

Report Item No: 1

APPLICATION No:	EPF/2262/05
SITE ADDRESS:	1 & 2 Brook Road Epping Essex
PARISH:	Epping
APPLICANT:	D Hunt Esq
DESCRIPTION OF PROPOSAL:	Demolition of existing dwellings and erection of 10 no. flats in two blocks with associated parking. (Revised application)
RECOMMENDED DECISION:	GRANT

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 structures including a barrier for the full length of the driveway to prevent vehicle incursion onto London Underground Ltd land, 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 first occupation of the building hereby approved the proposed window openings in the first floor lounge/dining, east flank, Unit 3, No. 1 Brook Road shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 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.
- 6 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

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

- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

- 8 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.

- 9 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.

- 10 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.
- 11 Construction work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 to 18.30 hours Monday to Friday and 08.00 to 13.00 hours on Saturday and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 Prior to the commencement of the development hereby permitted, details of the number, location and design of cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority and shall be provided before any part of the development hereby approved is occupied and retained as such thereafter.
- 13 The development hereby approved shall ensure that car parking facilities are available for people with disabilities in accordance with a scheme to be submitted in writing to the Local Planning Authority. The scheme as approved shall be made available prior to the commencement of the development and shall be retained as such thereafter.
- 14 Prior to the occupation of the development hereby permitted the existing crossover on Brook Road shall be removed and the footway reinstated to the satisfaction of the Highway Authority.

Description of Proposal:

Consent is being sought for demolition of the existing dwellings and the erection of 10 flats in two blocks with associated parking. This is a resubmitted application where the previous scheme was withdrawn due to concerns over access. The proposed block at No. 1 Brook Road would accommodate 5 two bedroom units and 1 one bedroom unit. No. 2 Brook Road would accommodate 4 two bedroom units. 14 car spaces have been provided to the rear, 10 of which are allocated to residents and 4 for visitors. Access would be via the new development at No. 61 Allnutts Road, located rear of the site.

Description of Site:

Deep plot located on the north side of Brook Road, some 15m east of the railway bridge. Currently the site is occupied by two detached dwellings. To the west lies the tube line and to the east a pair of semi detached dwellings. A three storey flat roof rear extension has been added to the nearest neighbour, No.3 Brook Road. The land rises not only from east to west but from south to north,

with the rear of the site being some 1.5m high than the front. Whilst it would appear that some trees have been removed, 4 large trees remain.

Relevant History:

EPF/1090/91 – Construction of vehicular access and drive – Refused (inadequate sight lines)

EPF/750/05 – Demolition of existing dwellings and erection of 10 no. flats in two blocks with associated parking – Withdrawn due to concerns regarding access of Brook Road

EPF/1274/05 – Demolition of existing dwelling and erection of 4 no. one bedroom flats (at No. 61 Allnutts Road which is pertinent as it allows access through to the subject site) – Granted.

Policies Applied:

Structure Plan Policies:

BE1 – Urban Intensification

H2 – Housing development- the sequential approach

H3 – Location of Residential Development

H4 – Development Form of New Residential Development

T1 – Sustainable transport policy

T3 – Promoting accessibility

T6 – Walking and cycling

T7 – Road hierarchy

T12 – Vehicle parking

Local Plan Policies:

H3 – Residential development

H8 – Housing location criteria

DBE1 – Design of development

DBE2 – Effect of new buildings on surrounding area

DBE6 – Layout of car parking in new residential developments

DBE8 – Amenity Space

DBE9 – Amenity Considerations

T14 – parking provision

T17 – Highway safety

Issues and Considerations:

The main issues here relate to:

1. Suitability of the site for development
2. Impact on the streetscene, design, siting and landscaping
3. Effect on the amenities of adjacent neighbouring properties
4. Access, on-site parking and other highway issues

Suitability of the site

The site is within a residential area, and is currently occupied by two detached dwellings and ancillary outbuildings. This part of Epping is predominantly residential, and the site is not identified for any other alternative use in the adopted Local Plan. In light of this, and given the residential character of the surrounding area, redevelopment for residential is considered acceptable.

Both Government guidance (in the form of PPG3) and Structure Plan policies promote intensified development in urban areas together with higher densities (subject to acceptable design and appearance). The number of units proposed equates to a density of approximately 90 per hectare, a level considered appropriate under PPG3 for accessible central locations such as this. This proposal represents a good balance of more efficient use of a site and a development in character with the surrounding area. Although concern has been raised regarding the suitability of the site for flats, it is considered that located towards the railway line at the beginning of the road, other flatted/maisonette developments nearby the site would make a refusal on this ground hard to justify.

Impact on the street scene, design and siting and landscaping

Block 1 (Units 1-6)

The proposed block at No. 1 Brook Road would be set back from the road by 3m and would be 3 storeys high albeit that dormer windows would be used at 2nd floor level. The height would be some 10.2m. Although it would be 1.7m higher than its proposed neighbour at No. 2 Brook Road, it will be approximately 2.3m higher given the rise in ground levels. However given its setback and its location adjacent to the railway embankment and bridge it is not considered so prominent as to dominate the streetscene.

The depth of the building would be 20.6m although given that the depth of the site at this point is approximately 44m it would not appear cramped on the plot. There is another 8m to the side boundary and is set away from Block 2 by 2m. Although ground levels do rise from south to north, a section has been provided to show that ground levels will not be raised.

The design is considered acceptable if a little bulky given it being 3 storey but as mentioned previously due to its location it would not appear unduly prominent. The design is varied with the use of gables and dormers to add some degree of interest to the building.

Block 2 (Units 7-10)

The second block would be 8.5m high by with a depth of around 17m. It would be set 2m away from Block 1 and 1100mm off the boundary with No. 3 Brook Road. When viewed from the street it would be similar in design to a modest detached dwelling. Although its ridge would be approximately 700mm higher than No. 3 it is not considered to be out of keeping with the existing Brook Road properties.

The design is different to that of block 1 which adds visual interest to the scheme, with a mix of render, red brick and weatherboarding as the external materials proposed.

Although concern has been raised that the flats would be out of scale and character with the surroundings, a variety of building styles are evident within the locality. Whilst the bulk is somewhat larger than that of the surrounding properties, the location is all-important here adjacent to the railway embankment. Much of block 1 would be hidden from view by block 2 when approaching the site from the east, with the bridge itself obscuring much of the western flank of the same block when approaching from the west.

On balance this is considered to be acceptable, adding to the character and variety of the streetscene. Whilst the development is stylistically different to the Victorian terraces along Allnutts Road (to the rear) the design here is not considered so adverse as to justify a refusal.

Amenity Space is to be accommodated to the side and rear of the two blocks and is considered acceptable. Although it would appear that some trees have been removed on site, 4 large trees to the rear will remain complemented by additional planting. A privet hedge to the front of the site is proposed to ensure privacy to the landscaped areas. The development will be suitably softened by these additions.

Effect on the amenities of the neighbouring properties

Block 1

No impact to the properties along Allnutts road due to acceptable separation and orientation. It would however be deeper than the proposed block 2 by some 8.4m. Whilst normally this difference in depth may be cause for concern given the siting and orientation of the two buildings it is not felt that the amenities of the future occupiers of Units 8 and 10 would be so compromised as to warrant a refusal here. The separation of 2m between the buildings would soften the impact and given that a loss of light into the rear of Block 2 would only occur in the late afternoon the effect here is considered acceptable. Although windows are proposed in the eastern flank of this block only one window (lounge at first floor) may give rise to some overlooking. As there is a second window to the front of the building the side window can be obscured as to overcome any potential loss of privacy given the window would face a bedroom.

Block 2

The depth is not considered unacceptable in relation to No. 3 Brook Road. There would be no material overlooking or loss of privacy with regard to this dwelling as there is good screening on the boundary and the fact that there are no windows in the facing flank within the main bulk of that dwelling. No impact on the amenities of the future occupiers of Block 1. No impact on properties to the rear along Allnutts Road.

Access, on site parking and other highway issues

The proposal proposes 10 allocated car parking spaces with 4 additional spaces for visitors, which given current vehicle parking standards is considered to be acceptable as these set a maximum of one parking space per unit. Although concerns have been raised by a number of occupiers of properties along Allnutts Road as to the amount of parking availability within the area, it would be difficult to defend an objection on parking grounds on appeal, particularly with its good public transport links with Epping Underground station in walking distance of the site. An area for motorcycle parking has been proposed with cycle storage catered for under the staircase of the proposed flats. The development therefore accommodates more sustainable means of transport.

Whilst it is considered that an increase in traffic movements would occur from the access being sited off Allnutts Road, there are no objections from the Council's Highways department. However, it is envisaged that a number of potential occupiers who would be interested in purchasing here given its close proximity to the Underground network and the affordability of the units may not rely heavily on the use of a motor vehicle. This would be in line with current Government advice. However a site visit carried out in the evening showed that there were still a number of on street parking spaces available, especially along Crossing Road, if the worst-case scenario were to be realised and each unit had 2 vehicles. The upshot however is as mentioned previously, the proposal is in line with current Government guidance and would be difficult to justify a refusal on these grounds.

Refuse collection is proposed via Brook Road and the gate fronting Brook Road is also a point of access for emergency services.

Conclusion:

Whilst it is appreciated that the bulk and mass of the proposed block 1 is larger than other properties in the vicinity, given it's against a railway, this is considered acceptable as it will not appear as conspicuous as it would if the site was more prominent. The access and parking of Allnutts Road is a contentious issue from the point of view of a number of nearby residents however there are no objections from Highways regarding the access and the parking is in line with current Government advice. The density of units proposed again accords with government guidance and the impact on neighbouring properties is not so adverse as to warrant a refusal. Therefore, an approval is recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objections

72 ALLNUTTS ROAD – Object to the access being via Allnutts Road. Road is narrow and residents have to park on pavement; increase in traffic raises safety issues; size of development inappropriate for small road to cope with. Surely development would increase traffic flow to an unmanageable level.

60 ALLNUTTS ROAD – Object that the buildings are three storeys high; out of scale and overlook neighbouring properties; may affect residents privacy; parking; traffic and overcrowding issues; Allnutts Road being used as access is concern; development may cause issues around road safety and problems for pedestrians; increase traffic will compound problem of parking; likely flats will have also one/two cars per residence, 10 or 12 parking spaces will be inadequate causing overfill. Not environmentally friendly to demolish buildings; should push for more sustainable solutions. Energy required in demolition and rebuild would be greater than to extend existing.

74 ALLNUTTS ROAD – Object that new flats will create level of traffic Allnutts Road cannot cope with; already congested; danger to road users especially young children; change in footprint; no precedent; excessive development may follow; no well related, in scale and location to existing development.

57 ALLNUTTS ROAD – Object that when development of 61 Allnutts Road was mooted raised concerns then that this was par of larger development to provide access road for Brook Road; scheme will dramatically increase traffic flow past our home; change nature of street; purposely moved to this end of road as tube would protect us from being through road; development would add an additional 14 homes most of which will have a car; more than double traffic past our house; object on grounds of traffic, noise, pollution, road safety with children playing outside; inappropriate location

33 BRIDGE HILL – Object on safety grounds; inadequate parking; buildings out of keeping; create more traffic

53 ALLNUTTS ROAD - Object to access from Allnutts Road; will create "havoc"; intolerable to residents as road does not have capacity for more cars; major safety issue; Allnutts is jam packed; where will remainder of cars go? God forbid is a fire engine eve had to come down the road.

59 ALNUTTS ROAD – Object that a large block of flats will be out of character; this type of application will become commonplace; nature of Epping will be changed; increase in traffic; not enough parking.

47 ALLNUTTS ROAD – Object as access will be from Allnutts Road; increase likelihood of road accident; traffic noise and pollution levels increase; not enough parking provision; already over run with cars.

70 ALNUTTS ROAD – Object to planned access; cul-de-sac; quiet street; Allnutts Road will become impossibly busy; hazardous; problem for emergency services; problem for refuse trucks; why should residents of Allnutts Road suffer? Loss of privacy; constant stream of traffic; in danger of destroying character of, and charm of Epping.

76 ALNUTTS ROAD - Object to a dominant block of flats and through road; many of us bought our properties due to this quiet road must be a limit to what these property developers are doing.

3 ALNUTTS ROAD – Object to increase in traffic; development will cause a danger to pedestrians especially children walking to playschool in Allnutts road; when parking is full will park in Allnutts road; development will set precedent for future inappropriate developments.

7 STEWARDS GREEN ROAD – Object to increased noise; increased traffic congestion; increased parking problems; inappropriate with respect to rural environment.

30 SUNNYSIDE ROAD – Object that the streets in the vicinity could not cope; increase in traffic could put children and parents at risk; proposal out of character with other properties; ruin rural appearance; too urban.

8 BROOK ROAD – Confirm support to removal of access onto Brook road; please with design; appears to fit in.

3 BROOK ROAD – Confirm support removal of access onto Brook Road will improve safety and parking; no overlooking; building design in keeping.

61F ALLNUTTS ROAD – No objection, as no visual impact on my property; well planned landscape scheme; no detrimental effect to my property or surrounding area.

5t ALLNUTTS ROAD – No objection as it would have no adverse effect to my property or surroundings so am able to support the development

66 PRINCES AVENUE, WOODFORD – In process of purchasing 61E Allnutts Road and have no objection as proposed buildings will be obscured by trees and impact of increased traffic will be minimal; hope that many of the residents will be first time buyers who will benefit from short walk to station for their commute.

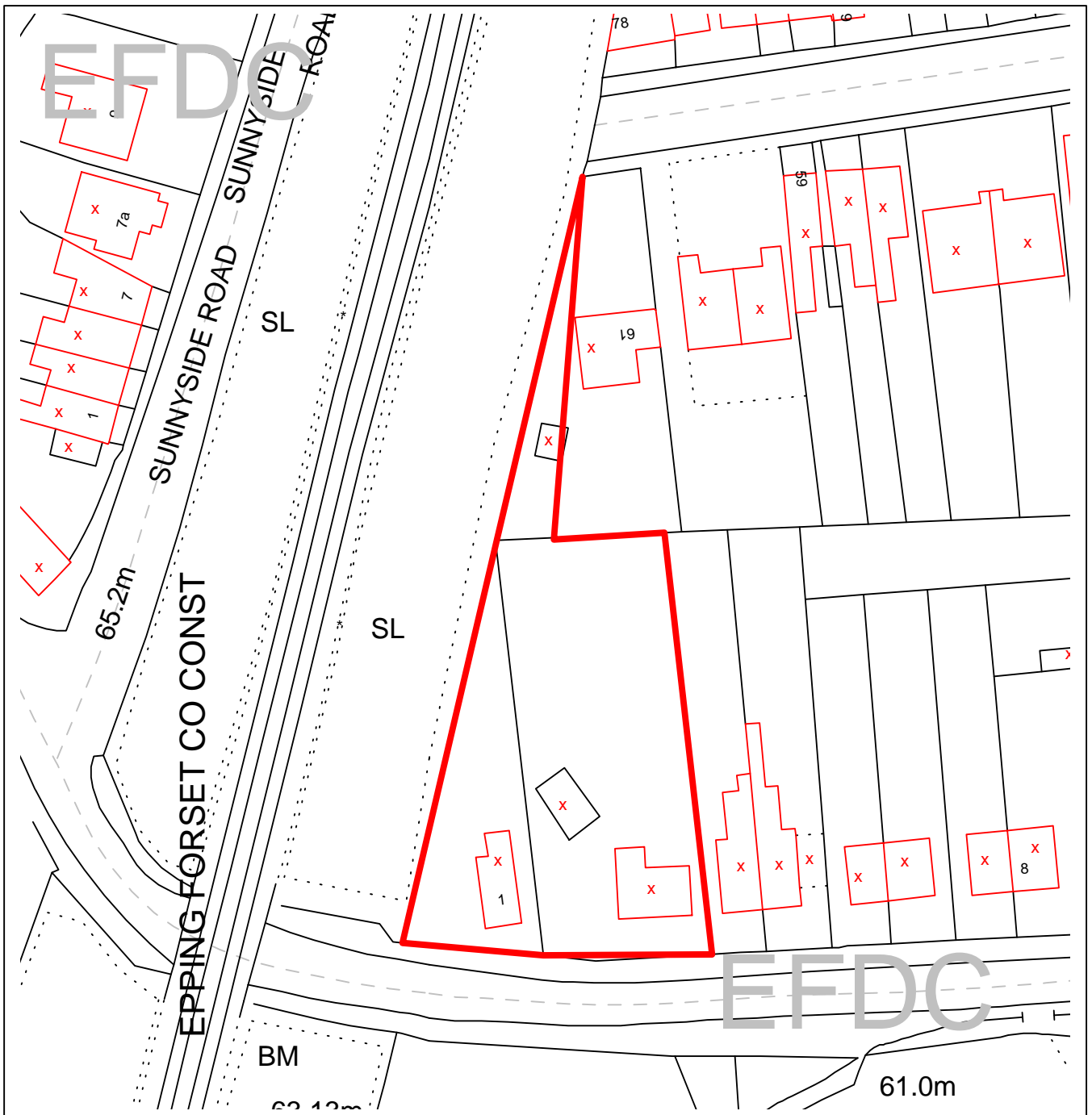
61C ALLNUTTS ROAD – Confirm support and am aware of increased traffic but I think this will be minimal.

61D ALLNUTTS ROAD – Initially concerned in regards to possible parking problems along Allnutts Road and general increase in traffic however noting amount of parking provided and no through road onto Brook Road I now support the application.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/2262/05
Site Name:	1 & 2 Brook Road, Epping.
Scale of Plot:	1:1250

Report Item No: 2

APPLICATION No:	EPF/0034/06
SITE ADDRESS:	5A Simon Campion Court High Street Epping Essex CM16 4AU
PARISH:	Epping
APPLICANT:	A Stevenette
DESCRIPTION OF PROPOSAL:	Change of use from A1 retail to A2 Estate Agency.
RECOMMENDED DECISION:	GRANT

CONDITION:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Description of Proposal:

Consent is being sought for the change of use from an A1 retail unit to an A2 Estate Agency.

Description of Site:

Retail unit within Simon Campion Court, a grade II Listed Building within the Epping Conservation Area, located on the south east side of the High Street.

Relevant History:

EPF/938/91 – Installation of new shopfront - Refused

Policies Applied:

Government Advice

Planning Policy Statement 6 – Town centres

Structure Plan

TCR3 – Town Centres

Local Plan

HC6 – Impact on Conservation Area

HC12 – Impact on Listed Building

STC7 - Change of Use within shopping parades

DBE9 – Amenity

Local Plan Alterations – Redeposit July 2005

TC3 – Town Centre Function

TC4 – Non-Retail Frontage

Issues and Considerations:

The main issue is whether the change of use from an A1 retail to an A2 estate agents is acceptable for this location and whether it would have an adverse impact on the Listed Building, Conservation Area and neighbouring properties amenity.

Change of Use

The main issue therefore is whether the change of use from A1 to a mixed A2 use is acceptable here.

Policy STC7 of the adopted Local Plan states that permission would be granted provided the premises are at ground floor level in a primary shopping frontage and development would not result in -

- The amount of non-retail frontage in the primary shopping frontage exceeding 20%
- More than two adjacent units being in non-retail use

The current non-retail percentage within the High Road's primary shopping frontage stands at 31.6%, clearly above the allowance of 20% as stated in the Local Plan. If this unit was A2, this figure would rise a little to 32.4%. As it stands the application would be contrary to Policy STC7.

However it should be pointed out that Emerging Policy TC4 of the Local plan alterations seeks to address the current situation. TC4 states that the Council will grant planning permission for new non-retail uses within key retail frontage provided it would not result in non-retail exceeding 30%. The key retail frontage areas have been amended, and current figures show that non-retail in Epping High Street accounts for 29% of this area. If an A2 use were allowed this figure would change to 29.8%. Therefore, an additional non-retail use in this location would not exceed this 30% figure and would comply with this emerging policy.

This figure has been altered to reflect government guidance within Planning Policy Statement 6, which urges local authorities to encourage diversification of town centre uses. This is because different but complementary uses can widen the range and quality of activities thereby making town centres more attractive to local residents, shoppers and visitors and hence contributing to their vitality and viability. It is not considered that an A2 use here would be so adverse to the vitality and viability of the High Street to warrant a refusal here. The current about to be superseded 1998 Local Plan pre-dates this government guidance.

Advice from the Council's Forward Planning department is that we are only 4 months away from adoption of the emerging revised Local Plan and therefore significant weight can be attached to it. The emerging plan has been heard at Public Inquiry with the only objections regarding Town Centres referring to Loughton. Therefore it is the opinion of Forward Planning that it would be difficult to defend this decision on appeal considering that the emerging policy is much more in line with current Government and District Council thinking regarding Town Centres.

Furthermore the shop front to this unit does not lend itself well to an A1 retail unit. There is little fenestration in which to see into the shop and there is only a small amount of storage space.

These points are both argued by the landlords agent submitted as part of a supporting statement, who has further asserted that the unit was marketed for 3 months without a suitable retailer being interested. In addition to this, an application was made in 1991 to alter this shopfront however was refused due to its adverse impact on the historic character of the Listed Building. Upon discussion with the Council's Listed Building Advisor, it would be unlikely that an alteration to this shop front would be recommended for approval by him considering its prominence within the High Street, especially as one was refused back in 1991.

Whilst there are currently 6 estate agents within Epping Town Centre and it is argued by objectors that there are already too many this is not considered a valid planning reason for refusal. The issue here is specifically the loss of an A1 unit. It is not the role of Local Planning Authority to decide specifically what type of business is located where but whether or not the change of use is acceptable unless there are other planning reasons to refuse. Given the above and most importantly the emerging policy a change of use here is felt to be acceptable.

Impact on Listed Building and Conservation Area

There will be no harm to the listed building or character of the conservation area.

Conclusion:

Whilst strictly not in accordance with Local Plan Policy STC7, the proposal complies with the emerging First Deposit policy TC4. Should this application be refused, Members should be aware that by time an appeal was lodged and heard, the Planning Inspector would be judging the proposal against the emerging policy. This is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Object to this proposal and were concerned at the loss of further retail space. Committee did not feel that further estate agencies would be beneficial to Epping High Street.

7 SIMON CAMPION COURT, HIGH STREET - Support this application

240a HIGH STREET - Object as there are already enough Estate Agents in High Street; need more retail outlets to survive as a High Street

311 HIGH STREET - Object stating that there are too many estate agents; application not in interests of existing businesses, or local residents.

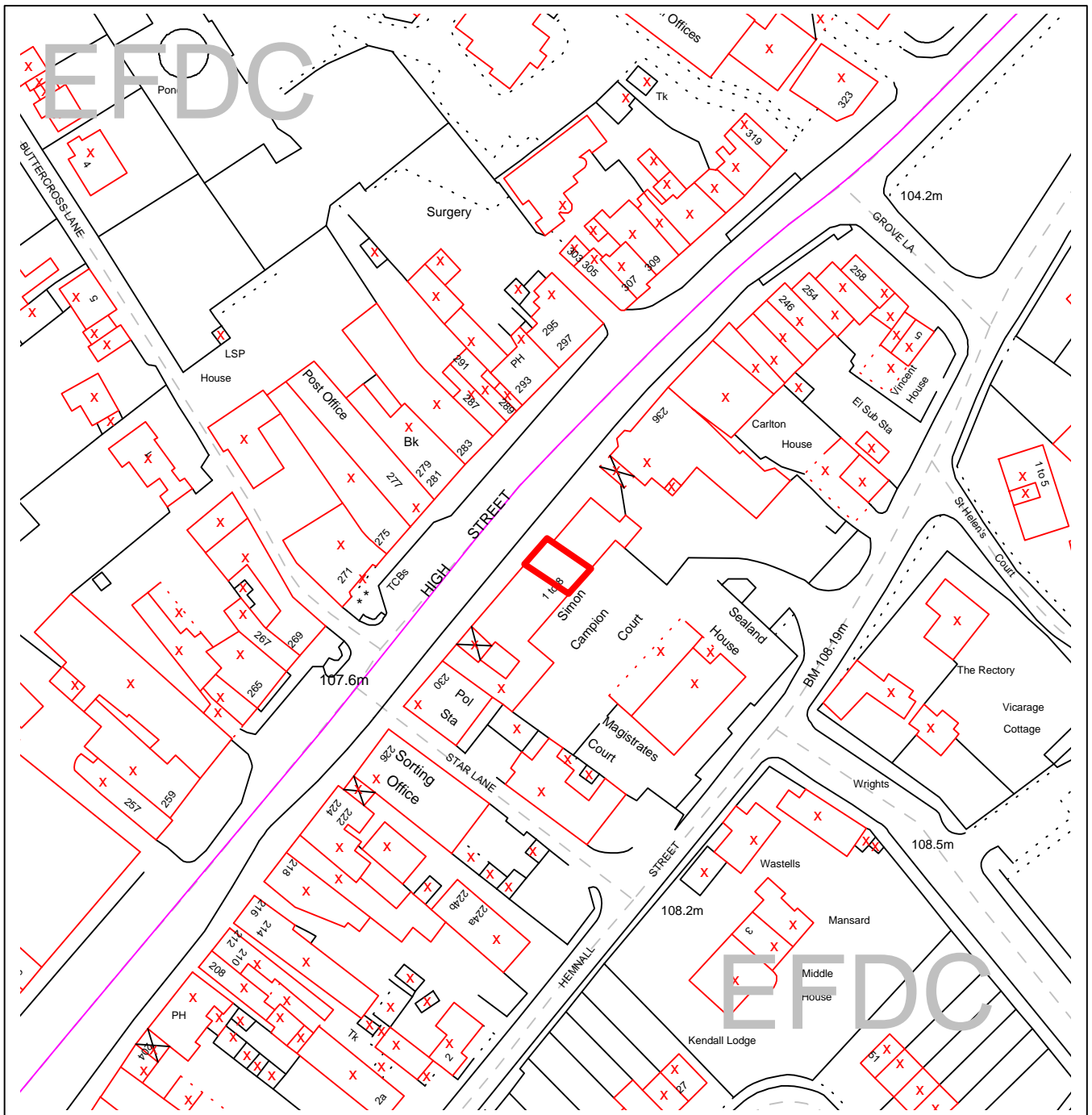
2 BEULAH ROAD - Objects stating that Epping needs more retail; no shortage of A2 units; already have 6 estate agents; negative signal granting A2.

90 FOREST DRIVE, THEYDON BOIS - Objects stating that there are too many estate agents; need more retail.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/34/06
Site Name:	5A Simon Campion Court, High Street, Epping
Scale of Plot:	1:1250

Report Item No: 3

APPLICATION No:	EPF/0235/06
SITE ADDRESS:	Aves, 221 High Street Epping Essex CM16 4BL
PARISH:	Epping
APPLICANT:	Mr & Mrs Dulley
DESCRIPTION OF PROPOSAL:	Installation of and new shop front. (Resubmitted application)
RECOMMENDED DECISION:	GRANT

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 commencement of development details of proposed joinery work at appropriate scales between 1:1 and 1:20 shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.
- 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 The development shall be carried out in accordance with the amended plans received on 15 March 2006 unless otherwise agreed in writing with the Local Planning Authority.

Description of Proposal:

Installation of a new shop front. The works include the removal of the existing bow window and doorway and the installation of a new painted softwood shop front with central door and 800mm high stall riser with moulding details.

Description of Site:

Grade II listed building in use as an optician, on the western side of Epping High Street with retail units on either side.

Relevant History:

The existing unusual frontage, which has a bow window with a separate entrance door was approved in 1961.

In 1996 a replacement timber shop front was approved but was never implemented.

The last planning application was withdrawn prior to a decision being made (EPF/235/06).

Policies Applied:

HC7 - Development in Conservation Areas.

HC10 - Works to listed buildings

DBE2 - Shop fronts

Issues and Considerations:

This is a listed building within the conservation area and within the Town Centre. The main concerns are the impact of the works on the listed building and on the character of the conservation area.

A separate Listed Building application has been submitted and is next on the agenda.

The design of the new shop front is simple and in keeping with the character and appearance of the building. The plans have been amended in consultation with the Listed Buildings Advisor to ensure that the design is in scale with the building and the adjoining shop fronts.

Policy DBE12 states that original shop fronts and their surrounds should be retained and the Town Council have objected, concerned that the application does not comply with this. However it is clear from our records and from photographs of the site that the existing shop front is not an original feature and that prior to 1961 there was a timber shop front and fascia at the building. The existing bow window is not an original feature of the listed building and is not considered worthy of retention.

On this basis it is considered that the application in accordance with the policies of the Local plan and the application is recommended accordingly.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection to the internal alterations but do object to the removal of the existing shop front. This approach does not comply with Local Plan Policy DBE12.

Report Item No: 4

APPLICATION No:	EPF/0236/06
SITE ADDRESS:	Aves, 221 High Street Epping Essex CM16 4BL
PARISH:	Epping
APPLICANT:	Mr & Mrs Dulley
DESCRIPTION OF PROPOSAL:	Grade II listed building application for internal alterations and new shop front. (Resubmitted application)
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Prior to commencement of development details of the proposed joinery work at scales of 1:1 and 1:20 shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.
- 3 The development shall be carried out in accordance with the amended plans received on 15 March 2006 unless otherwise agreed in writing with the Local Planning Authority.

Description of Proposal:

Grade II listed building application for new shop front and internal alterations to ground floor to provide raised timber floor above existing floor at the rear of the shop, to create new reception area and wheelchair ramp and better use of internal space. The works also include the removal of some stud and blockwork walls and the insertion of a new stud wall.

Description of Site:

Grade II listed building located on the western side of Epping High Street.

Relevant History:

LB/EPF/878/96 - Listed building application for installation of new shop front - Approved 28/10/96 but never implemented.

Policies Applied

HC10 - Works to listed buildings.

Issues and Considerations:

The main issue is whether the proposals will maintain the character and integrity of the listed building.

There is little or no historic fabric left inside the ground floor of the building and there are no objections to the current proposals to open up the space as practically none of the modern partition walls relate to any original spatial division of the historic building.

With regard to the shop front, again the existing front wall window and doorway are not original and do not relate well to the remainder of the front elevation. The loss of these features and their replacement with a traditional style timber painted shop front with stall riser better related to the fenestration of the upper floors is considered to be in accordance with Policy HC10 of the adopted Local Plan.

The application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection to the internal arrangements as proposed but object to the removal of the existing shop front, which does not comply with Local plan Policy DBE12.

Report Item No: 5

APPLICATION No:	EPF/0200/06
SITE ADDRESS:	19 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
PARISH:	Theydon Bois
APPLICANT:	A France
DESCRIPTION OF PROPOSAL:	Proposed room in roofspace and dormer window to rear (Revised application).
RECOMMENDED DECISION:	GRANT

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.

This item is before the Committee at the request of Councillor Mrs Whitehouse.

Description of proposal:

Loft conversion and flat roofed rear dormer measuring 2.8m x 3m by 1.7m high, with a 'Juliet' style balcony.

Description of Site:

Mid terrace house on a rectangular plot. There is a mature tree screen at the eastern end of the rear garden.

Relevant History:

EPF/1777/05 - Loft conversion and rear dormer - Refused

Polices Applied:

DBE 9 & 10 – Amenity and Design

Issues and Considerations:

The main issues in this application are its effects on the street scene, design and amenities of the neighbouring properties, and whether this application has overcome the reasons for the 2005 refusal which were the dormer being out of character with the dwelling and terrace due to size and design. .

1. Impact on Street scene

- This proposal would be erected on the rear roof slope of the property, which is generally less sensitive than the front roof scape.
- In this proposal the dormer has been reduced in size and scale, and repositioned to allow a great distance to the party wall on the southern flank.
- This reduction in size results in a scheme, which causes no harm to the appearance of the terrace or street scene.

2. Design

- The proposed dormer is more sympathetic than the original design and integrates acceptably with the existing rear roof.
- This design will not have an adverse effect on the character and appearance of this building.
- Materials can be conditioned to be appropriate to the existing building.

3. Impact on Neighbours

- There would be some loss of sunlight to the velux windows on the adjacent rear roof slope of No 17 Woburn Avenue, but this would not justify a refusal.
- Objectors are concerned about the potential overlooking from the Juliet style balcony. It is the case that the 'balcony' in reality only allows the windows to be opened, and would not result in any more overlooking than a window. It would undoubtedly result in some further overlooking of the rear garden areas of the terrace, but as these are already overlooked by the first floor windows this would not result in any further adverse impact.
- The nearest property to the east is 25 Hornbeam Close which is some 30m to the east, and screened by a mature treeline. There would be no adverse overlooking of this property.

4. Other Matters

- An objector has commented that the submitted plan is inaccurate due to a hipped roof on a two storey rear projection being shown on the plans as a gable end roof. Whilst this is the case it causes no harm to any parties case in this application.

Conclusion

For the reasons outlined above, the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - No objection

21 WOBURN AVENUE – Object, unattractive development, balcony will create overlooking and loss of privacy

17 WOBURN AVENUE – Object, is out of character, will result in a loss of light to our bedroom, materials will be out of keeping, balcony will overlook our garden resulting in a loss of privacy.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	5
Application Number:	EPF/200/06
Site Name:	19, Woburn Avenue, Theydon Bois.
Scale of Plot:	1:1250