

Report Item No: 1

APPLICATION No:	EPF/0121/12
SITE ADDRESS:	15 Elizabeth Close Nazeing Essex EN9 2HF
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Gino Graffato
DESCRIPTION OF PROPOSAL:	Retention of detached outbuilding, garage and games room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534447

CONDITIONS

- 1 The development hereby approved shall only be used for the garaging of vehicles, storage and as a games room (as shown on submitted plan no 2174-A2-01) and shall not be used for ancillary accommodation or occupied as a residential unit separately from the dwelling known as No15 Elizabeth Close.
- 2 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 E and F shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g)) and since it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).).

Description of Site:

No 15 Elizabeth Drive has recently been altered significantly and as such differs in appearance to other houses in the close. The dwelling is served by a large garden area approved as part of Application EPF/0072/98) following the change of use from a paddock area. An access track runs along the western boundary of the site. The site is separated from the access way by an existing fence and there is a screening of trees along the southern boundary of the site. There are a number of ancillary buildings within the garden area and one structure in close proximity to the site

is in ancillary residential use. The site is within the boundaries of the Metropolitan Green Belt and Lea Valley Regional Park.

Description of Proposal:

The proposal is a retrospective application following an enforcement investigation to retain an outbuilding which has been constructed, and is now substantially completed. The building is currently been used for the garaging of vehicles, ancillary storage and a games room. The building measures approximately 8.2m x 6.0m and has an eaves height of 2.5m and a ridge height of 4.6m. Two dormer style windows are located on the front elevation of the building. The structure has a featherboard finish on a brick plinth with a pan tiled roof.

Relevant History:

EPF/0703/86 - Outline application for the erection of a dwelling. Grant Permission - 04/08/1986.

EPF/0703A/86 - Details of detached dwelling. Approved – 27/02/87.

EPF/0036/93 – Barn in rear paddock. Grant Permission – 05/04/93.

EPF/0072/98 - Change of use of paddock to garden land and installation of swimming pool, greenhouse and two small sheds.(retrospective application). Grant Permission - 01/06/98.

EPF/0014/99 - Erection of a single storey rear extension. Grant Permission – 08/03/99.

EPF/0205/10 - Removal of a pitch roof over a 2 storey bungalow and construct new 1st floor level with new pitch roof. Ridge and eaves height to match neighbouring two storey house. Refuse Permission – 04/06/10.

EPF/1190/10 - Removal of a pitch roof over a 2 storey bungalow and construct new 1st floor level with new pitch roof. Ridge and eaves height to match neighbouring two storey house. Grant Permission – 13/08/10.

Policies Applied:

CP2 – Protecting the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE4 – Design in the Green Belt

DBE9 – Loss of Amenity

GB2A – Development in the Green Belt

GB7A – Conspicuous Development

GB10 – Development in Lea Valley Park

SUMMARY OF REPRESENTATIONS:

15 neighbours consulted – 6 replies received (including petition).

HOLMBROOK: Objection (2 Letters). Land forms part of Lea Valley Regional Park. Conifer trees will cast a shadow over my vegetable patch and should be limited to 2.5m in height. Concern that the garage will be converted to a separate dwelling this should be controlled by condition.

Petition signed by five neighbouring properties (NETHERBROOK, ROSEMOUNT, PASTORAL, Y-DERI, FAIRPENNY): Objection. Concern building could be converted to residential. Concern development is retrospective and that this piece of land was originally for animal grazing.

NAZEING PARISH COUNCIL: Objection. A barn building at the site is already in residential use apparently in flagrant breach of planning regulations and there is concern that the same could happen with this building. Access to the garden is via an access to a public play area. The site is within Lea Valley Regional Park.

LEA VALLEY REGIONAL PARK AUTHORITY: No Objection. Subject to the understanding that the garden area has already been approved and that permitted development rights for outbuildings and extensions will be removed.

Issues and Considerations:

The main issues relate to Green Belt, Lea Valley Regional Park, design, amenity, consultee comments and the planning history of the site.

Green Belt/Lea Valley Regional Park

There is an existing building at the site shown on submitted drawing 2174-A4-02 which was originally approved as a barn to serve a rear paddock (EPF/0036/93). The approved scheme contained a restrictive condition that the building should "only be used for storage purposes and animal husbandry". In 1998 an approval of planning application EPF/0072/98 permitted the retrospective conversion of the paddock to garden land with associated outbuildings. This approval did not remove the restrictive condition which was previously applied. The property has changed ownership since the 1990's applications and the outbuilding approved in 1993 is now in ancillary residential use, housing elderly relatives.

Where there has been a breach of planning control concerning a use in contravention of a planning condition the development is time immune from enforcement action 10 years after the beginning of the breach. The length of time of this use is not readily known but enforcement action has been initiated to ascertain the recent planning history in terms of use for this building. In any event having regard to the 1998 change to garden land, the use of the building as ancillary accommodation is a suitable development and not one which the Local Planning Authority would take particular issue with. The planning application in 1998 allowed retrospectively the conversion of the land from paddock to garden with a condition attached removing permitted development rights for outbuildings and hardstanding. Officers expressed concern at the time that the outbuildings were time immune but the change of use of the land was perhaps not. This could potentially have led to a nonsense where the applicant could not use his garden but the outbuildings could not be lawfully removed. Consent was rather reluctantly granted for such a large change of use of Green Belt land with the permitted development restriction in place.

This proposal seeks retrospective consent for the retention of this outbuilding/garage. The building contains two under croft style parking spaces, an ancillary storage area and a games room at first floor level. The existing property has space to the front to park at least two vehicles and two small storage buildings have previously been approved at the site. It is reasonable to expect that a dwelling of this size is served by a double garage and storage area. There is an argument that such facilities could be contained, with modification, within existing buildings at the site. The games room at first floor level is a desirable as opposed to necessary requirement at a Green Belt property.

Members are asked to consider officers' advice that this is an inappropriate development within the Green Belt/Lea Valley Park and that enforcement action would be justifiable. The dwelling is amply served by ancillary structures and previous concerns have withdrawn permitted development rights for outbuildings. However, notwithstanding this view, the structure does primarily provide for the garaging of vehicles, and although no information is provided it is understood that the ancillary accommodation provides for elderly relatives. The building is located within an approved garden area, on the edge of the village in a development of houses, and is relatively well screened from view. It is also the case that a lot of outbuildings can be constructed as permitted development, though not in this case. Officers' are of the opinion that this renders the development a balanced case and impact on openness is therefore not as clearly evident. The view is reiterated that this is a desirable as opposed to justifiable development but on balance is acceptable.

Concern has been expressed by neighbours of the development, Lea Valley Park, and the Parish Council that the building, the subject of this application, could be used as another residential annexe or separate residential unit. The Local Planning Authority shares this concern and the adjacent access road is noted. A condition that the building remains as approved and is not converted to either ancillary or separate residential use is deemed necessary. Members may feel that a Unilateral Undertaking preventing future separation is deemed necessary to bolster such concerns with legal certainty. However given local interest in this application, the potential of the building being separated off as a single dwellinghouse for ten years in breach of a condition is highly unlikely. A condition preventing further outbuildings or hardstanding is also necessary.

Lea Valley Regional Park has suggested a condition removing permitted development rights for house extensions. Permitted development rights should only be removed if necessary. The original dwelling has been significantly altered such that there are no viable options to extend the dwelling under permitted development rights.

Design

The outbuilding has been completed and the design is generally acceptable and suitable within a rural location.

Amenity

There are no immediate neighbours to this development and it would have no impact on amenity.

Consultee Comments

A neighbour has expressed concern that submitted plans indicate conifer trees along the eastern boundary of the site but there are none in place. The concern is that such trees will cast a shadow on the adjacent vegetable patch. This is not a material planning consideration.

Conclusion:

Concern with regards to this development from interested parties and statutory consultees are duly noted. The development is not strictly in accordance with Green Belt policy and the refusal of consent would be reasonable. However having regard to all material planning considerations officers have formed the view that the proposal should be granted consent subject to a number of restrictive conditions.

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

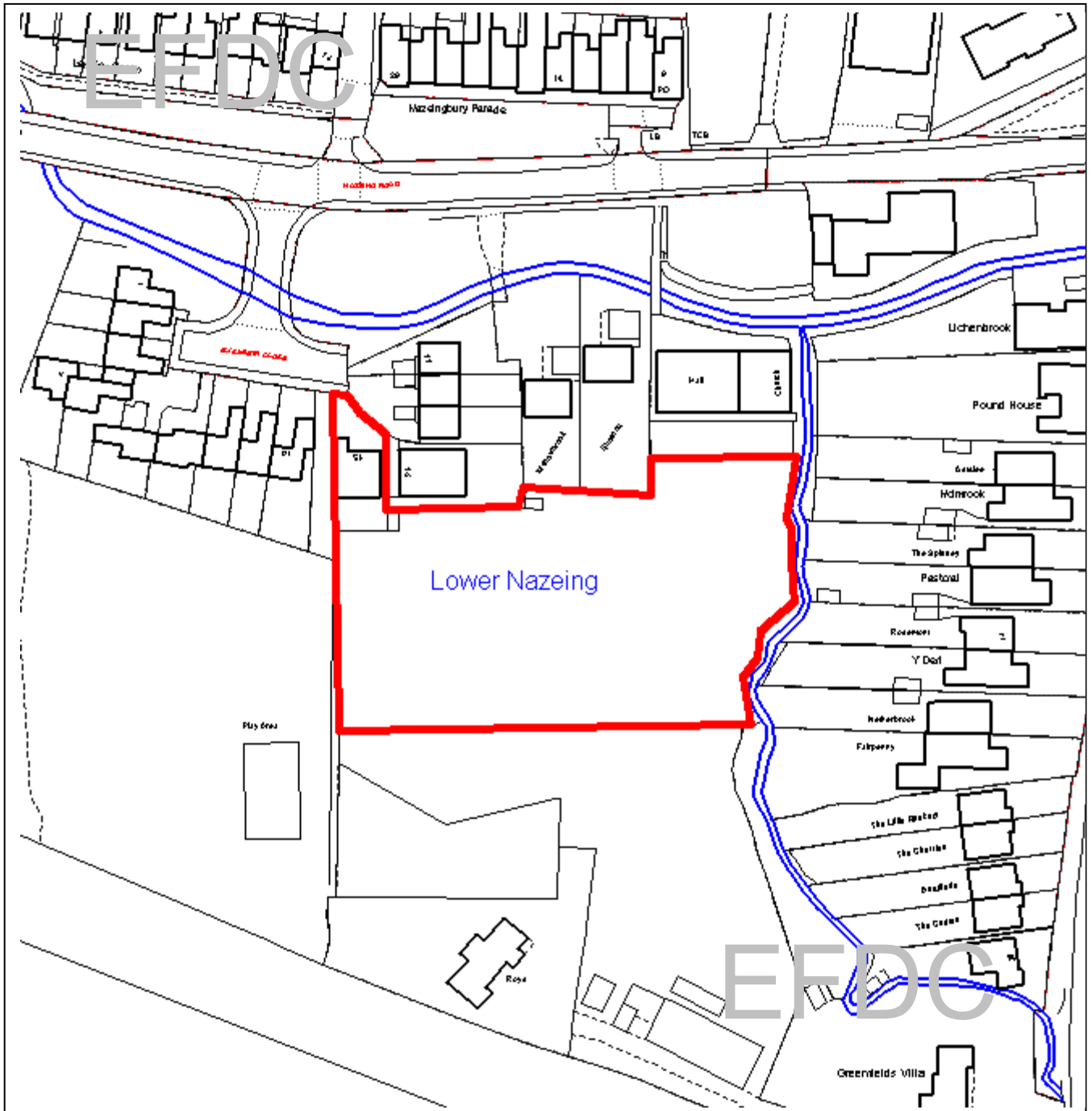
***Planning Application Case Officer: Mr Dominic Duffin
Direct Line Telephone Number: (01992) 564336***

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



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/0121/12
Site Name:	15 Elizabeth Close, Nazeing EN9 2HF
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0125/12
SITE ADDRESS:	110 Brooker Road Waltham Abbey Essex EN9 1JH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	English Rose Estates Limited
DESCRIPTION OF PROPOSAL:	Change of use on ground and first floor to D1 College/Community Centre.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534467

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 hereby permitted will be completed strictly in accordance with the approved drawings nos: Ordnance Survey Location Plan date stamped 18/01/12, W01, W02, W03 (Existing plans), W03 (Proposed plans), W04
- 3 The premises shall be used solely for D1(c) and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 4 The use hereby permitted shall not be open to students outside the hours of 09:00 to 18:00 on Monday to Saturday and at no time on Sundays and Bank/Public Holidays.
- 5 No more than 20 students shall be on site at any time.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a three storey commercial property located on the southern side of Brooker Road. The site is located within the Brooker Road industrial estate and is designated as an employment area in the adopted Local Plan. The change of use relates to the ground and first floor office area, with the second floor remaining as B1 use. The entire building is served by parking areas to the front and rear of the building. Access to the industrial estate (and the site) is via Cartersfield Road to the east (vehicular and pedestrian) and Brooker Road to the north (pedestrian).

Description of Proposal:

Consent is being sought for the change of use of the ground and first floor B1 offices to a D1 College/Community Centre. The intended use of these premises would be for 'unengaged individuals' who struggle to fit in their schools. The anticipated plan is that such individuals would undertake Maths and English classes at their respective schools and will be transported by minibus to the application premises to engage in vocational courses before being transported back to their schools.

Relevant History:

EPF/0335/88 - New light industrial building to replace abattoir – approved/conditions 06/06/88
EPF/0278/09 - Change of use of ground floor office to A3 use – approved/conditions 30/06/09
EPF/1449/11 - Change of use on first floor to D2 Gymnasium – approved/conditions 05/09/11

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP3 – New development
CP6 – Achieving sustainable urban development patterns
CP7 – Urban form and quality
E1 – Employment areas
E4B – Alternative uses for employment sites
E5 – Effect on nearby developments
ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking

Summary of Representations:

A Site Notice was displayed on 01/02/12.

WALTHAM ABBEY TOWN COUNCIL – Object as there is already one youth facility in the area that previously caused problems. The area is of a very mixed use (leisure, retail and commercial) and the Town Council feels it is not a suitable use of site and that it should be considered for commercial use, rather than D1 College/Community Centre use.

Issues and Considerations:

The key issues in relation to this application are the impact on the existing employment area, the surrounding area, and with regards to highways and parking provision.

The application site is within a designated employment area. Local Plan policy E1 states that *“the redevelopment of existing sites or premises or their change of use to uses other than business,*

general industry or warehousing will not be permitted". However policy E4B nonetheless addresses 'alternative uses for employment sites' and states:

Where it can be proven that there is no further need for employment uses on a particular site, the Council will permit alternative uses which fulfil other community needs and which satisfy other policies of the plan.

The site is located within a designated employment area on the edge of the built up area of Waltham Abbey, which is a large predominantly residential town that is served by, albeit limited, sustainable transport. As confirmed by the Town Council, Brooker Road Industrial Estate has diversified over the years to include a mix of uses including leisure, community use and retail and also serves as the vehicular access into Town Mead recreation ground. Due to this it has clearly been accepted that alternative uses are acceptable in this estate.

The first floor section of the building has previously been approved for a change of use to a gymnasium (D2) as it was considered that sufficient marketing had taken place to justify the loss of this part of the site. Whilst no marketing evidence has been specifically provided with this application, the previous decision clearly considered that sufficient marketing had taken place on the site at that time (September 2011) and included a letter from Duncan Phillips Ltd. (Estate Agents) dated 26th August 2011 that stated "*despite marketing the above premises on your behalf over the last 2 years we have been unsuccessful in securing long term tenants*". It goes on to specify that "*market conditions are difficult at present and Waltham Abbey does have a dearth of empty offices which are being offered at competitive prices*" and confirms that "*we will continue to offer these offices on your behalf and advise of any interest shown*". Since this date the site has continued to be marketed as a B1 Office building, with the details currently still available on As such, this is considered to clearly prove that there is no further need for commercial B1 use on this site. Additionally, there are other office units within Brooker Road currently being marketed for commercial purposes, which shows further lack of market demand for office use in this locality.

As stated within policy E4B, if it is proven that there is no further need for employment uses on a site then alternative community uses should be considered. With regards to the proposed use as a school/community centre (D1), it is stated that the intention of the proposed use would be to provide vocational courses to unengaged individuals. This would involve a minibus transporting said individuals from their local schools (where they would undertake their Maths and English classes) to the site where they will engage in vocational courses before being transported back. The number of students would be relatively low (between 10 and 20 at any one time) and the school would be used between the hours of 10am and 3pm three or four days per week. No information has been received with regards to the proposed 'community centre' aspect of the development, however it is presumed that the applicant considers the type of use to fall between the classifications of a school and a community centre, rather than this forming a separate use. Such a proposed use would be considered to constitute a 'community use' and would therefore be considered acceptable as an alternative use to this site.

Whilst the Town Council do not consider this site as being suitable for the proposed use and feel that this may cause 'problems' (although the suspected problems are not defined), there have been several units converted in Brooker Road Industrial Estate in recent years, including provision of a day care centre, karate academy, and the gymnasium on this site. None of these uses would traditionally be 'suitable' within an industrial estate, however the nature and character of Brooker Road has diversified over the years into a more mixed use estate. As such it is not considered that the provision of a community college facility would be unsuitable for this location.

The proposed college would still retain an element of employment and would offer training in vocational courses, which consists of training in a craft, trade, or professional position and would be broadly in line with the commercial uses of the industrial estate. As such the proposed use is considered to be acceptable in this location. Tight restrictions on the use of the building could be

imposed to ensure this unit is not used as a general school which, if unrestricted, could result in a high number of students visiting this site and could cause traffic, parking, and/or safety concerns. However a restriction on the number of students on site at any one time would successfully protect against this. Furthermore a restriction of the hours of use could be imposed to control unsocial opening times, although this may not be considered as essential.

There are currently 36 parking spaces associated with this site, which would serve the college/community centre and any existing B1 element retained on the second floor. Whilst there are known issues with parking problems within this industrial estate the low number of students proposed would not result in a requirement for significant off street parking provision.

Conclusion:

The site has been marketed for B1 business purposes for a period of at least two and a half years without any interest, and planning permission has previously been granted for a change of use of the first floor as a gym. The proposed vocational college would constitute a community use, which is the preferred alternative use stated within policy E4B, and subject to restrictions would be suitable to this site. As such the application complies with the requirements of the relevant Local Plan policies and is therefore recommended for approval.

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

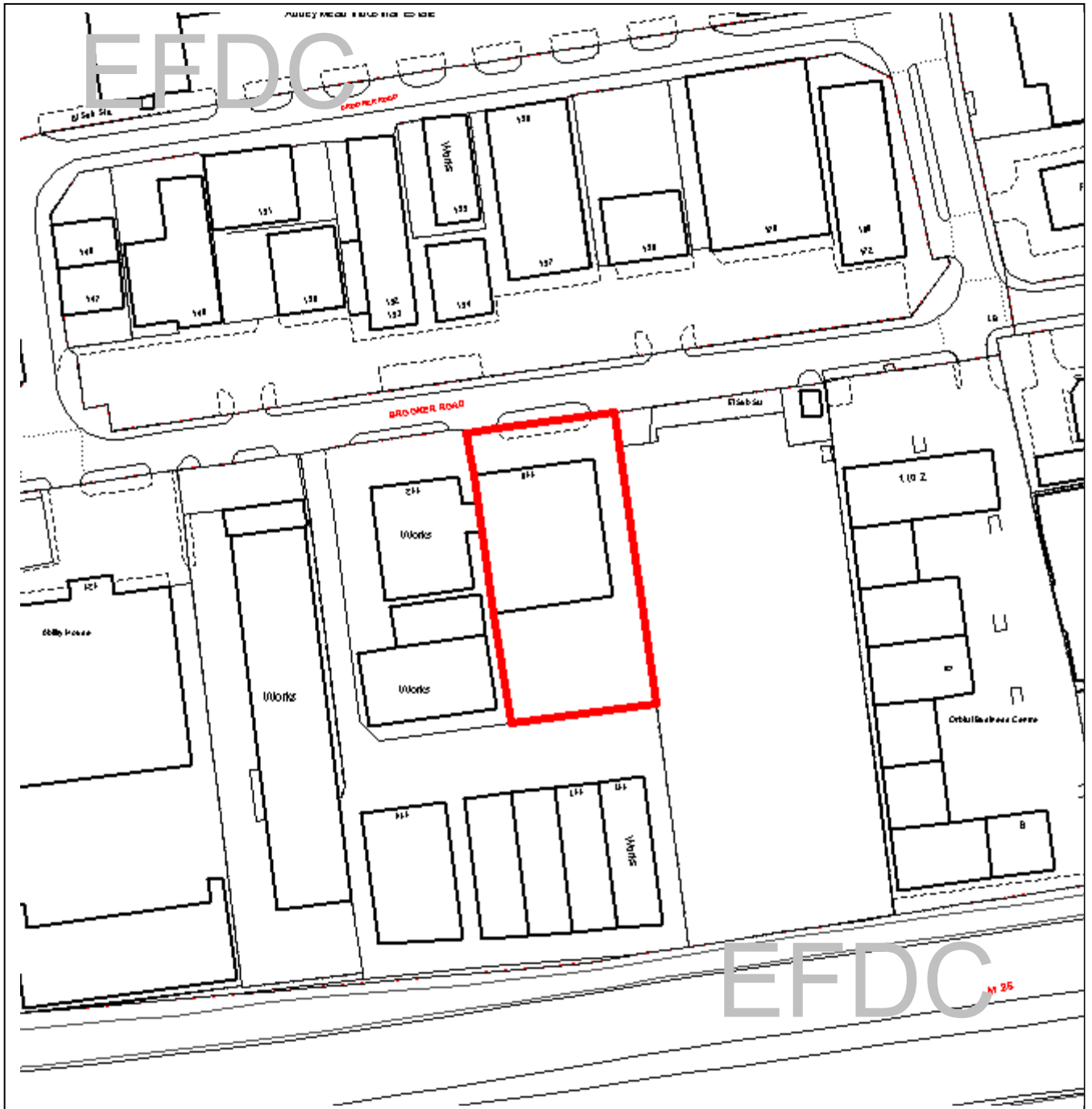
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/0125/12
Site Name:	110 Brooker Road, Waltham Abbey EN9 1JH
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0166/12
SITE ADDRESS:	Woodside Barn Paynes Lane Nazeing Essex EN9 2EY
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr John O'Connor
DESCRIPTION OF PROPOSAL:	Change of use from a single dwelling to three self contained dwellings with minor external alterations.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534667

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D, E and F or Part 2 Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 The dwelling shall be completed in accordance with the approved plans and the approved garaging and storage areas shall thereafter be retained for that purpose and shall at no time be converted to habitable floorspace.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

Woodside Barn is located some 1 mile down Payne's Lane and as such the immediate area is rural in nature. The site is within the Metropolitan Green Belt and Lea Valley Regional Park. The barn forms one of a cluster of buildings, including Langridge Farm, a listed building, and Langridge Barn, which has also been converted to residential use (EPF/0211/98). A tennis court is located along the northern boundary of the building and there is hardstanding space to the east and south of the building for the parking of vehicles. A fenced off grassed area is situated to the east of the barn.

The barn structure measures 23.0m x 19.5 and is a modern building clad in weatherboarding.

Description of Proposal:

Consent is being sought to convert this single residential unit to three separate residential dwellings. The conversion from a granny annexe to a residential unit with garden area was granted, on appeal, on 03/03/08 (EPF/0232/07, APP/J155535/A/07/2057961). The building which currently contains a large number of bedrooms would be sub-divided thus;

Unit 1 – A self contained 1 bedroom unit on the ground floor.

Unit 2 – A four bedroom unit over two floors.

Unit 3 – A three bedroom unit over two floors.

A parking area and office above would also be retained along the western end of the building.

The application also includes minor alterations; chiefly a new door in the south elevation to allow access to Unit 3.

Relevant History:

EPF/0211/98 - Conversion of existing barn to self contained dwelling, change of use of existing outbuilding to provide a music room for existing dwelling, and erection of double garage attached to existing detached boiler house. Grant permission (with conditions) - 04/08/1998.

EPF/0190/02 - Conversion of existing barn to provide recreational facilities for Langridge Barn.

Refuse Permission – 05/04/02. Allowed on Appeal – 28/11/2002.

EPF/1090/04 - Conversion of barn to form new dwelling to be used in connection with Langridge barn as a "granny annexe". Grant Permission (with conditions) – 27/10/2004.

EPF/0232/07 - Change of use of granny annexe to separate dwelling with garden. Refuse Permission – 07/06/2007. Allowed on Appeal – 14/03/2008.

Policies Applied:

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment.

CP3 – New Development

GB2A – Development in Green Belt

GB7A – Conspicuous Development

GB8A – Change of Use or Adaptation of Buildings

GB9A – Residential Conversions

GB10 – Development in Lea valley regional Park

DBE1 – New Buildings

DBE2 – Effect on Neighbouring Properties

DBE4 – Design in the Green Belt

DBE8 – Private Amenity Space

DBE9 – Neighbour Amenity

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H4A – Dwelling Mix

HC12 – Development Affecting the Setting of a Listed Building

SUMMARY OF REPRESENTATIONS:

NAZEING PARISH COUNCIL: Objection. Inappropriate in the Green Belt, original application was for a granny annexe.

7 neighbours consulted and site notice displayed – No replies have been received.

LEA VALLEY REGIONAL PARK AUTHORITY: No Objection. This is under the understanding that the garden area is as previously approved and that a condition removing permitted development rights/landscape retention is attached to any approved scheme.

Issues and Considerations:

The main issues to consider are whether the proposal is appropriate within the Green Belt or Lea Valley Regional Park and issues relating to neighbour amenity, design, the setting of the listed building and road safety. The planning history of the site is another material planning consideration.

Green Belt/Lea Valley Park

The appeal to the Planning Inspectorate with regards to the Local Planning Authority's refusal of consent was allowed with conditions. Therefore the principle of the conversion of this building for use as a separate residential dwelling has been established. The issue is whether its sub-division would have an increased impact on the openness of the Metropolitan Green Belt.

Local Plan policy GB8A outlines that the reuse of existing buildings in the Green Belt can be an appropriate use. Council policy requires that business use is first discounted for such conversions but residential has previously been agreed as more appropriate for this building at this location (EPF/0232/07). The building is, and has, been capable of conversion without major works and this proposal only requires the addition of an entrance doorway. From a physical perspective the sub-division would have no greater impact on the Green Belt as the size of the existing building, and its residential use, would not change.

The proposed use would increase the amount of journeys to and from the site but taken in the context of other uses along Paynes Lane, i.e. large commercial nursery sites, the increase in traffic movement would not have a significantly adverse impact on the amenities of the Green Belt.

There is however some concern that the increase in residential units would increase need for ancillary outbuildings and hardstanding. The submitted plans do show garaging space which could contain two cars having regard to current Essex County Council parking space sizes (5.5m x 2.9m). The standards require a minimum of two spaces per dwelling for two + bedroom dwellings and one space per dwelling for one bedroom units. This would require a minimum requirement of five spaces for this development. There is ample space however for external parking in close proximity to the building. Each unit provides little in the way of storage space. This development could therefore potentially increase pressure for ancillary outbuildings and this is something that should certainly be controlled by appropriate conditions.

The Inspector previously concluded that a residential use would have no greater impact on openness than the ancillary use. It is logical that the need for such things as parking and ancillary storage for one residential dwelling would not be significantly different from an ancillary granny annexe. However this proposal would create three separate dwellings. There is the potential for the sub division of the agreed garden area into three separate garden areas. The need for additional domestic boundary treatments, garden furniture, flower gardens, lines of washing, play equipment and the general paraphernalia connected with modern living would have some impact on openness. This could be reduced by an appropriate condition removing permitted development rights; however other piecemeal harm as listed above could not be prevented. It is the opinion of the Local Planning Authority that this is not a strong enough concern to withhold consent, however members may feel that such additional paraphernalia would have an excessive impact on the character of the Green Belt and Lea Valley Regional Park.

The site is clearly in an unsustainable location and reliance on the private car will be prevalent contrary to local and national planning objectives. The Planning Inspector previously stated that although the building is in an unsustainable location this was the case with most barn structures which tend to be located away from services. It was therefore deemed preferable to reuse a solid, substantial building notwithstanding its sustainable location. This view is supported with this application.

It is therefore concluded that on the issue of the development's location within the Metropolitan Green Belt and Lea Valley Regional Park although some impact is recognised the proposal is deemed acceptable.

Neighbour Amenity

The three newly created dwellings would have no serious impact on neighbour amenity and each individual use would have adequate privacy. The garden area which could be sub-divided or used as a communal area would provide adequate amenity space.

Design/Setting of Listed Building

The design of the building will remain largely unchanged and as the existing use is residential it would have no impact on the setting of the listed building.

Road Safety

The development would utilise an existing access to the site and although there would inevitably be an increase in traffic it would not be harmful to road safety.

Permitted Development Rights

Previously permitted development rights have been removed for Part 1 Classes A-F and this is still deemed necessary. There is further concern about how the existing garden could be sub-divided and fenced off and its impact on the Green Belt/Lea Valley Regional Park. It is therefore also deemed necessary to remove permitted development rights for Part 2 Class A (Means of Enclosure). This would not preclude boundary treatments it would just provide a level of Local Planning Authority control where the impact of such structures could be judged accordingly.

Conclusion:

There are some reservations about the sub-division of this dwelling to three separate houses, however on balance it is considered that the reuse of an existing building outweighs concerns about the unsustainable location and the associated paraphernalia of modern day living. The proposal is deemed acceptable with regards to all other material planning considerations. It is therefore recommended that this application is approved with conditions.

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

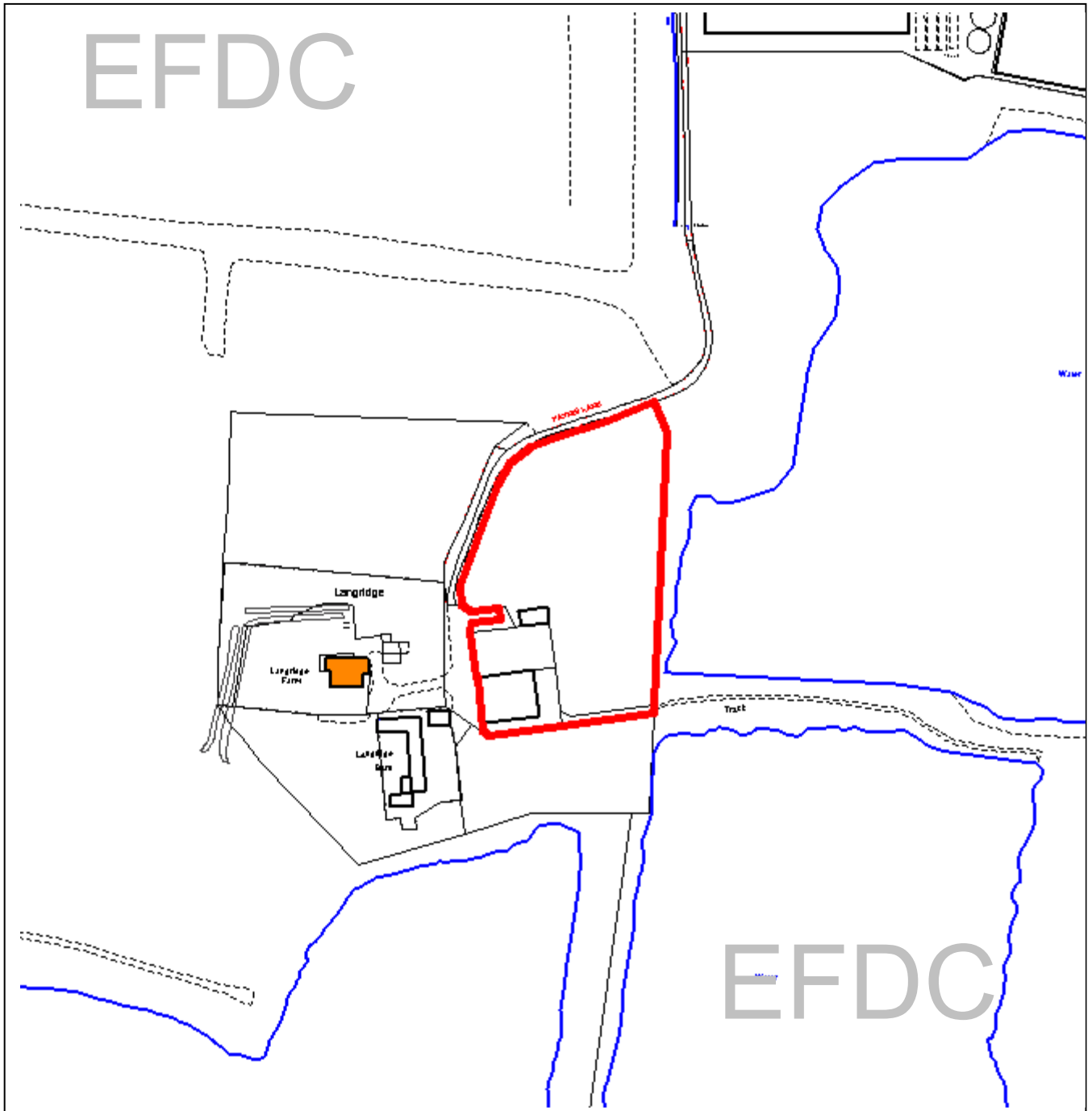
***Planning Application Case Officer: Mr Dominic Duffin
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Agenda Item Number:	3
Application Number:	EPF/0166/12
Site Name:	Woodside Barn, Paynes Lane Nazeing, EN9 2EY
Scale of Plot:	1/2500