

Report Item No: 1

APPLICATION No:	EPF/0633/12
SITE ADDRESS:	Pear Tree Corner Tylers Cross Nursery Epping Road Roydon Harlow Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr William Breaker
DESCRIPTION OF PROPOSAL:	Retention of one single unit and 4 touring caravans.
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=536336

CONDITIONS

- 1 The additional caravans shall only be occupied for residential purposes by the following named persons and any resident dependants:

Ms Kathleen Breaker
Ms Jade Louise Breaker
MS Madeline Breaker
- 2 No more than two mobile homes and four touring caravans shall be stationed on the application site (6 structures in total), as identified in the submitted plans, at any given time.
- 3 The site shall be used for residential purposes only and no commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items not ancillary to the residential use. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.
- 4 Within 3 months from the date of this decision, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority, and any drainage works shall be implemented and retained thereafter in accordance with such agreed details.

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 site is irregular in shape and the four touring caravans and static unit for which consent is sought are already in place. This therefore would result in a total of two static mobile homes and four touring caravans on the site. The site is demarcated by close boarded fencing and is surfaced in a pea shingle.

The immediate area is characterised by plots housing gypsy/traveller families and a number of nursery sites containing large glasshouse buildings. The site is accessed down a long track, off Epping Road. The entire site is within the boundaries of the Metropolitan Green Belt.

Description of Proposal

The applicant seeks consent to retain the additional mobile home and four touring caravans for use by his three daughters.

Relevant History

There is a long history of planning applications in the immediate area around Tyler's Cross for Gypsy/Traveller uses. The enforcement reference for this proposal is;

ENF/0360/11 - Unauthorised gypsy caravans. 30/06/11.

Policies Applied

GB2A - Development in the Green Belt.
H10A - Gypsy Caravan Sites
DBE2 – Effect on Neighbouring Properties
CP2 - Protecting the Quality of the Rural and Built Environment
LL1 - Rural Landscape
LL2 - Inappropriate Rural Development

Summary of Representations

2 neighbours consulted and site notice displayed – no replies received.

PARISH COUNCIL: Objection. Inappropriate development in the Green Belt, why four touring caravans? We were of the opinion that Epping Forest District Council was no longer under pressure to provide Gypsy/Traveller pitches.

Issues and Considerations

The main issues to consider relate to the site's location within the boundaries of the Metropolitan Green Belt and whether any special circumstances exist which would justify a departure from normal Green Belt policies of restraint.

Green Belt

The site lies within the Metropolitan Green Belt and the proposal constitutes inappropriate development which, by definition, is harmful to the Green Belt. Policy H10A of the Local Plan Alterations states: "*In determining applications for Gypsy Caravan sites within the Green Belt the Council will have regard to (i) whether there are any very special circumstances which would justify an exception to the Green Belt policies of restraint, and (ii) The impact on the openness of the Green Belt and the character and appearance of the Countryside*". As such planning permission should only be given if there are considerations that outweigh this harm.

The immediate area consists of a large number of established Gypsy/Traveller plots and they house the applicant (Mr Breaker) and members of his wider family. Mr Breaker states that the caravans would be used by his three daughters for residential accommodation. The wider site is long established as a Gypsy/Traveller site and there is a recognised need for additional Gypsy/Traveller pitches in the district. This is an important material consideration which adds considerable weight in favour of this proposal.

The immediate surrounds is therefore in established use as a Gypsy/Traveller site and the applicant's daughters do have family ties to this site. From this perspective an intensification in the use of the site for additional provision for Gypsy/Travellers is appropriate and in compliance with Policy H10A. Although the site is more populated than was previously the case it is evident that the increased numbers can be accommodated without any serious reduction in amenity levels. Furthermore the development would provide the daughters with a suitable level of accommodation in close proximity to their families. The children have attended school in the area and have therefore clear links to the wider community around Roydon. The site is a reasonable distance to the village in order to provide reasonable access to services provision. There are no concerns with regards to road safety as an established accessway would be utilised.

The site is within the Metropolitan Green Belt, however the immediate surrounds consist of other Gypsy/Traveller families and large scale nursery and light industrial buildings. Taken in this context this development would not compromise the openness of the Green Belt or the purposes of including land within it. The plots would be surrounded on all sides by development and as a location to increase the number of pitches in the district, this site is very suitable to help meet this need.

The National Planning Policy Framework (NPPF) states at Para. 88 that considerable weight should be given to any harm to the Green Belt and that "very special circumstances" will not exist unless the harm to the Green Belt is clearly outweighed by other considerations. In this instance the impact on the purposes of including land within the Green Belt is marginal and any harm is outweighed by the need for additional pitches in this district and the suitability of this site. This therefore amounts to very special circumstances which in this instance outweighs the marginal harm to the Metropolitan Green Belt.

Conclusion:

It is considered that appropriate weight should be given to the unmet need for Gypsy/Traveller pitches within the district and this site appears relatively suitable to help meet this need. The immediate area is well developed and the development does not appear visually prominent within the Green Belt. It is therefore recommended that the 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:

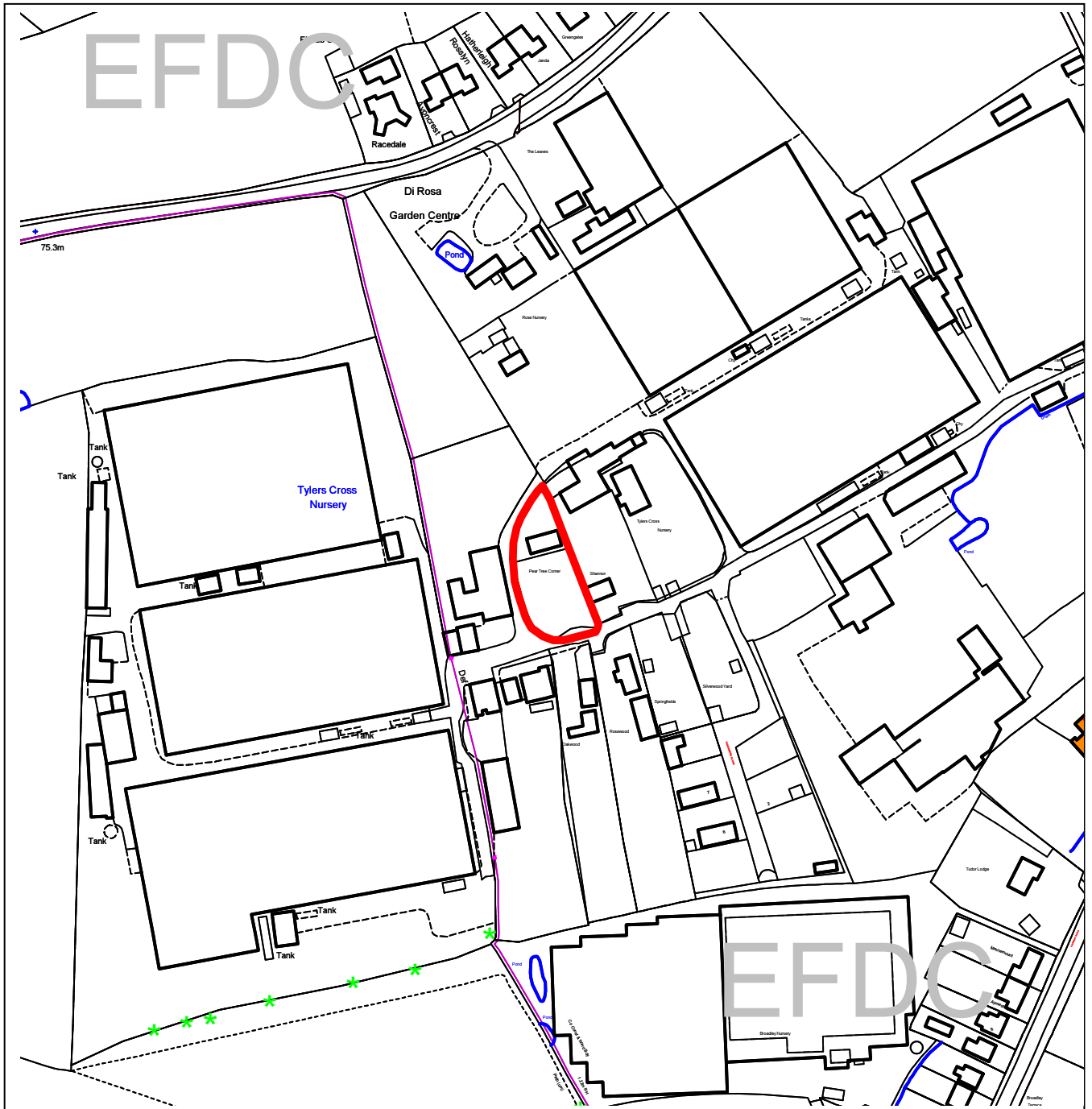
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 56433***

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



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:

1

Application Number:

EPF/0633/12

Site Name:

Pear Tree Corner, Tylers Cross Nursery
Epping Road, Roydon, EN9 2DH

Scale of Plot:

1/2500

Report Item No: 2

APPLICATION No:	EPF/0686/12
SITE ADDRESS:	Land Rear of 66 -70 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Bidmead, Mrs Constantino, Mrs Smith Mrs Cooper
DESCRIPTION OF PROPOSAL:	Minor material amendment of planning permission EPF/2556/11 (Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close. Amendment to rectify inconsistencies of previously approved plan.
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=536560

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 drawing no: D 305 100, D 305 104, A 305 105
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until the hedge on the western boundary of the site and the trees shown on the approved plan No BF/6111.001 (received 15th December 2011) as being retained (and any trees whose canopies overhang the site) have been protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus material have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made without the prior written consent of the local planning authority.

- 5 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 6 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) the parking of vehicles of site operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials used in constructing the development
 - d) wheel cleaning facilities
 - e) measures to control the emission of dust and dirt during construction
 - f) a scheme for recycling/disposing of waste resulting from site preparation and construction works
- 7 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 8 The garages and car parking spaces hereby permitted shall be provided before the occupation of the dwelling hereby permitted and shall be kept available for the parking of motor vehicles at all times. The garage/car spaces shall be used solely for the benefit of the occupants of the dwelling of which forms part and their visitors and for no other purpose and shall be permanently retained as such.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 10 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 17.30 Monday to Friday and 09.00 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.

This application is before this Committee since it for a type of development that cannot be determined by Officers if more than two 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:

The site is formed from the rear of gardens serving 66-70 Western Road. The proposed plot maintains a comparable depth to that provided along the eastern side of Wheelers Close and the proposed dwellings would front Wheelers Close opposite numbers 7 and 9. The application site would be accessed from a private access off the existing turning head in Wheelers Close. The ground level rises from the entrance from Wheelers Close to Western Road and beyond. There is a drainage ditch indicated to be for run off in the locality that runs inside and along the western

side of the site adjacent to the boundary. The application site is within the built up area of Nazeing, outside of the Green Belt and Conservation Area.

Description of Proposal:

This proposal is a minor material amendment application to rectify inconsistencies with the previously approved plans. The application **is not** proposing any increase over and above the size of the dwellings previously approved, however it is simply ensuring that all plans show the correct size and location of the dwellings and size of the site, rather than having inconsistent plans as previously approved.

Relevant History:

EPF/0054/11 - Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close – refused 09/06/11 (allowed at appeal on 11/11/11 - copy of appeal decision attached as Appendix 1)

EPF/2556/11 - Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close (amended application to provide larger kitchen areas, changes to and new windows, increased front porch roof and alterations to front parking area at No. 8 Wheelers Close) – approved/conditions 23/02/12

Policies Applied:

DBE1 - Design of new buildings

DBE2 - Effect on neighbouring properties

Consultation Carried Out and Summary of Representations Received:

25 neighbouring residents were consulted and a Site Notice was displayed on 04/05/12.

PARISH COUNCIL – None received at time of producing the Committee Report.

1 WHEELERS CLOSE – Objections as those previous. The dwellings appear to be becoming bigger and bigger and totally out of proportion to Wheelers Close.

5 WHEELERS CLOSE – Objection as this will further enlarge the dwellings.

7 WHEELERS CLOSE – Objections as those previous. The dwellings appear to be becoming bigger and bigger and totally out of proportion to Wheelers Close. It also appears that the access has changed.

Issues and Considerations:

The original proposal for two dwellings on this site was allowed at Appeal, and a subsequent amended application enlarging the properties was granted consent. As such the principle of the development has been agreed. It has since been raised by the applicant that the original and subsequently amended plans were inconsistent and did not all show/allow for the enlarged garage as required to meet parking requirements. As a result of this requirement the original plans were amended, enlarging the properties to a width of 9.35m. This enlarged size was shown on the plans and approved by both the Planning Inspector (re: EPF/0054/11) and the LPA (re: EPF/2556/11). However the changes that were made were only shown on the ground floor plan and on the street scene elevation, and not on the first floor plan and stand alone elevations. Furthermore, the street scene drawing, which showed the houses to the correct width, failed to show the correct distance from the boundary with No. 8 Wheelers Close. Due to this the site as shown on the street scene is wider than that on the location and site plan.

As a result of these inconsistencies, the construction of the dwellings at 9.35m in width would result in the closest dwelling being just 1m from the shared boundary with No. 8 Wheelers Close, rather than the originally shown 2m gap. If this were to be built as such then it would be difficult to enforce against, as the size of the dwellings would be correct, however the applicant wishes to address this issue so that there is an approved set of correct plans.

Due to the above, the only issues to consider in this minor material application is the impact on the amenities of the residents of No. 8 Wheelers Close and the overall design and impact on the street scene that results from a 1m distance from the boundary, rather than 2m as previously shown/assessed.

Given that the neighbouring property at No. 8 is benefiting from the provision of a garage as part of this development, which would be located between their flank wall and that of the closest new dwelling, there would still be a minimum distance of some 5.5m with this minor material amendment. The proposed new dwelling would still retain a 1m gap between the flank wall and the shared boundary, which complies with the requirements of the Local Plan, and the neighbouring residents at No. 8 Wheelers Close have not objected to this application. As such, it is not considered that this change would be detrimental to the neighbour's amenities.

The proposed development would continue to retain a 1m set back from the side boundary, which would protect against any future 'terracing effect', and would be no more harmful or dominant within the street scene as that previously agreed. Whilst neighbours have objected to this application on the basis that the dwellings are increasing in size, this is not the case. The dwellings have been approved at the size shown on the submitted plans, and this minor material amendment application is simply clarifying the situation and correctly showing the distance from the boundary.

One neighbour has stated that they believe that the access has changed as part of this application, however there is **no alteration** to the access arrangements as part of this proposal.

Conclusion:

This proposed minor material amendment application will not result in any enlargement to the dwellings, nor will there be any change to the access arrangements. The new properties can be built to the size shown on the plans submitted with this application, however the previous approved plans were wrong and failed to show the correct distance from the shared boundary with No. 8 Wheelers Close. The correct separation (at 1m) is considered to still be acceptable and would not be detrimental to the amenities of the neighbouring resident or the appearance and character of the street scene. As such, this minor material amendment application complies with 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



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/0686/12
Site Name:	Land Rear of 66 -70 Western Road Nazeing, EN9 2QQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0821/12
SITE ADDRESS:	Woodview Cottage Pynest Green Lane Waltham Abbey Essex EN9 3QL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr Russell Rackham
DESCRIPTION OF PROPOSAL:	Replacement of existing dwelling (Revised application)
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=537117

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: Promap Site Plan date stamped 27/04/12, COH/107/1, COH/107/10 Rev: A, COH/107/11 Rev: A, COH/107/12 Rev: A
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3

months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 8 No development shall take place until details of the proposed surface materials for the front driveway have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 10 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two 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).) and since it has been ‘called in’ by Councillor Stavrou (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(h))

Description of Site:

The dwelling is a detached bungalow with separate garage building to the rear, located on the south eastern side of Pynest Green Lane within the Metropolitan Green Belt. The dwelling is close to the junction of Pynest Green Lane and Wellington Hill and is in an elevated position to the properties to the east, and sits on lower land than the adjacent property to the southwest.

Description of Proposal:

Consent is being sought for the demolition of the existing bungalow and erection of a two storey detached dwelling. The proposed dwelling would be 11.6m in width and 8.7m in depth and would have a pitched roof to a maximum ridge height of 6.8m. The proposed dwelling would retain a gap of 1.35m from the shared boundary with the neighbour to the east (Brookside, Wellington Hill), and a minimum distance of 1.3m, and maximum distance of 1.9m from the shared boundary with the neighbour to the southwest (No. 1 Park Cottages, Pynest Green Lane). The new dwelling would be served by the existing access and front parking area.

Relevant History:

EPF/2238/11 - Erection of first floor extension over existing bungalow and single storey side addition to create two storey house – refused 14/12/11

EPF/0255/12 - Replacement of existing dwelling – withdrawn 12/04/12

Policies Applied:

GB2A – Development in the Green Belt

GB15A – Replacement dwellings

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE4 – Design in the Green Belt

DBE9 – Loss of amenity

LL10 – Adequacy of provision for landscape retention

ST4 – Road safety

ST6 – Vehicle parking

These policies do not significantly differ from the guidance contained within the National Planning Policy Framework (NPPF).

Consultation Carried Out and Summary of Representations Received:

9 neighbours were consulted and a Site Notice was displayed on 11/05/12.

TOWN COUNCIL – No objection, however concerns were expressed regarding the removal of the garage from the plans, therefore want assurance that there will be sufficient off-road parking.

1 PARK COTTAGES, PYNEST GREEN LANE – Object as this is inappropriate development within the Green Belt, due to overlooking, loss of visual amenity, loss of light, as it would be out of keeping with the surrounding area, and due to health and safety issues during construction.

BROOKSIDE, WELLINGTON HILL – Object due to loss of light, loss of privacy, as it would be out of keeping with surrounding properties, due to the impact on the neighbours trees, and due to potential structural and health and safety issues.

DELLBROOK, WELLINGTON HILL – Object as this would be inappropriate development, it would have an oppressive impact on the surrounding area, would be out of character with surrounding properties, would result in overlooking and loss of privacy, and would result in increased vehicle movements and highway safety concerns.

THE RISINGS, WELLINGTON HILL – Object due to overlooking, would be inappropriate development in the Green Belt, is out of proportion with neighbouring properties, it would be detrimental to the character of the area, and due to potential health and safety issues during construction and sewage problems.

Issues and Considerations:

The main considerations are the impact on the Green Belt, neighbouring residents, existing landscaping, parking and highway, and with regards to the overall design.

Green Belt:

A previous application to extend the property (to create a two storey dwelling) was refused for the following reasons:

The proposed development would not result in a 'limited extension' and would therefore constitute inappropriate development harmful to the openness of the Green Belt. No very special circumstances exist that clearly outweigh this harm and therefore the application is contrary to PPG2 and policy GB2A of the adopted Local Plan and Alterations.

This previous application for extensions to the dwelling more than doubled the floor area of the existing house, and therefore was considered inappropriate development. A further application was then submitted for a replacement house, rather than an extension, which was smaller than that refused under EPF/2238/11. Although the policy for replacement houses in the Green Belt differs from the considerations for an extension (as it requires that a replacement property “*not be materially greater in volume than that which it would replace*” – my emphasis), the previous application (EPF/0255/11) still proposed an increase in volume of around 70% over the existing dwelling. Again this was considered as inappropriate development and, because Officers were going to refuse the application, it was subsequently withdrawn by the applicant. This current application has further decreased the size of the proposed development, and this would now have a total volume of 517 cu. m., compared to the previous replacement dwelling application that totalled 610 cu. m. This reduces the increase in volume to 18%, which is considered appropriate in this location.

Further to the above volume calculations, Local Plan policy GB15A also states that a replacement dwelling should “*not have a greater impact on the openness of the Green Belt than the original dwelling*” (my emphasis). The existing bungalow has a large flat roofed addition to the rear and a considerably smaller flat roofed addition to the side. These previous additions equate to an approximate 70% increase in volume over and above the original property. Whilst the existing additions on the site have themselves had a greater impact on the openness of the Green Belt over the ‘original dwelling’, as they resulted in a 68% increase in footprint, the proposed replacement dwelling would not have a significantly greater impact on the openness of the Green Belt than the previous additions. Whilst the new dwelling would be two storeys in height, the second storey would be primarily located within a roof area and, as such, the maximum height of the building would only increase by 1m. Furthermore, the new dwelling would result in a 23% reduction in footprint when compared to the existing building. Due to this, whilst there would clearly be an impact on the openness of the Green Belt as a result of this new dwelling, which increases the height and bulk of the property, it is not considered that this would be significantly greater than the existing situation on site. However, given the previous extensions and further increase in the size of the property, all permitted development rights should be removed from this dwelling to control any further enlargements.

The applicant has submitted comparisons with other development that has occurred in recent years within the surrounding area, with particular emphasis being placed on Pantiles, Wellington Hill. An application was approved for Pantiles in 2007 for the ‘demolition of existing extensions and replacement with new extensions’, which equated to an increase of 130 sq. m., or 150%, over and above the original property. Notwithstanding this being contrary to the then relevant GB14A (and recommended for refusal by Planning Officers based on this), it is stated in the printed minutes that “*the fact that the footprint of the building would not be increased in area by the proposal, the*

small increase in the height of the roof, the positive relationship of the proposal with adjacent properties and the context of the site within a built-up enclave, amount to very special circumstances sufficient to outweigh any harm caused by the development to the Green Belt”.

Whilst it is not considered that the development at Pantiles is directly comparable to this scheme, given that this application site is located within the linear enclave to the west of High Beech rather than the more ‘built up’ location of Pantiles, as this application relates to a replacement dwelling rather than residential extensions, and given that this site is located on considerably higher land than the neighbouring bungalow to the east (Brookside), it is nonetheless a material consideration in this case, as is the presence of several two storey properties, replacement dwellings and large scale residential extensions within this section of High Beech.

Given the above it is considered that the proposed replacement dwelling would not be ‘*materially greater in volume than that which it would replace*’ nor would it have a ‘*greater impact on the openness of the Green Belt than the original dwelling*’. As such it is considered that the proposed replacement house would not constitute ‘inappropriate development’ and therefore complies with the Green Belt guidance contained within the NPPF and Local Plan policies GB2A and GB15A.

Impact on neighbouring residents:

The proposed new dwelling would be located 1.35m from the shared boundary with Brookside and a minimum of 1.3m, and maximum of 1.9m, from the shared boundary with No. 1 Park Cottage. The existing bungalow has a pitched roof to a ridge height of 5.7m towards the front of the site, with a 2.75m high flat roofed section towards the rear. The proposed new dwelling would increase the maximum ridge height of the dwelling to 6.8m, and the application site sits on land considerably higher than the neighbour’s site at Brookside, but significantly lower than that of No. 1 Park Cottage. Whilst this increased height would clearly result in a more visually prominent dwelling, particularly when viewed from Brookside, the new dwelling would be reduced in depth by some 4m (8.7m as opposed to the existing 12.7m deep bungalow). Furthermore, the neighbour to the east (Brookside) is located at an almost right angle to this site and fronts onto Wellington Hill. Whilst it sits on land lower than the application site and is a single storey bungalow, it is located some 15m from the shared boundary and contains a large amount of vegetation acting as a screen to the application site. The vegetation is primarily located within the neighbour’s land, and therefore cannot be removed by the applicant, and a condition can be imposed ensuring that adequate protection is put in place during the construction of the dwelling. This, combined with the 1m increased height and 1.35m set back of the proposed dwelling, would ensure that the development would not detrimentally impact on the light and visual amenities of this neighbour resident.

The neighbour to the southwest (No. 1 Park Cottage) is located on higher ground to the application site and is itself a two storey property. Whilst a large proportion of this neighbour’s garden is located to the side of the dwelling, between No. 1 Park Cottage and Woodview Cottage, the proposed new dwelling would be located at least 1.3m, and at most 1.9m, from this shared boundary and would be shallower in depth than that which it replaces. Furthermore, given the orientation of the dwellings, the proposed new house would not extend beyond the front or rear walls of the neighbouring dwelling, nor would it impinge on the sunlight received by this neighbouring resident. Although the proposed dwelling would be located closer to the shared boundary than the existing bungalow, it would retain a distance in excess of the standard 1m requirement as laid out within the Local Plan, and any harm would not be further exacerbated by the significant change in levels.

The only proposed first floor side windows would serve en-suite bathrooms, which would be obscure glazed, and as such these would not result in any loss of privacy. Whilst the proposed development would introduce a large amount of second floor glazing to the rear of the site, which currently does not exist, the application site backs onto open fields. Although there are neighbouring properties running at a right angle beyond this dwelling (along Wellington Hill), these

are all of a sufficient distance and at an obscure enough angle to not suffer any undue overlooking from this proposal.

Due to the above, it is considered that the proposed development would not have any detrimental impact on the amenities of neighbouring residents, and therefore complies with Local Plan policies DBE2 and DBE9.

Landscaping:

The application site is relatively devoid of landscaping itself, this being limited to a front hedge and some small planting within the rear garden, however there is a large amount of vegetation located along the shared boundary, which is located within the neighbouring site of Brookside. As the proposed new dwelling would be predominantly built on the footprint of the existing bungalow, and as almost the entire front garden is currently laid to hardstanding, the proposed development would not detrimentally impact on the existing trees and landscaping on and around the site. The existing hedge to the front of the site has been proposed for retention, and this would provide some established screening along the road frontage. It is considered that this hedge should certainly be retained, and a suitable condition added protecting against its removal, and a condition will also be required to ensure that any trees within and close to the application site are suitably protected during the demolition and construction phases of the development.

Parking/highways:

The proposed new dwelling would utilise the existing vehicle crossover and front parking area. The front garden (which would be repaved and enlarged due to the smaller footprint of the replacement house, is more than sufficient to provide adequate off-street parking provision and all required manoeuvrability space, and the development would cause no further highway safety issues than the current situation. Concern has been raised by neighbouring residents about the highway safety implications that would result from construction vehicles, material storage, etc. during construction works. However such issues would be short term inconveniences and are dealt with/addressed by other legislation. Therefore this is not considered to be a 'material planning consideration' in this instance.

Design considerations:

The existing property is one of few bungalows left within the locality, with the immediate neighbours to the south and the majority of properties within Wellington Hill being two storey dwellings. The overall design of the proposed development is considered appropriate to the area, which contains a vast mix of houses in varying sizes, styles and designs, and it is not considered that the new property would appear incongruous within the street scene. Although there is a significant change in land levels, which would make any development more imposing when viewed from the east, there is a high level of existing screening within the eastern neighbour's garden that would screen and soften the development and would reduce any resulting visual dominance within the street scene. As such, the design of the proposed new dwelling is considered acceptable.

Other matters:

Concerns have been raised with regards to potential drainage issues. As this development would be subject to Building Regulation Consent, it is not considered that such matters are material to this decision.

Conclusion:

The proposed replacement dwelling is not considered to be materially greater in volume than the existing dwelling nor have a greater impact on the openness of the Green Belt than the original dwelling. It would not have an unduly detrimental impact on the amenities of neighbouring residents and would not be harmful to the character and appearance of the street scene and surrounding area. It is therefore considered that the proposed development complies with the guidance contained within the NPPF and the relevant Local Plan policies. As such, the application is 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:

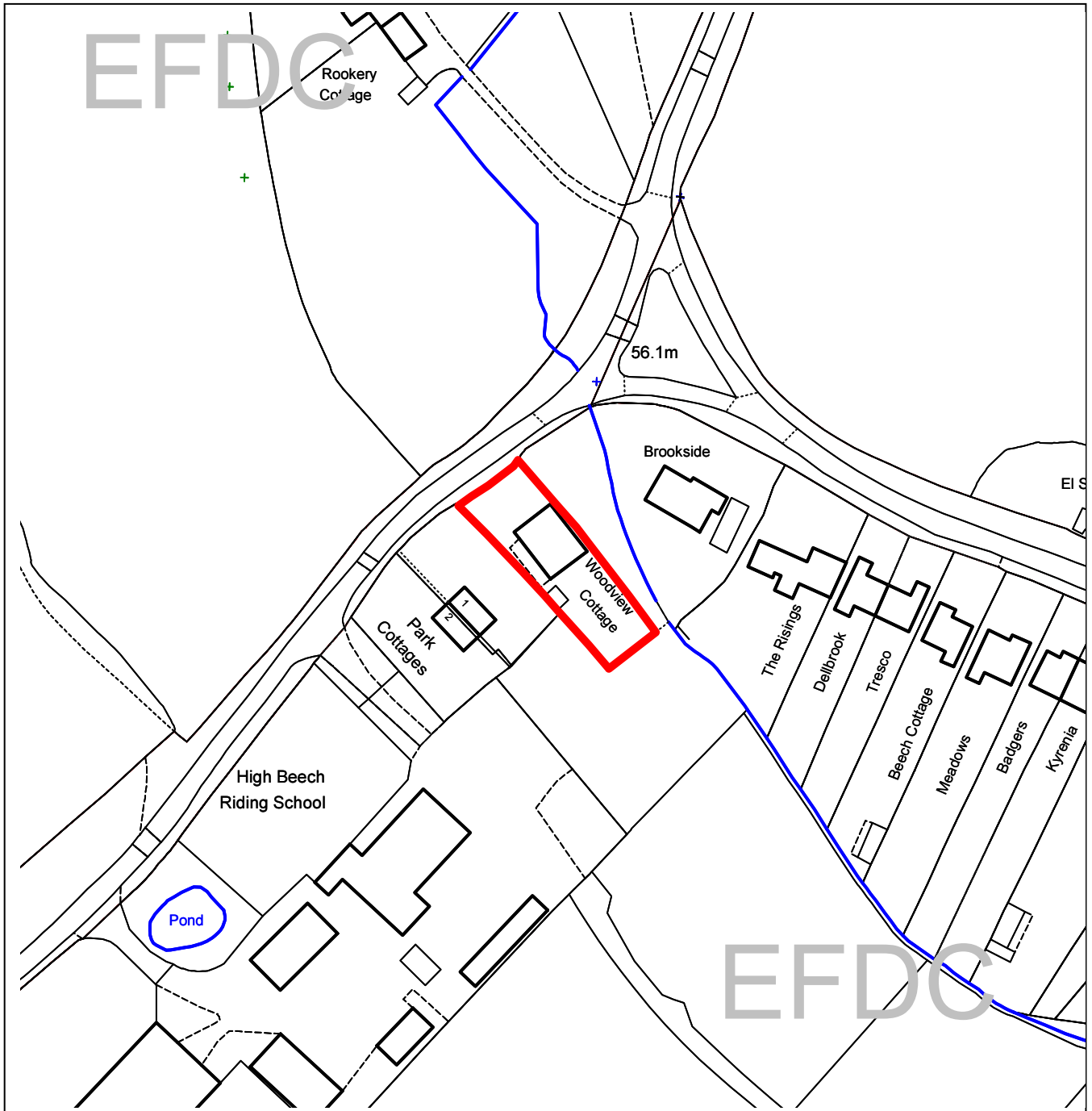
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDCC licence No.100018534

Agenda Item Number:	3
Application Number:	EPF/0821/12
Site Name:	Woodview Cottage, Pynest Green Lane Waltham Abbey, EN9 3QL
Scale of Plot:	1/1250