

Report Item No: 1

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

REASONS:

- 1 The proposed buildings, particularly the height and scale of the three-storey 'Block 1' would be out of keeping with surrounding houses and harmful to the visual amenities of the street scene, contrary to policy DBE1 of the adopted Local Plan.
- 2 The proposal will exacerbate on-street parking in Allnutts Road and introduce traffic conflict and congestion at the entrance to the site, which will be detrimental to pedestrian and highway safety, contrary to policies T14 and 17 of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	EPF/0034/06
SITE ADDRESS:	5A Simon Campion Court High Street Epping Essex CM16 4AU
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use from A1 retail to A2 Estate Agency.
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.
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Report Item No: 3

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

Report Item No: 4

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

Report Item No: 5

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

REASONS:

- 1 The proposed size and appearance of the fenestration and presence of a Juliet style balcony would result in undue overlooking and excessive loss of privacy to the rear garden amenity area of neighbouring residential property contrary to policy DBE9 of the adopted Local Plan.
- 2 The proposed dormer, by reason of its size and design would be out of keeping with this and the adjacent adjoining house and have a harmful visual impact on the street scene, contrary to policy DBE10 of the adopted Local Plan.