications would have to be judged on their own individual merits or whether special circumstances exist as in this case.

## 2. Design of the external changes

The front of the building, and the Victorian façade is to remain largely unchanged by this development. The extensions at the side of the building, facing towards Nos. 29 and 31 are to be sub-ordinate and respective of the design of the existing building. The remaining alterations to the rear are not visible from the surrounding street-scene, however they are of an acceptable design and are considered to significantly improve the aesthetics of the building.

Changes in the elevations to the large modern rear “wing”, as well as removal of unsightly additions directly to the rear of the original part of the building will greatly add to the character of the building. The rear “cross-wing” is of a modern, glazed appearance, which adds to the character of the structure. Although an element of flat roof is proposed, the fact it is at the rear and replaces an unsightly set of extensions means that on balance this is acceptable in this case.

An enlargement of the basement area (at the side, facing No. 29) is of an acceptable appearance, and the existing boiler house is to be converted to garage (motor)bikes. Aesthetically, no design issues arise with this development, which will have the beneficial effect remedying previous unsympathetic additions.

## 3. Effect on neighbouring properties and the surrounding area.

In the terms of the built form of the development, the alterations and extensions will not result in the overshadowing of neighbours, nor will it give rise to loss of light. The existing “wing” is currently very deep in relation to No. 31, but the addition of the first floor extension will not exacerbate the situation. Similarly, the enlargements to the upper floorspace pose no light loss issues.

Concern has been raised regarding overlooking of surrounding properties as a result of the conversions, particularly at the side of the building at the upper levels. The existing college building has a number of windows that face towards No. 31 (both in the roof and on the side walls) that serve the bedrooms for its halls of residence. Overlooking would have already taken place to the private rear garden of that property, A condition can be imposed to request that frosted glass be installed at the lower part of these windows, thereby avoiding additional overlooking to the existing private areas. It is therefore considered that the proposal will not give rise to serious and adverse levels of overlooking over and above that which already would have occurred. A condition can ensure that the new windows remain as part obscure glazed, and is installed and remains in situ permanently. Noise levels would not be above conventional residential levels and so will not be a reason for refusal. A communal roof terrace is located within the central part of the rear of the building, which will not pose overlooking concerns.

The new addition that is to face No. 29 will also add more windows. This part of the building served a bar area on the ground floor, and bedrooms upstairs. It is acknowledged that the levels of overlooking from this part of the building will increase, but the separation between the building and No. 29 (approximately 18 metres), coupled with the screening along that property's boundary means this will not be so excessive as to justify a refusal.

Neighbours have raised concerns about the number of units that are to be proposed, and the amount of activity that is to be generated from the site, particularly traffic movements and the impacts this will have on amenity. According to information provided by the applicant, the existing college had the capacity to accommodate 42 students, plus lecturers, catering and general staff in addition to day students. Whilst a reason that was cited as the cause for the closure of the college was lack of attendance, the fact remains that it could have contained more people than would be likely with this proposal. Residential use is more in keeping with the prevailing character of the area, and the location of the car-park to the rear of the site (away from neighbouring residential properties) is such that amenity will not be adversely affected. Moreover, the associated number of vehicle movements is likely to be less than the college would be were it at full capacity. The type of traffic associated with this proposal would be domestic, as opposed to the deliveries and heavier traffic that would have visited the college.

The 1998 consent permitted a lay-by for delivery vehicles in a similar position to the site of the proposed disabled parking, but this was never built. A condition was attached to that consent requiring the lay by to be kept clear and not to be used for parking (so as to prevent the free flow of traffic in order to protect amenity). The fact that the proposed car parking spaces are to be reserved for disabled drivers, together with the fact that parking here would not result in an obstruction means that the likely effects on amenity are to be minimal compared to the provision of the lay by in conjunction with the college. This is not considered to be an issue to warrant a further condition in this case.

#### 4. Landscaping and effect on preserved trees.

The existing grounds of Wansfell are highly established and exhibit a number of mature plants, trees and bushes. This development poses to retain this, and so places the communal car park at the rear (on the site of No. 30A). The site is subject to preserved trees, which tree officers do not consider will be adversely affected by the development. The implementation of a landscaping scheme, method statement and management plan, together with the submission of detailed tree protection measures will ensure this development is acceptable in the context of the surrounding area.

The extent of the grounds, together with the character of the surroundings is such that amenity space provision is adequate, and no issues are posed in this respect.

#### 5. Highway and traffic issues.

A significant level of concern has been raised with regard to the implications of this development on highway safety, both from the perspective of Piercing Hill and within the site. Highways officers have raised no objections to this application subject to the developer providing a contribution towards highway improvements for Piercing Hill and adjacent roads. The developer has agreed to provide £100,000 for this.

The width of the access way ("Rothwell Road", which is owned by the applicant) has been a source of major concern, both for residents and the Parish Council, who feel that it would represent a danger for vehicles having to reverse back out onto Piercing Hill when encountering an oncoming vehicle. Whilst highway officers state that this layout would be unacceptable for an entirely new site application, they have assessed the proposed use in the light of that already having taken place. Although no objections have been raised as a result, these officers have

advised that were the access widened (by 2 metres), to allow a passing place/lay by in one location this would benefit safety. A condition has therefore been recommended to allow such a bay to be provided. Discussion with landscape officers state a preference for a lay by to be west of and near to the proposed disabled parking spaces (on the side of the road near to the building), thereby ensuring that no trees are disturbed. The final form of such a lay by can therefore be controlled by way of a condition. The developer has confirmed in writing that the access way is not to be widened to cover the drainage ditch adjacent to Nos. 29 and 28A.

Parking provision is acceptable, particularly since the adopted standards relate to the provision of maximum numbers of parking spaces. The provision of 24 spaces (plus two disabled parking) is appropriate since this allows the provision of at least one space per unit. Additionally, the site has capacity within the existing driveway to the frontage that would add to the overall ability of the site to cope with visitors' parking. A condition will ensure that details of low-level car park lighting (that does not pollute the surrounding environment) are submitted for approval.

## 6. Other considerations.

Essex County Council Education Services have requested that the developer provides a contribution of £17,206, since this proposal would result in two additional primary school places being required. The Theydon Bois Primary School has a capacity of 315, giving a published admission of 45 places per year (which are usually fully subscribed). The district has a deficit of permanent school places, so the contribution will meet the additional need that will be generated by this development.

Water pressure and drainage have been raised as issues of concern. Thames Water (responsible for the drainage), have not commented adversely on the proposals. Three Valleys Water (responsible for the water supply) have commented stating that they would not object to any proposed development. If however the existing infrastructure does not have the capacity to cope with the additional demand that arises from the proposal, any off-site works to bring water to the development will be at the developers cost. There are therefore measures in place that are external to the planning system that would overcome any issues that may arise to water pressure.

Concerns have been raised regarding errors on the originally submitted application form. The applicant has submitted another form and these errors have now been rectified.

Matters such as fire safety will be controlled under the Building Regulation procedures. A condition can request that details of a refuse area are submitted before the development commences, so ensuring adequate storage of waste. It is considered that the application site is far enough away from the SSSI to warrant any conditions being imposed relating to the storage of materials.

Although the Local Plan alterations state that applications for proposals within excess of 15 dwellings shall be eligible for providing affordable housing, this is a Policy that has not yet been formally adopted nor subject to a public inquiry. Consequently it is considered that it would be unreasonable to impose such a requirement.

## Conclusion

The concerns of neighbours and the Parish Council have been carefully considered. Although the number of units proposed will result in a greater density than is evident in the surrounding area, the proposal will give rise to the sustainable re-use of an existing building, the façade of which will remain largely unchanged. The alterations and extensions are of a modest size, and will not materially affect the openness or objectives of the green belt. The development will improve past unsympathetic alterations to the building without excessively affecting the amenities of neighbours. Highway safety will not be unduly affected, and a contribution from the developer will enable

improvements to be made to the nearby road system. The effects on residential amenity have been carefully assessed, and no undue impacts are considered to occur.

The application is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Objection: We strongly object to the number of flats proposed in this development. In our opinion this is severe overdevelopment of the site and the site is totally inappropriate for the proposed number of flats. The additional units will more than double the number of residents currently living in Old Piercing Hill. This will have a significant impact on the number of traffic movements in the immediate vicinity and, in particular, will increase road safety fears, notably at the junction of Old Piercing Hill and Piercing Hill. It will further increase the amount of traffic passing through the recognised accident black spot at the junction of Piercing Hill and Coppice Row from where traffic regularly backs up as far as the Old Piercing Hill junction. We feel insufficient on-site parking for residents and visitors will inevitably result in drivers parking in Old Piercing Hill. This would be most hazardous as it is a narrow and bending road. We note that in the Application For Permission to carry out Development Under the Town and Country Planning Act 1990 form, the applicant makes no reference to the demolition of Woodview (Question 3) and, in fact states that no residential units will be lost through demolition (Question 7). There are existing and well documented local drainage and water supply issues for residents in Old Piercing Hill and we are concerned as to the impact on these utilities from any new development. We note that Rothwell Road is not included in the planning application and as access is integral to planning permission being granted we cannot see why this is outside the red boundary showing the area affected by the planning application. At present this is not an appropriate access for the proposed density of twenty flats and two houses (see also EPF/2031/05). This lane is adjoined by an ancient ditch which is essential for local drainage. We feel it is essential that clear plans for this access are submitted as part of any revised application.

32 THEYDON PARK ROAD: Object. Change of use will increase road traffic in an accident blackspot.

14 PIERCING HILL – Object. Road cannot take more traffic. Traffic is fast enough up the hill, and there are often accidents. Too much, without the disruption of builder's lorries and then the additional cars when they are sold.

15 PIERCING HILL – Object. 20 Flats out of keeping with the area. Piercing hill has long standing traffic problems and no speed restriction, which poses enormous risk. Development should be in keeping with surrounding. Demolition of Woodview is unacceptable; should be used as a dwelling.

34 PIERCING HILL – Object. 1) Developers have no intention of enhancing the area. Access road has been blocked, guard dogs have patrolled the grounds making it unsafe for anyone to use their right of way. Trees have been removed. 2) It is obvious that options are being kept open for further development. 3) A sub-standard area of private amenity space is provided and is not in keeping with area. 4) Health and safety concerns; access for fire service to forest via Rothwell Road has not been accounted for; water pressure is an issue for Piercing Hill; the area has drainage and flooding problems that will worsen; basement in the college shows that flooding has not been researched; parking insufficient, will cause on-street parking. The road is too narrow to cope with increased traffic, that will make it a hazard. 5) Windows will overlook No. 31. 6) The college has already been extended beyond legal amount. 7) Conversion into flats is not in accordance with the values of Theydon Bois. 8). Application is contrary to Government, County and District Council Policies. 9) Concern that EFDC has granted permission that has been in breach of Green Belt policy, with damage to roads and dumping. This area cannot suffer any more planning oversights.



59 WOODLAND GROVE, EPPING – For last 150 years all houses in the Piercing Hill are single occupancy family dwellings. Work of volunteers and local councils and associations to retain rural atmosphere would be overturned. Road cannot cope with that amount of additional traffic. Aspect of Old Piercing Hill would be destroyed. Plans breach public right of way over Rothwell Road, which is not suitable for increased residential traffic or heavy plant. Heavy plant will cause a risk to walkers, riders, cyclists and residents. Restrictions should be in place. Nuisance will occur from the redevelopment.

ESSEX GARDENS TRUST – Wansfell College gardens contain the remains of a Victorian garden with pathways, mature trees, pond with island, oriental style pavilion, and restored lean-to, green house and donkey shed.

34 PIERCING HILL (2nd Representation) – Object. Must be confirmed that everything is in accordance with health and safety regulations. Gardens must be protected. Right of way has been breached. 20 small flats are out of keeping and will fail to preserve the rural atmosphere. Garden too small. Water board cannot service the existing houses, let alone 20 more. Drainage is also inadequate. Piercing Hill is notorious for accidents, and development will quadruple resident traffic at the junction onto the main Hill, increasing risk. College has already exceeded maximum percentage increase for extensions. The cellar is prone to flooding and cannot be converted. Parking guidelines are out of keeping with the plot and will cause parking on the narrow road.

5 PIERCING HILL – Objection. Small flats are incongruous with the rest of the road. Safety concerns; there are frequent accidents and 20 more flats will increase this further. Road is used by cyclists, horse riders and walkers of the forest.

26 PIERCING HILL – Objections. 1) Overdevelopment with limited accommodation per dwelling. 2) We experience supply difficulties with mains services, this would be worse with 20 extra dwellings. Also a risk of flooding with more surface run-off down the hill. 3) Car parking spaces fail to take account of rural environment of property. On street parking would pose a danger to road users. 4) Increase in traffic will be a hazardous operation. Many accidents and poor visibility, together with lack of street-lighting will cause problems.

68 FOREST DRIVE – Object strongly. 1) Overdevelopment and intensification of existing building into out of character accommodation in a small residential area of larger homes. Would set a damaging precedent to the village. 2) Limited off-street parking close to an accident black spot at the junction of Piercing Hill and Coppice Row. Believe that these applications are submitted by the same company for Parsonage golf course. Do not believe this developer should be trusted.

23 COPPICE ROW – Unhappy about any large scale development. The whole fabric of our district is being spoilt. I know Wansfell will be developed because there is a lot of money for developers.

3A PIERCING HILL – Object. The road is dangerous and proposal will increase traffic travelling on and turning to this road. The potential for accidents involving pedestrians will be worse.

29 PIERCING HILL – Object. Accept that residential use is most appropriate. Scale of development is too many and out of keeping with existing development. Concerned about highway safety because of poor quality roadway. Increasing traffic on the access points to Piercing Hill will add to danger. Vehicular traffic from the traffic was low as it operated a bus collection service to the station. Water pressure inadequacies will be exacerbated.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Have reservations about the scale of this conversion. Would be overdevelopment and create infrastructure problems with transport and schooling; the primary school is at maximum capacity. The college was rarely at full occupancy, and the conversion will hold more people. Policy H6A of the Local Plan reposit

states that in settlements like Theydon Bois, a site over half a hectare or 15 units should have affordable housing. This should be met or the number of units reduced. It would be difficult for all residents to be evacuated safely in the case of fire. A small refuse area is to be provided, which is insufficient. The proposal will add to difficulties with drainage. Parking provision is inadequate; the distance from the station, poor bus services and local experience means that two spaces should be provided. On street parking will cause problems. The access road has no passing places and will cause constant backing up of vehicles, causing danger to the Piercing Hill. Concerns about long-term future of the grounds. Developer needs to protect the trees.

FRIENDS OF EPPING FOREST – Oppose the overdevelopment of so sensitive a site in close proximity to Epping Forest. Visual intrusion, traffic movements and excessive lighting. Concerned this may mark the beginning of a piecemeal development of the grounds.

CAMPAIGN TO PROTECT RURAL ESSEX – Redeposit Local Plan requires 15 units or more to be eligible for affordable housing. None are included. Insufficient parking is provided. Access road requires careful consideration. There are too many units.

28A PIERCING HILL – Object. There is more than enough parking, so why does the house have to be demolished. 26 spaces is insufficient; many households have two cars. This will overspill onto the road limiting access for pedestrians. It will also affect large vehicles. The road is dangerous and there have been many accidents. 20 units will add to the risks. Water pressure has always been poor, especially in the summer. More flats will put added pressure on the system. Concerned this will set a precedent for future developments of its kind and change the character of the village, making it part of an expanded London. Residential apartments out of keeping.

28A PIERCING HILL (Further representation) – Object. Adverse effect on Rothwell Road; this offers the only access to our property. Cars leaving car park will not have clear view of the road and result in meeting head on. The only passing places are the verges or the driveway to our property, which is unacceptable. Application boundary does not include the road, believe the application is incomplete. Widening the road would impact the frontage of my property and affect its value, and the loss of the ditch would impact the effect of drainage. A better solution would be to re-use the existing car parking spaces. Parking on the frontage would prevent congestion in Rothwell Road. 20 flats are an overdevelopment and out of character. Inadequate parking means on-street parking that will cause problems in an accident black-spot area. Water pressure is an issue. Building should not be extended.

11 WOODLAND WAY – Concerned about extensions and alterations to make modest semi-detached houses twice their original size. The development needs to be looked at carefully; the green belt is being eroded. The houses on Piercing Hill retain their character and am anxious the building is not destroyed by greed and overdevelopment.

ROTHWELL, PIERCING HILL – Object. Will increase residents in the Hill by 50%. The Hill is narrow, causing difficulty to vehicles and horse riders. Application is overdevelopment. The ditch at the side of my house is not owned by the applicant. The basement of the college has flooded, and building across the ditch will cause a problem in the wet season. As I am within the gates of the college, I object to the car parking. It will be an eyesore and will force an increased number of cars to pass each other in a narrow lane. Do not want trees to be cut down. Object to the demolition of 30A and have concerns for the future of the site. I trust there will be no mistakes as made on Abridge Road. Would request a guarantee that I experience minimum disruption or disturbance. I consider the number of flats affordable, and a considerable overdevelopment. The proposal should be rejected.

2A ELIZABETH DRIVE – I feel this would in no way benefit the village. It would be a violation of green belt land through its modern style and needless development for the reason for individual profit of developers, and in no way would enhance the village character.

27A PIERCING HILL – Parking will result in Piercing Hill. We live in the last house on the old road and often experience cars blocking our driveway, This will get worse. College residents used public transport and the change of use will result in extra traffic. Accidents have occurred here over the years. Would the developer consider reducing the amount of flats?

36A PIERCING HILL – Object. 1) Too many apartments. 2) The common grounds are too small for this number of dwellings. Only 24 car parking spaces which is not enough, leading to horrendous parking in the road 3) Junctions at the road are dangerous and would be more so. 4) The houses above Wansfell College have poor water pressure and this will be made worse. 5) Large number of proposed dwellings would set a precedent of future sub-division in Piercing Hill.

28 PIERCING HILL – Strongly object to the overdevelopment of the site, which will double the number of residents in the Piercing Hill slip road. Any more than six apartments would be out of character with the area. Adjacent properties are large, well maintained family homes. Concerned this will create a precedent. There is an issue of household water supply and drainage. 20 new units will overload the ancient infrastructure. The college was rarely at full capacity, and far more residents will live in the building. If the ditches are to be covered, it will result in flooding problems to my house and No. 29. Do not want to experience damage from flooding. There is insufficient parking, there should be 30-35 spaces. Cars will be parked along Rothwell Road and on Piercing Hill, creating dangers. The Hill is very busy and has had many accidents. Children walk to the village, and with increased traffic I feel that the rights of children to walk in a safe manner will be impaired. This development could establish a precedent and affect utilities, with the prospect of flooding a high probability.

35 PIERCING HILL – This will set an unwanted precedent, and will degenerate village life. There is inadequate parking, causing overspill onto the Hill, which is narrow and unsuitable for parking. Parking area will be lit and am concerned about noise and lighting on my property. Expect the units will attract “first time buyers”, leading to multiple occupancy of units. If each had their own vehicle it would be terrible. Parked cars would block access for emergency services. The junction is an accident area, and extra use will increase the risk. There are drainage issues relating to flooding. Water pressure is extremely low. Number of units an overdevelopment, larger units would be more in keeping, reducing need for parking. Parking will cause noise and disturbance from overhead lighting.

39 PIERCING HILL – Object. Concerned that parking area next to my house will become an overspill car park for the apartments. Also concerned that traffic will be a danger to my family and the people who use the forest. There should be more parking or less flats. Water pressure is low, and developers need to address this.

28 PIERCING HILL (Further representation) – Excessive number of units which is out of character. Stress on utilities; flooding; drainage and water pressure. Hazard resulting from traffic and parked cars. Do not want to think of consequences of accidents linked to EFDC decision.

31 PIERCING HILL – Concerns with errors on application forms relating to loss of dwellings and lopping of trees. Do not want errors made that cannot be revoked (e.g. Parsonage golf). Will the grounds have their use changed as well? Feel that had Wansfell remained as a private house it would not have been extended. Would I be allowed to extend my property resulting in disproportionate additions and then subdivide it into flats? Will permitted development rights be removed, so that it cannot be extended? Concerned about it setting a precedent. Concerned about impact on rural character of Piercing Hill. Are the extensions wholly necessary for the development to proceed? At least three, two on my southern boundary and one to the rear will create an overlooking problem. An extension of three storeys will be near to my conservatory. I already lose light from this building. Frosted windows are not in keeping with normal living. I would request that if permission is granted a condition be imposed that these 12 panes are not removed or

exchanged for clear glass at any time, and all the windows that overlook my property. Units are too small - would it pass a fire safety inspection and will units have NHBC certificates? Basement will flood, and the college will be overdeveloped. We do not need more housing. Do not want to live in a road with more parking problems. Development will add to traffic and parking pressures. Subdivision is contrary to DBE11; will create an undesirable precedent, cause disturbance, will overlook us (the fact college rooms overlook us cannot be compared as all residents had to be in bed by 11pm and were considerate). Loss of garden will occur. There will be excessive traffic generation, and the access is dangerous. The area has frequent accidents and there will be added danger to road users. Do not want damage to road to occur from contractors. Junctions with the main road are very poor. Car parking spaces are inadequate. Amenity space is inadequate. There will be noise coming from the flats. What is to stop obscure windows being replaced? Local Plan DBE9 does not permit windows in the side elevation where this is on a side boundary. I understand the velux windows can overlook my garden and I feel that all windows should be obscure and non opening. Also concerned about whether I will have to remove my hedges due to high hedges legislation. Will refuse storage be sufficient? The bike storage area may create noise to my property. Affordable housing should be provided. Parking area is inadequate, and too rigid an application of parking standards raises issues of on-street parking and safety. The slip road does not have the opportunity to accommodate this excessive development. Long distance to the back entrance of the college will cause crime. Development contrary to DBE6 as cars would dominate the slip road. Will the car park be lit, as this may affect wildlife? U3 states that development should not increase flooding; we are in a floodplain, development will increase load on drains. Concerned about impact on SSSI; previous consent required that no materials be stored near the SSSI, will this be imposed on this proposal? Concerned about the access way and cars passing and turning. Car parking was not allowed near the building on the previous 1998 consent for a lay-by "to enable the free flow of traffic through the site in the interests of amenity to residents". Why has car parking been proposed here? My garden has natural springs and land drains, to which I have right to access. Will this be a condition? Concerned about insurance status of the building currently. Some dwellings in the road have bats; perhaps they are in the roof. The grounds are not maintained, and no regard has been shown to trees. Do not want No. 30A to be demolished. Why is so much land required for a 4 bed dwelling?

31 PIERCING HILL (Further representation) – There would not be harm to the Green Belt. Similarly I do not raise objection to the relocation of parking. I am concerned about overlooking. The use of obscure glass for the lower half of windows may be acceptable for bedrooms, but I question the effectiveness for living areas. I hope I will be allowed to revise my own extension proposals to mitigate the impact on our private zone. Feel that a smaller scheme would generate less activity and have less need for car parking. We have water pressure issues. Will the car park be lit? Low profile lights would seem acceptable. Parking spaces seem tight. I hope trees and garden will be managed accordingly.

32 PIERCING HILL – Proposal is too large a development. Parking is insufficient, and infrastructure unable to cope with extra traffic and parking. There have been accidents and am concerned about the impact on safety. Water pressure is an issue, and I don't want to see this set as a precedent. The caretaker's house should not be demolished, to propose an erection further towards the forest and in the openness of the green belt is totally against government, county and local policies. Strongly oppose the overdevelopment that is out of keeping. I opposed the previous extensions and no more should occur. I am worried about overlooking and noise from flats. Car movements will increase, as will on-street parking. I am worried about road safety for my wife who walks to post letters. Concerned about setting a precedent. Do not see why the caretaker's house needs to be demolished; there are existing car parks. Concerned about effect of lighting on the forest.

36 PIERCING HILL – 1) Inappropriate overdevelopment. 2) Common grounds are too small, and insufficient parking spaces are proposed, causing on-street parking that will be a hazard. 3)

Junctions are already dangerous. 4) Water pressure is an issue. 5) Will set a dangerous precedent.

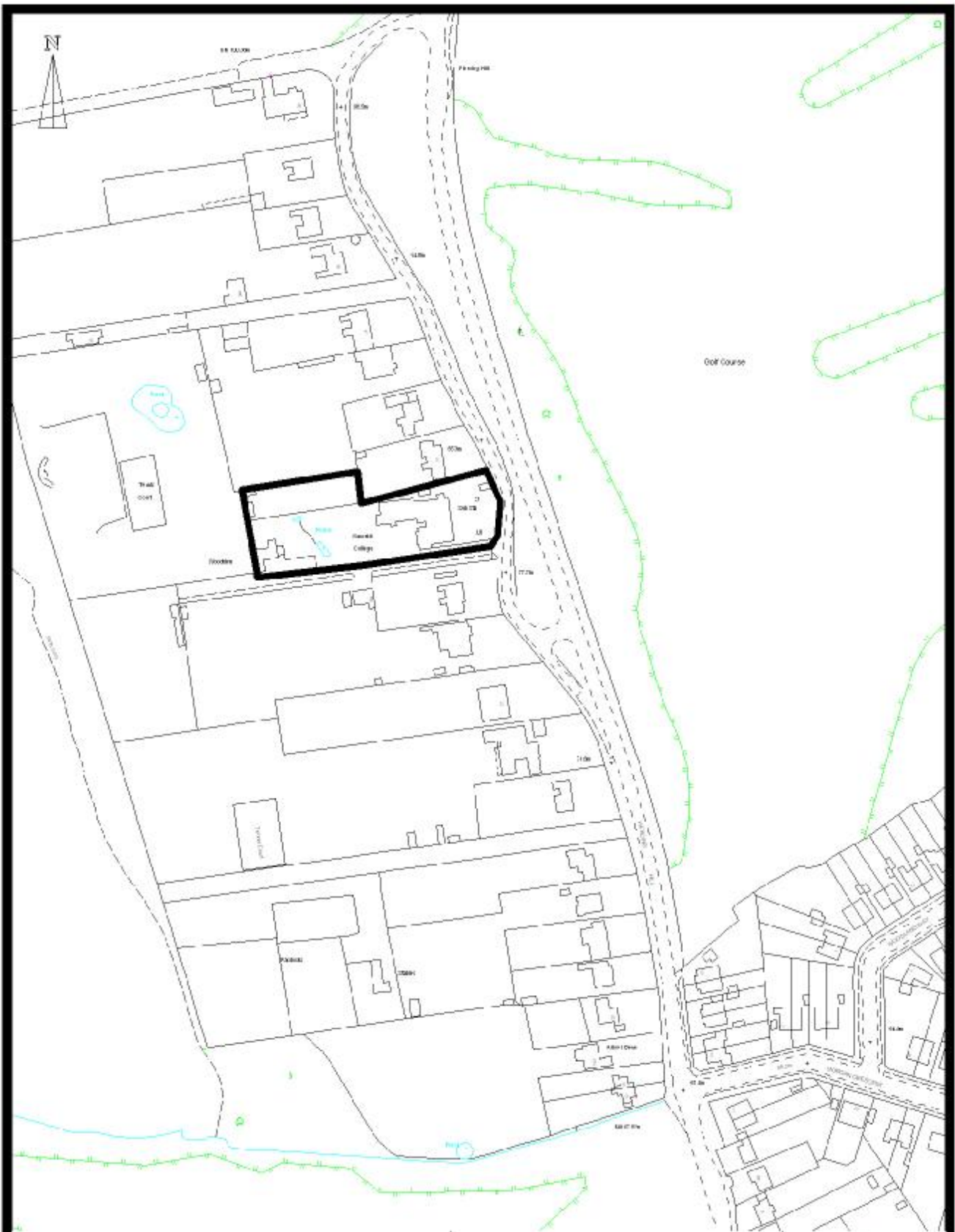
CONSERVATORS OF EPPING FOREST – Believe that provision of parking is too low and will cause roadside parking to the detriment of the area. Believe that the Conservators would, in principle be opposed to this application.

45 FOREST DRIVE – Overdevelopment of site to the detriment of the area. Will increase on street parking and cause problems of traffic flow. This will set a precedent and would destroy the character of the village forever.

32 HEATH DRIVE – Building is on green belt land, and would set a precedent for other similar applications. It would add to traffic congestion, which is bad enough as it is.

33 PIERCING HILL – Errors on application forms regarding demolition and landscaping. Object. 1) Overdevelopment of the site. It will nearly treble the population of the road. Many cars will be brought and will add more danger. Not enough parking, add to on-street pressure. Lighting and noise will affect us. There will be risks to safety. The access way is not wide enough. 2) Low water pressure issue. 3) Object to further extensions which fly in the face of the Redeposit's 40%. Will it set a precedent for future extensions? 4) Development will have detrimental effect on our property and to our neighbours. We will get more noise, more vehicles, less road safety and more light pollution. It would fundamentally and negatively change our environment.

PARISH COUNCIL – There should not be a reduction in the number of flats to 15 as the developer will then have the opportunity to seek permission to build low cost housing elsewhere in the garden, which is in green belt, using the argument it is to conform to H6A of the Redeposit.



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Item No: 5  
Scale: 1:2500



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2031/05
<b>SITE ADDRESS:</b>	Former caretakers house (Wansfell College) 30A Piercing Hill Theydon Bois
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr J Cooper
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the erection of replacement dwelling on plot 30a Piecing Hill.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development shall be carried out in accordance with the amended plans received on 8 December 2005 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars which shall have been previously submitted to and approved in writing by the Local Planning Authority. Such details shall show the siting, design, external appearance of the building, landscaping and means of access thereto.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

7 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 and E shall be undertaken without the prior written permission of the Local Planning Authority.

8 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the local planning authority but instructed by the applicant.

9 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 10 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 11 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 12 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 13 Prior to the commencement of the development details of the proposed surface materials for the driveway, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 14 All construction/demolition work and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 15 No construction or preparatory work shall commence on site until the dwelling known as "Woodview" 30A Piercing Hill has been demolished and all materials removed from the site.
- 16 No work shall be undertaken to the access way to the car parking area (known as "Rothwell Road" without the prior written consent of the Local Planning Authority.

### **Description of Proposal:**

This is an outline application for the erection of a replacement dwelling in lieu of No. 30A Piercing Hill (the "former Caretaker's house"), which is to be demolished in order to provide a car park in conjunction with the proposed conversion of the former Wansfell College (submitted concurrently with this application). All matters are reserved.

### **Description of Site:**

The site is located to the rear of Wansfell College and comprises part of its former grounds. It is located at the end of an access road ("Rothwell Road"), which is accessed off the western side of the "slip road" part of Piercing Hill. The existing 30A ("Woodview") is located outside of this application site and is to the rear of the main building line of Piercing Hill. Car parking areas to the college are located near to Woodview, and also in the grounds to the rear of the plot of No. 28A.

Although out of the application site, the site contains extensive grounds that lie to the rear of Nos. 31 to 34, which include tennis courts and a Locally Listed pergola, and features many preserved trees. The entire site is within the Green Belt, and is adjacent to Epping Forest.

### **Relevant History:**

CC/EPF/13/87 (County Council Ref) – Change of use of outbuildings to Principals residence with addition of conservatory.  
Granted permission by the County Council on 1/12/87.

### **Policies Applied:**

Core Strategy, Countryside and Housing Provision Policies from the Essex and Southend on Sea Replacement Structure Plan:-

CS2 – Protecting the natural and built environment.

C2 – Development within the Metropolitan Green Belt.

H3 – Location of Residential Development.

Green Belt, Residential Development and Landscaping Policies from Epping Forest District Council's Adopted Local Plan:-

GB2 – Development within the Metropolitan Green Belt.

GB4 – Extensions to residential curtilages.

GB15 – Replacement of existing permanent dwellings in the Green Belt.

DBE1 – Design of new structures.

DBE2 – Effect of new structures on neighbourhood.

DBE4 – New buildings in the Green Belt.

DBE9 – Amenity considerations.

LL10 – Retention of trees.

LL11 – Provision of landscaping.

T14 – Provision of off-street car parking.

T17 – Highway safety.

Core Policy, Green Belt and Sustainable Transport Policies from Epping Forest District Council's Local Plan Alterations (not adopted, but a material consideration in determining this application):-

CP1 – Achieving sustainable development objectives.

CP2 – Protecting the quality of the rural and built environment.

GB2A – Development within the Metropolitan Green Belt.

GB4 – Extensions to residential curtilages.

GB15A – Replacement dwellings

ST4 – Highway safety.

ST6 – Vehicle parking

### **Issues and Considerations:**

The main issues with this application relate to the appropriateness of re-locating and replacing the dwelling in terms of the green belt, the effect of this on the character of the area and neighbouring properties, as well as any highway concerns.

1. Green Belt considerations.

Green Belt Policies permit the replacement of an existing dwelling on a one for one basis providing (amongst other criteria) the replacement is not materially larger than that which it would replace.

Given this proposal is all matters reserved outline (and the footprint shown is purely indicative), it is not possible to make a judgement on the size, scale and massing of the replacement dwelling at this stage. Such control can be had during a reserved matters application, were this proposal approved. In terms of the pure principle of demolition and re-location, this is considered acceptable under green belt policy. Any future application that seeks to enlarge the building over and above the existing No. 30A will have to be assessed on its individual merits at a later stage.

The proposal shows a curtilage that is larger than that which serves the original No. 30A (which is of a small size). The new curtilage provides a residential site area of 1,378 square metres. Whilst this sounds large, its size is directly comparable to (and is indeed smaller than many) existing surrounding properties. The position of the curtilage is roughly in line with the rear edge of that serving Nos. 28 and 28A. Since no further expanse of residential curtilage is proposed to the rural grounds that were associated with the former college (that lie to the rear of properties in Piercing Hill), this is considered to be acceptable. The withdrawal of permitted development rights for extensions and outbuildings will prevent further additional built development taking place without the consent of the Local Planning Authority. In the terms of the green belt, no issues will arise.

## 2. Effect of the development on the character of the area

This development is located to the rear of the main established building line of Piercing Hill. Ordinarily such a development may be resisted (in another location), but an existing property is currently in situ as are several other examples of backland style development in the surrounding area. Given appropriate design, siting, size and massing (which would be controlled under a reserved matters application), a development on this site would not appear unusual to the character of the surroundings.

Although the existing No. 30A is an attractive cottage style property, the site is not located within a conservation area, nor is the property statutorily or locally listed. Conservation officers do not object to the loss of this property. An architecturally significant pergola to the rear of the site, which has been added to the draft local list will remain unaffected by the proposal, and given appropriate landscaping the new property will respect its wider rural setting.

## 3. Effect on neighbouring properties

Since the full details of the replacement dwelling are not under consideration, it is not possible to fully assess the impact on neighbours in terms of visual prominence and overlooking. The separation that exists between the site and the nearest dwelling (No. 28A) is such that it is unlikely to pose loss of light or overlooking. Full details would be assessed during the reserved matters stage.

## 4. Highway and other considerations.

The issues regarding the access ("Rothwell") road are largely the same as those considered under the application for the conversion of the college building. The addition of one residential dwelling is not considered to either give rise to excess traffic movements or be detrimental to highway safety. Layout and car parking would be considered under a reserved matters application. Although the access road is not part of the application site, it is owned by the applicant and the provision of a lay-by near to the college building will also serve as a passing place that would be used by occupiers of this dwelling.

Whilst a significant level of concern has been raised regarding rights of way to the forest, this is not a planning consideration.

## Conclusion

In principle the relocation and enlargement of residential curtilage is considered acceptable, primarily due to the character of the surrounding area. The full details of a new dwelling would be subject to scrutiny and another application, thereby ensuring that appropriate built form that will not unduly affect neighbouring amenity will be provided on the site.

The application is recommended for approval.

## **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Objection. We strongly object to erection of a new property in the green belt under Green Belt Policy PPG2, which only allows new development in the Green Belt under special circumstances. We see no special circumstances that would be applicable in this case. The plans show the location of the of the new property to be further into the Green Belt causing loss of virgin Green belt which we consider to be totally unnecessary. The plans indicated that the area covered by the new property will be larger than the present dwelling. Policy GB15A(i) of the Local Plan states that any replacement dwelling should “not be materially greater in volume than that which it replaces.” Given the increase in area there will be a significant increase in volume and therefore should not be permitted. We would also like to draw attention to the precedent set by EFDC of rejecting previous applications for development of coach-houses, stables and other similar buildings contained within the boundaries of other Piercing Hill properties abutting the forest. In addition to objecting to the proposed loss of green belt land we have particular concern as to the justification or suitability of new development adjacent to the forest. We note that in the Application For Permission to carry out Development Under the Town and Country Planning Act 1990 form, the applicant makes no reference to the demolition of Woodview and, in fact states that no residential units will be lost through demolition (Question 7). We note that Rothwell Road is not included in the planning application. Access is integral to planning permission being granted and this is a single track road which is inappropriate access for the proposed density of two properties and twenty flats (see also EPF/2030/05). Although on the plan Rothwell Road is marked as ‘new access to new plot 30a’ it is not included in these plans or for the plans EPF/2030/05, it is merely marked as a hashed area outside the red/blue lines indicating the land affected by the applications. This lane is adjoined by an ancient ditch which is essential for local drainage. We feel it is essential that clear plans for this access are submitted as part of any revised application.

32 THEYDON PARK ROAD: Object. Change of use will increase road traffic in an accident blackspot.

26 PIERCING HILL – No objection to the erection of a replacement dwelling on the existing plot, however I would object to an increase in size or change in the position. The location of the dwelling within a rural environment and its close proximity to the forest, wild life and to the quality of life appropriate to walkers and horses.

59 WOODLAND GROVE, EPPING – Application needs much studying to ensure that future of Theydon Bois is not at risk. Outbuildings attached and in the grounds of the college are not shown, meaning the application is incomplete and unacceptable. Not reasonable to demolish a property to accommodate limited parking. Should be a guarantee that works do not further damage the shrubs and trees. A time limit to complete redevelopment should be considered.

ESSEX GARDENS TRUST – Wansfell College gardens contain the remains of a Victorian garden with pathways, mature trees, pond with island, oriental style pavilion, and restored lean-to, green house and donkey shed.

68 FOREST DRIVE – Object strongly. 1) Overdevelopment and intensification of existing building into out of character accommodation in a small residential area of larger homes. Would set a damaging precedent to the village. 2) Limited off-street parking close to an accident black spot at the junction of Piercing Hill and Coppice Row. Believe that these applications are submitted by the same company for Parsonage golf course. Do not believe this developer should be trusted.

CAMPAIGN TO PROTECT RURAL ESSEX – Redevelopment appears to have a larger footprint than that to be demolished, which is not permitted. As GB15A states the volume should not be materially larger the footprint and volume should be available for comparison.

29 PIERCING HILL – Object. Not clear from the plans exactly where the building is to be erected. See no reason why the existing house should be demolished and a new one located in undeveloped grounds. The present building relates well to the area and a building elsewhere will be inconsistent with the established pattern of development. College already has parking

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Building will be moved further into the grounds and would appear to be larger than the existing. Contrary to PPG2 and GB15A. Access would be via the same road and there would be constant backing up of vehicles causing hazards to safety. Nothing indicated about future of remaining grounds

28A PIERCING HILL – Object. The plan to widen the road is incomplete. If this goes ahead, it will pave over the ditch that takes drainage from the forest. This will increase risks of flooding. We would lose a substantial piece of the parking we now enjoy. Worried about setting a precedent.

2A ELIZABETH DRIVE – I feel this would in no way benefit the village. It would be a violation of green belt land through its modern style and needless development for the reason for individual profit of developers, and in no way would enhance the village character.

15 PIERCING HILL – I object.

34 PIERCING HILL – Object .1) 5.5 acres of land provide a sufficient area of car park without demolishing No. 30A. 2) Application should confirm the exact position, whether any extensions will be made to the dwelling, the exact area of garden, access will be via Rothwell Road. 3) Gardens are green belt and no land should be built on 4) Want confirmation that replacement dwelling will not interfere with access to Rothwell Road of the Fire Services or all those who have a right of way.

3A PIERCING HILL – Object. Concern is that access is on an already dangerous section of road with an accident record. 26 vehicles will increase traffic. Provision of footpaths is poor, development will increase number of accidents.

ROTHWELL, PIERCING HILL – Application is contrary to Green Belt Policy and should be refused. Many applications for extensions encroaching the Green Belt that have been rejected, Here the applicant is wishing to build totally anew and cannot see why he can't build on the existing site.

27A PIERCING HILL – Have no objection but it would be reassuring to know that this will not be further developed in the future.

35 PIERCING HILL – Cannot see why people would purchase a property off the access road. One should assume that the property will be developed within the grounds. What will happen to the remaining grounds. Feel that access may be from my line, which would be totally unacceptable to me.

28 PIERCING HILL – Strongly object. Contrary to PPG2. Will be in a more elevated position that will give it a full view of the rear of my property. I will lose privacy. Would point out precedent of EFDC rejecting development of garages. I have already been denied access to my right of way to the forest. Application makes no reference to the demolition of 30A. Am aware of flawed decisions by EFDC. Feel that the present property should be left intact.

PARISH COUNCIL (Amended Plans) – No further comments to make but reiterate earlier concerns.

36A PIERCING HILL – Object – 1) Development uses only a small area of the grounds, what happens to the rest. Further development would set a risky precedent. 2) Would object most strongly to access being along the existing track beside our house (Forest Road). The condition of the track is poor and could not support contractor's vehicles.

35 PIERCING HILL – Cannot comprehend why demolition of the existing cottage has been requested. Appears to be close to the existing cottage so why does it have to be moved. If it is because it would be too close to the new parking allocated for the units in the main building that is not sufficient grounds. Concerned as to what will happen to the remaining garden. Hope it is kept as a garden. Development should be in keeping with surroundings.

ROTHWELL, PIERCING HILL (Further representation) – Concern is change to highways. Plan is unclear, Proposed plan impinges on the frontage of our property and would affect parking, safety and our property value. Rothwell Road has historic value and making it two way would destroy character of the road. See no reason why this would need to be altered for the plan. The drainage ditch would be affected, as would trees. Object to building on virgin Green Belt.

28 PIERCING HILL – Do not want an application that contains errors approved by the Committee. Would vehemently oppose the movement of the footprint of the existing buildings since the rest of the grounds are considerably higher in elevation than my own garden and a new dwelling would completely remove my privacy.

29 PIERCING HILL – Object. 1) See no reason for the demolition of the cottage; there is ample parking on site. 2) Works to Rothwell Road would mean elimination of our brook and destruction of trees. A previous permission (CC/EPF/102/98) should be studied by EFDC. Without trees there will be no visual protection from NO. 30. 3) No mention of the side gate from our garden. Previous 1998 consent states that any use of layby other than for setting down and picking up purposes is not allowed. Also this states that no materials should be stored, assembled or deposited between the SSSI and a line 30 metres to the east. The conditions seem important to this application.

31 PIERCING HILL – I am opposed to this application. Cannot see any very special circumstances to make way for a car park when there is ample parking already. See complications in moving the house towards the forest. Cannot see any other appropriate position to the house that would not impose on neighbours. Should stay where it is. Reserved matters would require careful review. What will happen to the remaining land? Permitted development rights should be withdrawn. Developer wishes to construct access over the ditch that drains the forest. Concerned as we are in the floodplain. Loss of tree will cause loss of amenity to Nos. 28, 28A and 29.

32 PIERCING HILL – Would oppose the new building and feel strongly that a Victorian Coach House dating 1890s should not be demolished for a car park. An old coach house at the rear of No. 33 was refused for redevelopment. Would be concerned if more buildings would encroach on open land. Worried about overlooking from more houses. Development over a watercourse may well cause flooding. Concerned about extra traffic. Will remove the openness of the green belt. The footprint appears larger, the gardens look larger, would like outbuildings restricted. What will happen to the grounds? Why was no mention made about the works to Rothwell Road? What is happening to the trees in Rothwell Road? How will surface water be removed and how would more

land be taken away to make an adopted road? Loss of amenity to No. 28A. Why has developer submitted outline application when CC/EPF/102/98 states restrictions 30 metres east of the forest boundary? Cannot see that the developer has allowed a footpath to the back entrance of the building. Will residents walk along an unlit road, what about road safety? Will there be provision for street lighting? This would cause light pollution. What about the existing outbuildings within the grounds, will there be restrictions on these?

31 PIERCING HILL (Further representation) – Errors on application forms regarding demolition and lopping/felling trees. Am opposed to loss of land within the green belt. Cannot see that this represents very special circumstances; loss of a coach house to make way for a car park just slightly closer to the college building than the original ones. Concerned about final position of house and may end up nearer the forest, particularly as a restriction on CC/EPF/102/98 was 30 metres east of the boundary. As the cottage has been extended since 1948, will any further extensions be granted that make a replacement materially larger? Would permitted development rights be removed? Any position within the site would be more imposing than the current creation, more imposing and create overlooking. Are there special circumstances to warrant enlarging the curtilage? Why does this not adjoin the Wansfell site? Current wooden hut has never been lived in and is a garage with room above and no services except electricity. The Pagoda is not listed. What is to occur with the remainder of the site? The road is not in the application site and proposal to widen it should not be included. I have problems with natural springs, and Wansfell takes a lot of water from the forest, which runs into the ditch. Concerned about flooding. Do not want trees removed, and the construction of a road to the boundary will result in this. Why can't the current car parks be used in this development? If the car parks are lit I would worry as to the effect this would have on wildlife. Right of way into the woods has been taken away.

36 PIERCING HILL – Objections. 1) What will happen to the remaining land? Development here would set a dangerous precedent. 2) Would strongly object to any access over the existing track at the side of my house. Would ask that development is in keeping with the surrounding area.

33 PIERCING HILL – Object. Errors on application form. Object for following reasons: 1) Car park will require lighting that will be intrusive. 2) Car park will introduce more noise than we are used to. 3) Moving the property nearer the forest impinges on Green Belt land adjacent to Epping Forest. 4) Outline plan indicates that dwelling will be larger, against GB15A. 5) Concerned about the access and implications on drainage gully. Adequate parking exists for a smaller number of flats, so knocking down a perfectly good building is wrong. If you grant permission for this development it paves the way for the 2030 application to be approved. What are the plans for the remainder of the grounds? Recent refusals set precedents and it would be wholly undesirable if this were approved.

CONSERVATORS OF EPPING FOREST – As this application is in outline only it is not possible to consider the full impact that a new building in this location might have on the interests of the adjoining Special Area of Conservation. I believe that the Conservators would, in principle be opposed to this application.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – The alteration of the red line does not alter the original views of the society. This large area of grounds contains many protected trees is the one closest to the forest and the SSSIs needing most protection from development. Whatever the outcome of this proposal no further development should be allowed. The plans indicate the alteration of the existing access. Concerned about constant backing up of vehicles. Application appears to widen the access which is not in the ownership of the applicant and would be a further intrusion of green belt. Society is of the view that the development should be scaled back as it does not comply with the local plan or PPG2. Any applications that are granted should seek the protection and prevention of further development of the grounds close to the forest.



45 FOREST DRIVE – Overdevelopment of site to the detriment of the area. Will increase on street parking and cause problems of traffic flow. This will set a precedent and would destroy the character of the village forever.



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**Item No: 6**  
Scale: 1:2500



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2106/05
<b>SITE ADDRESS:</b>	2 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr & Mrs Caira
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension and part two and part single storey rear extensions.
<b>RECOMMENDED 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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation 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.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

**Description of Proposal:**

It is proposed to erect a two storey side extension to this semi-detached house.

At the side, the proposed extension would be some 2.9m wide. Both its ground and first floor frontages would be set back from the existing front wall of the house. At the rear, the extension would project about 2.8m beyond the rear elevation of the house; its ground floor part would be

sited on the boundary with no 4, but its first floor part would be sited some 5m from that boundary. It would be finished in a mixture of hipped and gabled roofs.

### **Description of Site:**

The application site lies within the built up area of Theydon Bois, in a residential neighbourhood. It is occupied by a two-storey semi detached house, finished in white pebble dashed walls and a plain tiled roof.

Building lines with the attached house to the north west, no 4, are generally uniform. The southeast boundary of the site abuts the end of rear gardens of houses in Orchard Drive.

### **Relevant History:**

None.

### **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 bulk of the side extension would be largely hidden from the adjoining house at no 4. The single storey element at the rear would not exceed the projection of an existing ground floor extension at no 4. The first floor rear part would project some 2.8m beyond the rear wall of that adjoining dwelling but at a distance of some 5m. Moreover, the proposed extension would be sited about 20m from the rear of the nearest house in Orchard Drive. Having regard to these matters, it is considered that the development will maintain an adequate separation to neighbouring houses. The only first floor flank windows proposed would serve bathrooms and as such they can be obscure glazed to prevent any undue overlooking of houses in Orchard Drive. Therefore, it is considered that the development would not harm the amenities of neighbouring residential properties and that it complies with policy DBE9.

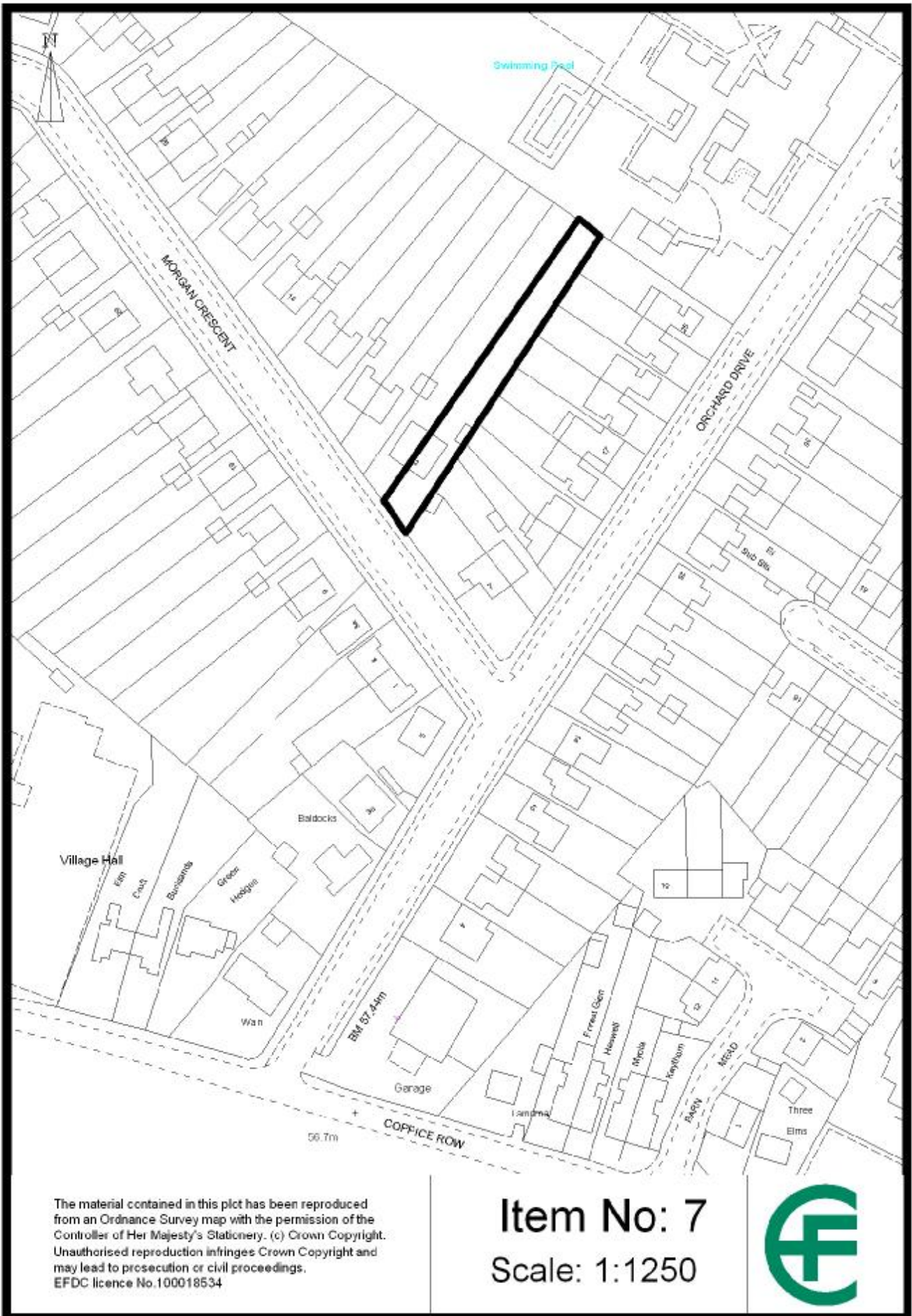
The proposed extensions have an unusual design, particularly noticeable when viewed from the front. However, there are large side dormer windows at both nos. 4 and 6, which are more conspicuous features, and as such, in this context, the overall appearance of the development is considered acceptable. The side extension would be sited very close to the southwestern flank boundary of the site. However, that boundary borders rear gardens, and therefore it would maintain an adequate visual separation with the houses in Orchard Drive. Moreover, the frontage of the extension is set back from the existing front building line by a significant amount. As a result, it is considered that the extension would not appear as a cramped or intrusive feature in the locality. Therefore, it is considered that the development would not harm the character and appearance of the existing building and the street scene, and that it complies with policy DBE9.

**Conclusion:**

The provisions of the relevant local plan policies are met and approval is recommended.

**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Objection: We are concerned that this extension goes up to the boundary.



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**Item No: 7**  
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