

Report Item No: 1

APPLICATION No:	EPF/0630/06
SITE ADDRESS:	The Pump House 9 Maltings Lane Epping Essex CM16
PARISH:	Epping
APPLICANT:	Hickafort Maintenance Ltd
DESCRIPTION OF PROPOSAL:	TPO 33/03; Bay Laurel: Fell.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.

Description of Proposal:

Felling of Bay Laurel tree.

Description of Site:

The tree is in the rear garden of the Pump House; it stands immediately adjacent to the retaining wall behind the car park of the adjacent flats, Spriggs Oak.

Relevant History:

Tree Preservation Order made in January 2004 to protect 2 trees. The aim of the Tree Preservation Order was to be able to be sure that the damage to the wall had been properly investigated and found to be the result of the trees and also that no trees were felled unless there were no reasonable alternative.

Policies Applied:

LL9 re justification for felling preserved trees.

Issues and Considerations:

The Bay Laurel tree is important in the local landscape and is part of the 'greening' of the area. However, it is not a major tree or a significant feature of the area in its own right.

It is clear from examination on the ground that the tree is implicated in damage to the low retaining wall of the car park of Spriggs Oak. This has been substantially damaged and needs to be replaced. This has been confirmed by a recent detailed report from an engineer.

The other issue concerns the impact of repair of the wall on the tree.

The wall can be seen to be visibly bowing out as the result of direct tree root pressure, as well as suffering a degree of subsidence. The base of the tree is very close to the wall and it is certain that there will be a mass of structural roots between the tree and the wall. It would be impossible to rebuild the wall on the existing line without the tree sustaining very severe damage, which would make it unstable and probably kill it. The cost of rebuilding the wall with the tree in place would also be significantly greater.

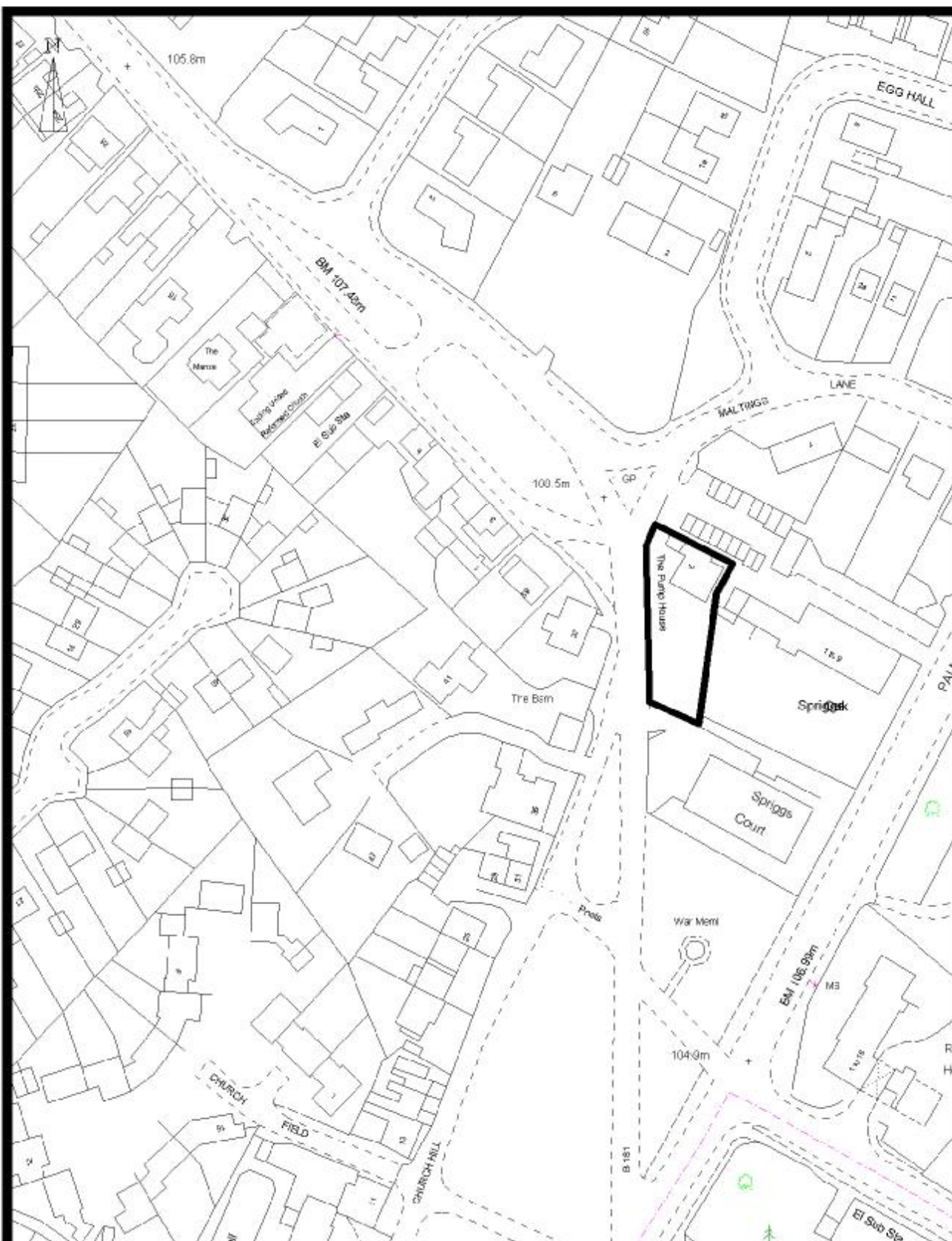
The main issue in the case, therefore, is the importance of rebuilding the wall, as against the value of the tree. The wall is a retaining wall, holding soil back from the higher ground of the garden of the Pump House. It would appear to be unreasonable to say that it could not be repaired because of the impact on the tree. The impact on the tree could be minimised if the wall were replaced further away from the tree, but the Spriggs Oak car park is not large and this would limit the number of cars able to park there. Set against this the tree has a limited importance.

In this instance, therefore, it appears that the balance must come down on the side of removing the tree, allowing the wall to be rebuilt cost effectively and then replanting further away from the wall.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objections.

THE PUMP HOUSE – Willing to try to resolve the issue (including allowing the tree to be felled) providing new fence is not compromised.



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Item No: 01

Scale: 1:1250



Report Item No: 2

APPLICATION No:	EPF/0980/05
SITE ADDRESS:	66 & 66a Bower Hill Epping Essex CM16 7AW
PARISH:	Epping
APPLICANT:	Forest Homes
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of existing properties and erection on 3 no. blocks containing a total of 14 flats and parking. (Siting and means of access to be determined)
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development shall be carried out in accordance with the amended plans received on 13 March 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the flank walls 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 development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

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

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

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

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

- 7 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.

8 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

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

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

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

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

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

management, and supervisory responsibilities.

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

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

- 11 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 12 Prior to the commencement of the development details of the proposed surface materials for the driveway and access, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 13 The area within the sight splays indicated on the submitted plan shall be formed to give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.
- 14 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 15 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.
- 16 No development hereby approved shall take place until measures to enable the provisions of highway improvements to the local area by this development are secured.
- 17 No development hereby approved shall take place until measures to enable the provision of education improvements to the local area, necessitated by this development, are secured.
- 18 No development shall take place until details of the provisions to be for cycle storage and parking have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first

occupation of the development.

- 19 Details of a refuse storage structure, including its size, design and location, shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on site.

Description of Proposal:

Outline application for the demolition of two existing detached houses and the erection of 3 blocks containing 14 flats and 14 parking spaces. The issues of design, landscaping and external appearance are reserved for later consideration, if this application is approved. The issues of siting and vehicle access stand to be considered in this application.

Description of Site:

Two rectangular plots on the west site of Bower Hill at the junction with Allnutts Road. Both plots have substantial two storey detached houses on the site with vehicle access to Bower Hill. The sites slope down to the south. There is a large Cyprus tree in the northwest corner of No 66 and two yew trees and a horse chestnut in the front garden of No 66b. All of these trees are covered by Tree Preservation Orders. There are a number of lesser trees on the site.

Relevant History:

66 Bower Hill

a number of extensions and alterations to the house since the 1960s and various issues regarding TPO's.

EPF/471/93 - Detached house and garage - Refused

EPF/47/98 - Detached bungalow - Refused

66A Bower Hill

EPU/121/62 - Dwelling house - Approved

EPF/1509/97 -Granny Annexe - Approved

Polices Applied:

Structure Plan

BE1 Urban Intensification

CS 1- 4 Sustainable Urban regeneration and new development

H3 Location of residential development

H4 Development form of new residential developments

Local Plan

DBE 1 New buildings

DBE 2 new buildings amenity

DBE 6 Car Parking

DBE 8 Amenity space

DBE 9 Neighbour Amenity

DBE 10 Visual Amenity

LL 8, 9, & 10 TPO Trees
T14 Parking
T17 Traffic Criteria

Issues and Considerations:

The main issues in this application are whether this is an appropriate development for this site, its effect on the street scene, residential amenity, the protected trees Highway safety, and car parking.

This application has been running for some considerable time due to a number of amendments that have been submitted by the applicants with regard to changes to the scheme and issues arising over the protected trees. There have been 3 separate amendments since the application was submitted in July 2005 (in August, September and March 2006). These have seen a change in the scheme from one which provided 20 flats and 22 parking spaces to the current scheme to be considered of 14 flats and 14 parking spaces.

Building in Context & Design

The site is 43m wide and 44m deep, and it is proposed to erect three attached two storey blocks of flats. Each flat would be two bedroomed, and two of the blocks would have 5 flats and one 4 flats. The blocks would be laid out in an 'L' shape along Bower Hill returning into Allnutts Road. The existing vehicle access in Bower Hill will be closed up and two new accesses opened in Allnutts Road. Parking would be to in the northeast of the plot. A communal amenity area would be provided in the south eastern corner of the plot, with screening along the southern boundary.

The proposal has been designed so that the building lines are similar to the existing building lines in Bower Hill and Allnutts Road, and this allows the TPO'd trees to be integrated into the scheme. The current buildings on the site are of no particular merit and their removal and replacement with dwellings is considered acceptable and in line with local policy, and is in keeping with recent government advice on the reuse of urban land.

Whilst the design of the buildings themselves is merely indicative at this stage, it is envisaged that the properties will be two storeys in height with steeply pitched roofs with gabled or hip roofs. The majority of the second storey properties would be provided with dormers breaking the roof slope at eave's height. The ridgeline for the southern and western blocks are shown as the same as the neighbouring properties, whilst the middle block, at the junction of the roads would be 1m higher to form a landmark feature at this corner. The links between the three blocks are subordinate to the blocks and set back from the main elevations.

Bower Hill is an urban residential area. There are a number of different types and styles of housing in the area. To the south are a modern detached house and a 1930s 2 storey semi, to the east semi-detached 2 storey houses, to the west and north detached and semi detached houses. There are bungalows to the north west. The predominant height of dwellings in the area is two storeys, with a 3 storey block to the west in Allnutts Road.

It is accepted that the overall appearance and design of the building has not significantly changed over the course of the revisions, but it is the case that this would be a matter for a further application in due course to deal with these issues in detail. The current indicative plans show that it is feasible to accommodate this scheme on the plot and within the street scene without it being out of keeping or over dominant. There are a number of different styles of buildings in the immediate area, and this proposal would not justify a refusal on these grounds.

These plots are wider than the other plots in the area and the existing houses spread across their width. The new blocks will occupy a similar footprint to the existing properties, and the indicative scheme is of a domestic design and appearance which sympathetic to the plot and the street scene.

Concerns have been raised that the roof height has been maintained to allow further development of this space in due course. However the roofs of the two outer blocks have been lowered, and the inner block has a higher roof as a feature. In any event any further accommodation in the property would require planning permission, which would be judged on its particular merits.

Considerable local opposition to the scheme rests on the scheme being for flats as opposed to detached houses with the consequent change to the character of the area. However this is an urban area of Epping, and the scheme has been sympathetically designed to integrate with the area, which is of mixed appearance. It contains a wide variety of housing types, in addition to a three storey block of flats in Allnutts Road. Further afield there are blocks of flats to the north in Bower Hill and to the east a scheme has been granted provisional permission for the conversion of an electricity sub station in to flats at Crossing Road.

Therefore it is the case that flats in this location, of an appropriate design, could be regarded as acceptable in principle, and will not have a adverse impact character or appearance of this residential area. Indeed it may be argued that this scheme will make a positive contribution to the area enabling it to maintain a mix of housing types suitable for a mixed and sustainable community.

Residential Amenity

The new buildings would overlook the rear gardens of 1 - 3 Allnutts Road, 66B Bower Hill and 31/32 Brook Road. No.1 Allnutts Road is some 14m from the nearest elevation of the scheme, and 30m from the two main blocks, at a right angle. No.66B Bower Hill will only be overlooked into the rear garden, not the rear elevation, and the Brook Road properties are some 35m distant at a 45° angle. It is therefore the case that there will be no adverse overlooking of any neighbour to the rear. In any event the exact positioning of windows is a reserved matter and these can be designed or conditioned to avoid any adverse overlooking.

The properties in Bower Hill at the front of the development will be overlooked, but this will be onto their front elevations which are already overlooked by passers-by. It is possible that there may be some overlooking of 65 Bower Hill's rear garden (to the north of the site), but this is across a road, and can be dealt with at the reserved matters stage.

There will be no significant loss of light or sunlight to any surrounding properties

The communal amenity space provided by the rear garden would be an area of approximately 350m². For 14 units the local plan recommends an area of 25m² for each unit: 14x25m² = 350m², and this proposal is therefore acceptable.

The neighbours at 66B Bower Hill have objected to the communal area on the grounds that it will allow overlooking of their rear elevation, and due to the fall of the land across the two sites this would affect their first floor rear windows as well, and cause noise and disturbance by its use.

It is accepted that the levels of the land mean that the rear amenity space is about 1m higher than No 66B's plot. Any use of the garden area would result in a potential for overlooking of the rear elevation of 66B, but this is the case with most rear gardens, and could not be sustained as a reason for refusal. The applicant is also willing to provide screening and landscaping in this area, and although the occupants of 66B have commented that this is unlikely to be suitable due to the

differences in land levels, it is the case that this will be possible, and would be dealt with at the reserved matters stage.

It is also the case that it is unlikely that the disturbance caused by residents using the amenity area would, in reality be any greater than use of normal gardens at dwellings.

Highways

The scheme will see the existing vehicle accesses in Bower Hill closed up and two new accesses provided in Allnutts Road, one serving 2 parking spaces, and one serving 12 parking spaces. This allocation is in line with current adopted parking standards. It is the case that this site is in an urban area and some 600m from Epping Station and within walking distance of the High Street facilities.

The parking arrangements do not dominate the development, and the scheme has the advantage of removing two vehicle accesses from Bower Hill with the consequent improvement in highway safety.

There has been considerable objection from local residents on the grounds that the parking provision is inadequate, and that the increased traffic will result in danger to pedestrians and other road users.

However the parking is in line with current policy in urban areas, and the access can be conditioned to meet current visibility splays. The increase in traffic would not be significant enough to cause any undue further problems in the area.

The Highways Department have raised no objections to this scheme subject to conditions. They have also asked for a contribution of £35,000 from the applicant for highway improvements in Bower Hill and the surrounding street (signs, road markings, etc).

Trees & Landscaping

The four existing TPO'd trees will be retained, and the Councils Landscape Officer are now satisfied that the scheme can be implemented, subject to conditions, without harm being caused to the trees. They are also satisfied that sufficient landscaping can be provided on the site to soften the impact of the building.

Other Matters

The County Council have asked for a contribution of £17, 972 to pay for extra places in local schools. A flood risk assessment will be provided prior to commencement of the works.

Conclusion

This is a scheme which is acceptable in policy terms in this urban area. The site can readily accommodate this type and size of building and it will make a positive impact within the street scene, even though it introduces flats onto this part of Bower Hill. There are benefits in terms of highway safety with the closing of the Bower Hill access, and a significant financial contribution will be made towards the transport and education infrastructure. The scheme need not cause adverse effects on the neighbour's amenities and will ensure the retention of the protected trees on site. This application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

This application has generated considerable local interest and opposition to all four submitted schemes. The summary below shows comments on the latest plans and indicates whether they also commented on the previous plans. Any comments on the first three schemes that have not commented on the fourth scheme will also be shown. It should be noted that the amendment letter stated the application was for 20 flats, which was an administrative error, corrected by a further letter to all consultees.

EPPING TOWN COUNCIL – Strongly object to this amended plan, which have generated a great deal of public interest and concern, Committee therefore took account of local objections as expressed through Mr John Fuller on behalf of many local people present at the meeting. Also noted that the letter from the District Council stated 20 Flats although plans showed 14.

Particularly concerned that proposal was not in sympathy with the surrounding buildings and fails to respect their setting. The overall appearance would be unduly prominent in the street scene and would detract from and be detrimental to the visual amenities of the street scene.

In spite of the amendments made to the proposals, overall there was little difference in the height and size of the building proposed, therefore the large mass of development would still have a very detrimental effect on the street scene. The proposed building is also some 16 feet taller than other buildings in the immediate vicinity and this height would be exaggerated by the ground elevation of the site. It was not clear why such a large roof scape would be required given the reduction in the number of dwellings.

Concerned at lack of provision for visitor parking and felt, given the lamentable lack of side road parking in this vicinity, the proposal would be certain to cause considerable difficulty in the neighbourhood. This point required careful consideration since the location is hardly an urban setting. Access for parking would be likely to cause damage to preserved trees. It was not clear if access and siting would be reserved for another application. This should not be reserved.

The proposal, since it hasn't reduced in size appreciably, and because the development will be sited close to the common boundaries with adjoining properties would be detrimental to residential amenities and overbearing with a significant loss of light. It is therefore contrary to DBE 2 and 9 of the Local Plan and BE1 of the Structure Plan, and policy H3A in the emerging Local Plan. (Also strongly objected to all three previous proposals).

- 1 ALLNUTTS ROAD – Object, 1, 2, 3, 4, 10 (2 letters)
- 3 ALLNUTTS ROAD – Object, 4, 6, 7, 8, 10
- 4 ALLNUTTS ROAD – Object, 2, 5, 7, 8 (two letters)
- 5 ALLNUTTS ROAD – Object, 2, 3, 4, 6, 7, 10 (2 letters)
- 6 ALLNUTTS ROAD – Object, 2, 4, 5, 6, 7, 8, 12
- 8 ALLNUTTS ROAD – Object, 1, 4, 5, 6, 8, 9
- 11 ALLNUTTS ROAD – Object, 6, 4, 5, 8, 10
- 13 ALLNUTTS ROAD – Object, 4, 5, 6, 7, 8, 9
- 16 ALLNUTTS ROAD – Object, 4, 5, 6, 8, 10
- 17 ALLNUTTS ROAD – Object, 1, 2, 3, 4, 6, 7
- 20 ALLNUTTS ROAD – Object, 1, 4, 5, 6
- 24 ALLNUTTS ROAD – Object, 4, 6, 7, 8
- 25 ALLNUTTS ROAD – Object, 2, 3, 4, 6, 7, 8, 11
- 26 ALLNUTTS ROAD – Object, 4, 5, 6, 7, 8
- 27 ALLNUTTS ROAD – Object, 1, 2, 3, 4, 5, 6, 7, 10
- 33 ALLNUTTS ROAD – Object, 4, 5, 6, 8, 10
- 48 ALLNUTTS ROAD – Object, 4, 6, 7, 10
- 65 BOWER HILL – Object, 3, 4, 6, 7

66B BOWER HILL – Object, boundary treatment will not be practical due to land levels. Our main objection is overlooking and loss of privacy. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13
 67 BOWER HILL – Object, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12
 70 BOWER HILL – Object, 1, 2, 3, 4, 6, 7, 10
 71 BOWER HILL – Object, 2, 5, 4, 7
 75 BOWER HILL – Object, 1
 77 BOWER HILL – Object, 1, 2, 3, 4, 6, 7, 8
 85 BOWER HILL – Object, 3, 4, 5, 6, 7
 91 BOWER HILL – Object, 4, 5, 6, 8, 10
 19 BROOK ROAD – Object, 4, 5, 6, 8, 10
 24 BROOK ROAD – Object, 7, 8
 28 BROOK ROAD - Object 4, 5, 6, 8, 10
 31 BROOK ROAD – Object, 2, 4, 5
 32 BROOK ROAD – Object, 1, 2, 3
 2 OAKLEIGH RISE – Object, 4, 5, 6, 8, 10
 5 OAKLEIGH RISE – Object, 4, 5, 6, 8, 10
 1 STEWARDS GREEN ROAD – Object, 4, 5, 6, 8, 10
 2 STEWARDS GREEN ROAD – Object, 4, 5, 6, 8, 10
 4 STEWARDS GREEN ROAD – Object, 1, 4, 5
 7 STEWARDS GREEN ROAD – Object, 1, 4, 6, 7 and second letter– Object, 4, 5, 6, 8, 10
 38 STEWARDS GREEN ROAD – Object, 1, 3, 4, 6, 7, 11
 54 STEWARDS GREEN – Object, 1, 2, 3, 4, 5, 6, 7, 8, 9, 11
 23 THE ORCHARDS – Object, 1

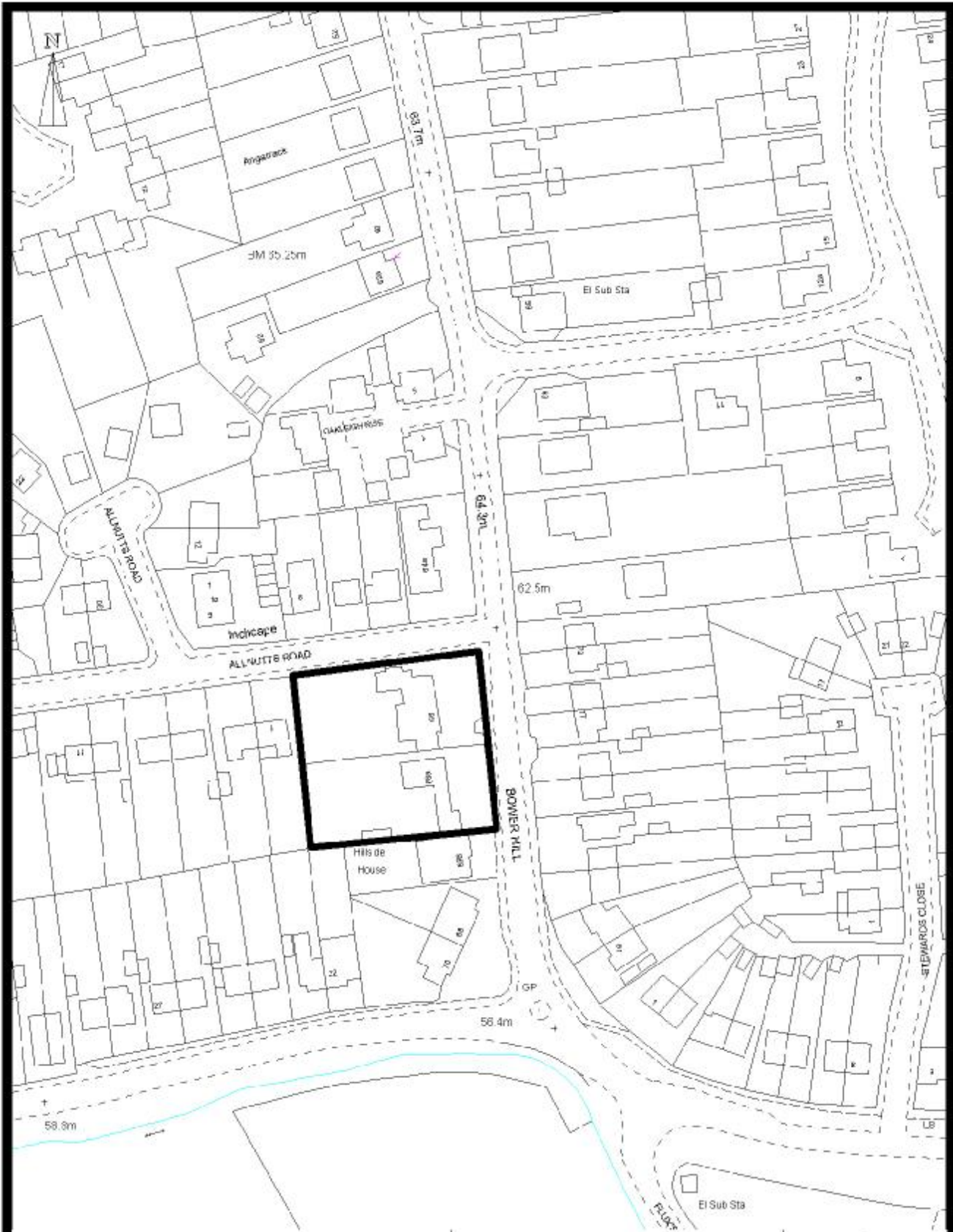
1. Previous objections still stand
2. Over development, height and bulk still excessive
3. Flats are not needed and out of character with the area
4. Traffic movements will be hazardous to vehicles and pedestrians
5. Will cause overlooking to neighbouring properties
6. Parking is inadequate
7. Traffic Congestion will increase unacceptably
8. Out of keeping with the character of the area
9. Will cause unacceptable strain on the infrastructure and local environment
10. Loss of trees
11. Sets an undesirable precedent
12. Building not reduced even though no of flats has been
13. Private amenity space is too small & use will cause nuisance.

Objected to original application but no comments received on current amendment (all commenting on form of development and traffic/parking):

CPRE - Object
 EPPING SOCIETY – Object
 12 ALLNUTTS ROAD – Object
 15 ALLNUTTS ROAD – Object
 18 ALLNUTTS ROAD – Object
 28 ALLNUTTS ROAD – Object
 37 ALLNUTTS ROAD – Object
 39 ALLNUTTS ROAD – Object
 47 ALLNUTTS ROAD – Object
 26 BROOK ROAD – Object
 30 BROOK ROAD – Object
 62 BOWER HILL – Object
 62A BOWER HILL – Object

68 BOWER HILL – Object
73 BOWER HILL – Object
81 BOWER HILL – Object
4 OAKLEIGH RISE – Object
13 STEWARDS CLOSE - Object
53 STEWARDS GREEN ROAD – Object

66A BOWER HILL – Support, fears re overlooking and trees have been resolved, plans amended to blend in with surrounding properties, especially 66B and look most attractive, replacing two unattractive looking houses. A development of this kind will provide homes for people who will have an invested interest in the town. This is an improvement and many concerns of the neighbours will be unfounded.



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Item No: 02
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Report Item No: 3

APPLICATION No:	EPF/0182/06
SITE ADDRESS:	Land adj to Treetops Care Home Station Road Epping Essex
PARISH:	Epping
APPLICANT:	English Heritage Property Co. Ltd
DESCRIPTION OF PROPOSAL:	Erection of 12 no. two bedroom and 1 no. three bedroom flats with 20 car parking spaces and extended parking for Treetops Nursing Home. (Revised application to EPF/1935/04 granted on appeal)
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 Notwithstanding any materials specified on the approved drawings, particulars and samples of the materials to be used on all external surfaces of the building, including fenestration, shall be submitted to and approved in writing by the Local Planning Authority before any works are commenced. The development shall be carried out in accordance with the approved details.
- 3 Details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any work on site and the development shall be implemented in accordance with the approved details.
- 4 The development (including site clearance, tree works, demolition, storage of materials or other preparatory work) hereby approved shall not commence until all details relevant to the retention and protection of all the protected trees (other than that identified for removal), hereafter referred to as the Arboricultural Method Statement have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.
- 5 No tree, shrub or hedge which are shown on the approved plans as being retained shall be cut down, uprooted or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All the tree works approved shall be carried out in accordance with British Standards Recommendation for Tree Work.
- 6 The development (including site clearance, demolition, storage of materials or other preparatory works) hereby approved shall not commence until a scheme of landscaping and a statement outlining the methods of its implementation have been

submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the road surfaces and car parking surfaces, proposed planting, including a plan, details of species, stock sizes and numbers, density 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 species and size and in the same place unless otherwise agreed in writing by the Local Planning Authority. The landscaping shall be carried out in accordance with the approved scheme unless the Local Planning Authority has given its prior written approval to any variation.

- 7 A flood risk assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved development. The assessment shall include calculations of increased run-off and associated volume of storm water retention using Windes or other similar programme. The approved measures shall be undertaken prior to the occupation of the building hereby approved and shall be adequately maintained.
- 8 The car parking spaces shown on the approved plans shall be provided prior to the occupation of the residential flats and thereafter shall be kept free from obstruction and shall be retained for parking purposes for the users of the development and for no other purpose.

Description of Proposal:

Erection of 12 x two bed and 1 x three bed flats within a single block with 4 floors of accommodation including a lower ground floor and rooms in the roof. The scheme includes the provision of 17 car parking spaces in relation to the flats and the provision of additional spaces for the adjacent nursing home to replace those that will be lost.

This is a revised application following the approval on appeal of a similar scheme. The scheme is for the same number of flats, but the design of the development has been slightly amended. The footprint of the building has increased by 1.3m in depth and by 1m in width. The position in relation to the front boundary remains as approved. The ridge height has been raised by approximately 0.7m and elevational details have been slightly amended,

Description of Site:

The application site comprises part of the grounds of the Treetops nursing home located on the northern side of Station Road. There are a number of mature trees on the site and the subject of a preservation order. The central part of the site currently forms a parking area for the nursing home providing space for 12 cars. The remaining land forms an amenity area for the nursing home residents. The land falls from the front to the back of the site and from west to east. There are residential properties on either side of the site and to the rear.

Relevant History:

EPF/1935/04 - erection of 12, two bedroom flats and 1, three bedroom flat with ancillary parking. Refused under delegated powers, on grounds of loss of trees, loss of parking for the nursing home

and harm to the visual amenity of the area. However the scheme was allowed on appeal in November 2005.

Policies Applied:

Local Plan Policies:

LL7 – protection of trees.
LL8 – works to preserved trees –
LL9 – Felling of preserved trees.
LL10 – provision for the retention of trees.
T 14 - parking provision
DBE1 - Design of new buildings
U3 - flood risk
DBE2 – Effect of surrounding buildings
DBE3 – Development in urban areas
H3 – criteria for assessing housing sites.

Structure Plan policies

CS2 – protecting the natural and built environment
BE1 – Urban intensification
H2 - sequential approach to housing development
H3 - Location of residential development
T12 – Vehicle parking.

Issues and Considerations:

This is a site within the urban area of Epping. The policies of the Structure and Local Plan seek to make the best use of such land.

The main considerations in the determination of this application are the impact of the proposal on the character and amenity of the area and on the amenities of neighbours, the loss of a preserved tree and the potential impact on other preserved trees on the site, parking and highway issues and flooding concerns. However given that there is an extant approval, allowed on appeal, which can still be implemented we must examine whether the new proposal will have a materially greater impact than the previous approval.

Character and Amenity of the area.

The basic design form of the proposal has not changed. The appeal inspector considered that the previous design would not have a materially harmful effect on the character and appearance of the street scene. The small increase in width and height of the building and the changes to the window and balcony details will not significantly change the impact that the proposal has on the character and amenity of the area and would not be sufficient to warrant recommendation for refusal.

Amenity of Neighbours.

The development will be just 1m closer to Treetops and 1.3m closer to the rear of properties in Ambleside. This still leaves more than 35 metres from the back of the new flats to the backs of the nearest houses in Ambleside. There is considerable tree screening between the two which it is intended to retain. It is not considered that there will be a significantly adverse impact on these properties as a result of this application. The distances involved are such that there will not be a

significant loss of privacy, and it is difficult to argue that the impact will be meaningfully different from the impact of the approved scheme.

The proposed parking for the nursing home is adjacent to No 1 Woodside and involves the removal of an existing garage. This will result in additional movements and potential for disturbance adjacent to the side boundary of No 1, but the nursing home could do this work without the need for planning consent in any case. Given the location adjacent to a busy road in the urban area it is not considered that the disturbance created would be sufficient to warrant a recommendation for refusal. This replacement parking scheme was put forward via a unilateral agreement when the previous application went to appeal and was considered appropriate by the Planning Inspector.

Loss of Trees.

The revised scheme still sees the loss of a large and impressive preserved cedar tree that is located in the middle of the site but the intended retention of the other remaining preserved trees on the site. The development is not coming any closer to the retained trees than the previous scheme. As such although the Council considers that the large cedar is worthy of retention and that the development is likely to result in harm to other trees on the site and pressure for their removal or lopping in the future, these matters have already been considered by the planning inspector, who came to a different conclusion. The Inspector's decision letter states:

“I conclude that the appeal proposal whilst involving the removal of a protected tree, would not have a harmful effect on the health and appearance of the remaining protected trees and is therefore not in conflict with (relevant) policies.”

The changes to the scheme will not have a significantly greater impact on trees than the approved scheme and as such there is no grounds for a recommendation for refusal. Neighbours have raised concern that the balconies on the front elevation will lead to increased pressure on these trees but there are balconies on the approved plans also.

Parking and Highway Safety.

The scheme, as previously, provides 17 car parking spaces for the proposed 13 flats. Given the location of the development close to Epping Station, close to the Town Centre and to bus routes, it is considered that this provision is in accordance with the current adopted maximum car parking standards. The proposal also this time includes the provision of additional parking for the nursing home so that there will be 17 spaces available for staff and visitors to the nursing home, this too was considered by the Planning Inspector at the previous appeal as the scheme was put forward in a unilateral agreement, to overcome the Council's concerns over inadequate parking for the nursing home. This provision is considered adequate to meet the needs of the 40 bed nursing home and no objections to the proposal have been received from County Highways.

The development will result in additional traffic and turning movements in Station Road but it is not considered that this will result in an unacceptable increase in congestion or harm to highway safety. Again the impact will be no greater than the previously approved scheme.

Flooding.

Concerns have been raised that the development is likely to result in increased flood risk from the loss of the trees and the increase in impermeable surface - the small increase in the size of the building is unlikely to have a significant impact on this. The appeal inspector imposed a Flood Risk Assessment condition that requires details of increased run off and means to prevent flooding. It is considered that such a condition will be sufficient to overcome potential flood risk.

Bats.

Concern was raised by neighbours that the site may be utilised by bats. Following advice from English Nature the applicants commissioned a bat survey, which was carried out in March this year by Essex Ecology Services Ltd, the survey and advisory company of the Essex Wildlife Trust. Whilst it is highly likely that bats are present in the surrounding area, no evidence was found for any bat activity associated with the building on the western boundary of the site that is to be demolished. Many of the buildings around the site are suitable for bats and there are ample opportunities for foraging throughout the town. It is not considered that the redevelopment of this site would be harmful to the bat population.

Conclusion.

Whilst officers maintain their concern regarding the design of the proposed scheme and particularly regret the loss of the large cedar tree, it is considered that the development now proposed is not significantly different to that which has only recently been allowed on appeal and will have no greater impact on amenity or on the trees at the site, as such the application is recommended for approval subject to the same conditions as were attached by the planning inspector.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Committee object to this proposal. Committee are concerned that the proposals, by reason of scale, proportion, positioning and height are out of keeping with the setting and therefore the development does not comply with Policy DBE1 of the Local Plan. Committee are also concerned at the loss of a number of attractive and preserved trees. The design of the development is also felt to be not in keeping with local vernacular styles.

EPPING SOCIETY - Object. Overdevelopment in a residential area mainly of two storey detached houses. Too large and out of scale, being part 4 storey, will overlook rear in Ambleside, loss of privacy. Loss and damage to preserved trees, in particular T3 the largest and most attractive on the site is unacceptable. There is a problem with the water table in the area, and this development will exacerbate the problem.

7 AMBLESIDE – Object. The site is a habitat for wildlife. There is a possibility that bats use the site. An Environmental Impact Study should be undertaken. The preserved tree that is to be removed is clearly visible from Ambleside and some properties in Kendal Avenue. Insufficient parking provision is made for flats; visitors will park in Station Road causing traffic risk. The parking next to woodlands will cause noise fumes and disturbance. And staff may be using this area late at night. The trees will be under threat; the British Standard for their protection cannot be achieved. There will be increased flood risk from the development. The proposed balconies are not shown in plan form, they will collect falling leaves and needles and increase pressure for the front trees to be lopped or felled. The position of the cedar trees is shown incorrectly, they are on higher ground than indicated and therefore their roots are more likely to be affected. The development will increase traffic in station Road that is already congested. The revised application is a material change relating to size and flooding risk and should be refused.

4 AMBLESIDE - Object. Concerned that there may be bats on the site. The revised application encroaches further towards our boundary. Parking will have serious impact on neighbours, too near neighbouring boundaries. Totally out of keeping with existing properties in station Road. The building line is too deep. The development is too high, four stories is totally out of keeping. Loss of privacy to properties in Ambleside, already suffer loss of sunlight because of trees. The flats are likely to be occupied by young people this is incompatible with position next to elderly persons home. The development is too dense. Access onto Station Road close to busy junction is a

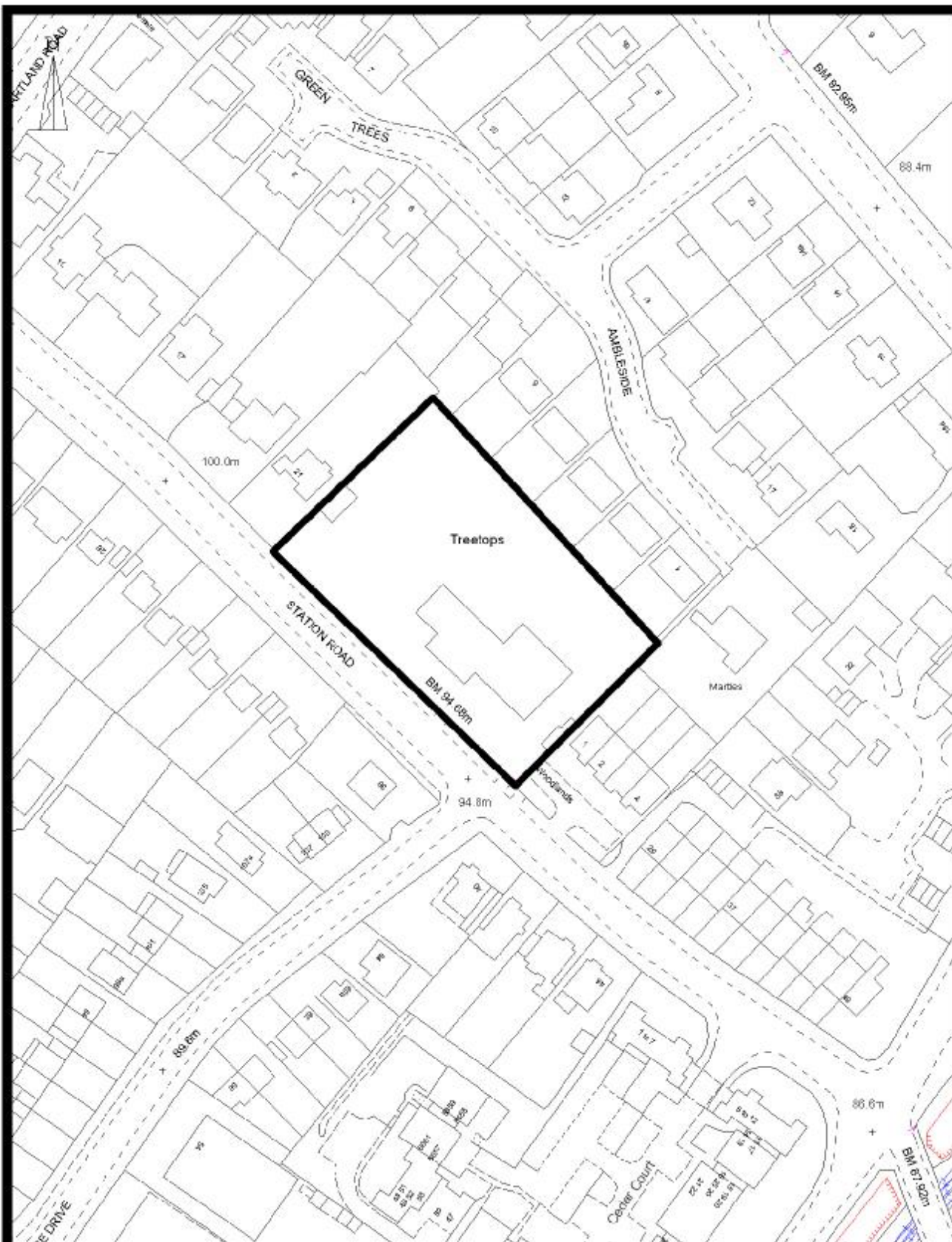
concern. There will be insufficient space to meet parking demand. There is no plan showing the impact on the street scene. The loss of the mature Cedar is sacrilege; many other preserved trees will also suffer damage by the construction of foundations and drainage. The surface water drainage problems in the area will be increased, and may result in damage to the partially subterranean garages in Ambleside.

2 WOODLANDS, STATION ROAD – Object for the same reasons as previously, Loss of trees, totally out of character with the area, adverse impact on the elderly residents of Treetops, inadequate parking. The balconies proposed will lead to increase pressure for lopping of the trees. The trees are not shown at the correct level on the drawings, there will be greater root damage than indicted. The scheme is now 1m higher than Treetops and may well end up much higher. Run off from the new parking area next to Woodlands could be problem. The parking area will cause noise and fume pollution to residents of Woodlands. The loss of the garage reduces privacy and will increase the loss of amenity to residents of Woodlands. The parking will affect the roots of the tree to the side of Woodlands and may damage or kill it.

19 STATION ROAD - Object. The development is clearly out of keeping with the character of the area. The development will cause loss or damage to important trees. There will be an increase in traffic in an already congested location making it more hazardous.

34 STATION ROAD – Object. Loss of privacy, we are directly opposite and there will be windows directly overlooking our property. Loss of pleasant outlook, and loss of property value, loss of green area and erosion of the image of Epping as a country market town, Noise and disruption to the residents of Treetops, extra burden on water and power supplies, loss of trees, increased light pollution from headlights and lighting of the parking area, increased traffic congestion.

17 AMBLESIDE – our objections remain the same as before. Unsuitable and out of keeping with the area, loss of privacy, loss of protected trees, increased risk of flooding. If flooding results the Council will be laying itself open to possible substantial future claims for damages.



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Item No: 03
Scale: 1:1250



Report Item No: 4

APPLICATION No:	EPF/0426/06
SITE ADDRESS:	24 Vicarage Road Coopersale Epping
PARISH:	Epping
APPLICANT:	Mr P Doree and Mrs J Carberry
DESCRIPTION OF PROPOSAL:	Two storey side extension. (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 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 The work shall be carried out in full accordance with the arboricultural method statement of January 2006 submitted with the planning application.

Description of Proposal:

Erection of a two storey side and rear extension to the flank boundary, with the first floor set back from the front elevation by 2m. The extension will provide a study and kitchen at ground floor with two bedrooms above.

Description of Site:

The property is a two storey semi detached house with an existing single storey rear extension, located at the end of Vicarage Road on the southern side of the road. Along the side boundary of the property and not within the applicant's ownership is a hawthorn hedge and there are two cypress trees and a poplar located close to the boundary. These are within the garden of The Gate House, which is set well back and away from the development site.

Relevant History:

There is existing consent for a two storey extension on the site approved in August 2001, which could still be implemented. This was for a similar scheme but the ground floor element was also set back from the front elevation by 2m.

Last year an application for a two storey side extension with no set back at ground or first floor was refused.

Policies Applied:

Local Plan Policies
DBE9 and 10 relating to design.
LL9 and LL10 relating to tree protection
T14 Parking.

Issues and Considerations:

Given that there is an existing approval for a two storey extension to the side boundary of the property that could be implemented the main consideration is whether the changes now proposed would have an adverse impact on the visual amenity of the area, on the amenities of neighbours or on the trees at the Gate House.

The design now proposed is very similar to other recently approved schemes within the locality and the first floor setback ensures that the symmetry of the original pair of semis is maintained. The subject property is well screened from the neighbouring property, the Gate House, through mature trees and a tall hedge. No windows are proposed within the flank elevations so there will be no overlooking of the garden area of the Gate House or No 22. The first floor rear addition only projects 3m beyond the rear of the property and is 5.5m from the shared boundary with No 22 so will not cause any loss of amenity.

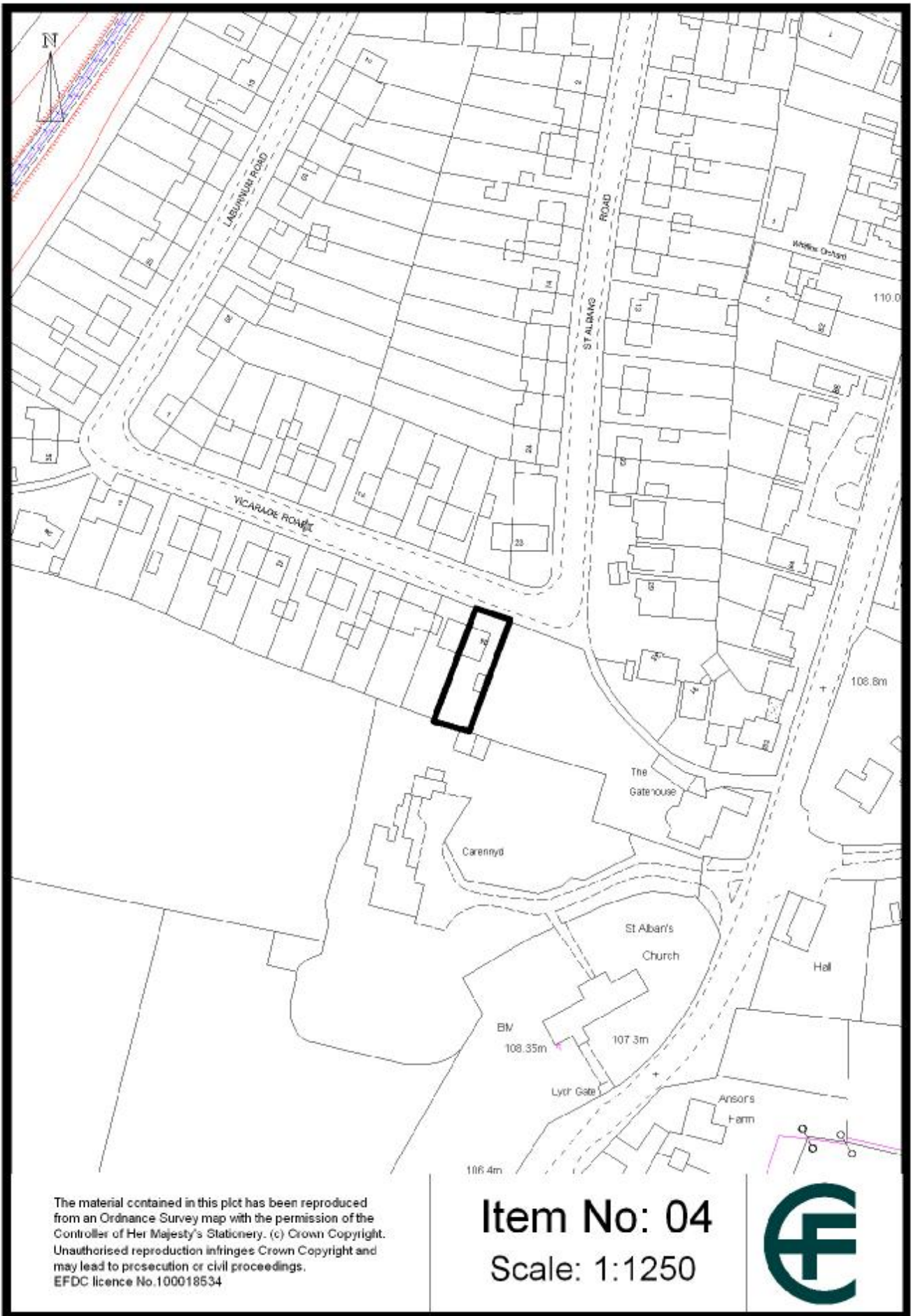
An arboricultural method statement has been submitted with the application to show how the trees and hedge will be protected during construction and the foundations of the extension will consist of a ground beam above ground level supported by piles or pads to minimise damage to roots.

Conclusion

The proposed development is very similar in design to other extensions within this estate of semis and is in keeping with the design of the house and the character of the area. There will be no adverse impact on the amenities of neighbours and, subject to compliance with the arboricultural method statement, it is not considered that there will be significant damage to the adjacent vegetation. The application is in accordance with the adopted policies of the Local plan and is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee object to this application and, in spite of the revisions, is concerned that that development because of its position close to the boundary of the property would be an intrusive addition creating a cramped appearance in the street scene contrary to DBE10 of the adopted Local Plan. Committee also felt that the proposals by reason of their position and size would still have a serious and adverse effect on the trees at the boundary and the neighbour at The Gatehouse contrary to Policies LL9 and LL10 of the adopted Local Plan. Committee felt that the proposals would need to take account of the boundary issues and be reduced to be able to fit in with the existing street scene.



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Item No: 04
 Scale: 1:1250



Report Item No: 5

APPLICATION No:	EPF/0543/06
SITE ADDRESS:	36 The Orchards Epping
PARISH:	Epping
APPLICANT:	Mr & Mrs Evans
DESCRIPTION OF PROPOSAL:	Part single / part two storey rear extension. (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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

Revised scheme for 2 storey rear extensions with conservatory between.

Description of Site:

Detached chalet-bungalow built 1960's on large triangular corner plot in small cul-de-sac backing on to open agricultural land to the east.

Relevant History:

Consent for 2 storey rear extension and conservatory February 2005 (EPF/123/05).

Policies Applied:

DBE9, DBE10 relating to design and appearance of extensions and to impact upon neighbours..

Issues and Considerations:

1. Amenity DBE9

The extension projects a mere 2m in depth on ground plan (conservatory 3m) but the bungalow is sited centrally on the widest section of the plot and the extension will be some 6m away from the rear boundary of No. 32 on the west side and 7m from the side boundary of No. 38 to the north. The extension will be visible from the garden of No. 32 but the rear wall of this bungalow will be some 23m away. There will thus be no adverse impact on adjoining properties.

2. Design/appearance FBE10

This is an attractive chalet bungalow having a 'Victorian' style with its steeply pitched roof, small gable features and decorative bargeboards. The extension is designed in the same vein and will blend happily with the existing elevations and character of the property. The differences from the approved scheme are that the extension now goes across the full width of the rear elevation, an increase of 2.5m (5m²) and the existing first floor is extended on the south side and finished in a matching gable to the approved new gable on the north side. The long catslide roof of the earlier proposal is now omitted with the conservatory sited neatly between the 2 rear projections.

3. The Objections

As stated above, the rear wall of No. 32 lies some 23m away to the west so there will be no loss of light within that property. Although having the appearance of a bungalow in the cul-de-sac, No. 36 is already a 2-storey chalet having first floor accommodation in the roof space with rear dormer windows. The extensions are at the rear with no alterations at all to the front elevation so there will be no change whatsoever to the street scene. This property, together with No. 38 adjoining, are of a unique design, unlike any of the more conventional bungalows on the estate and the proposed extensions will not result in any impact on the diversity of the housing supply in the area.

4. Conclusion

These revisions to the previously approved scheme produce a more attractive and symmetrical rear elevation to the property, and approval is recommended.

SUMMARY OF OBJECTION/OBSERVATIONS

TOWN COUNCIL - Object as extension would create an environment in which the existing street scene would be completely altered over time; out of keeping with rest of bungalows; very dominant in the street scene; would lead to loss of more bungalows required in Epping to ensure diversity of housing supply.

32 THE ORCHARDS - Strongly object; brick wall already blocks light; light will be shut off coming in from the side; they want to make a luxury home never mind anyone else.



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Item No: 05

Scale: 1:1250



Report Item No: 6

APPLICATION No:	EPF/0145/06
SITE ADDRESS:	Abridge Village Hall Ongar Road Abridge Lambourne
PARISH:	Lambourne
APPLICANT:	Lambourne Parish Council
DESCRIPTION OF PROPOSAL:	Erection of multi-use games area on Village Hall field, lower end. (Revised application)
RECOMMENDED DECISION:	REFUSE

REASONS:

- 1 The proposed development would detract from the open character of the site and from the Metropolitan Green Belt it would therefore be contrary to policies GB2, GB7, LL1 and LL3 of the adopted Local Plan.
- 2 The application is not accompanied by a flood risk assessment. The site is located within the floodplain of the River Roding and is therefore at risk of flooding. The proposals are therefore contrary to policies U2 and U3 of the adopted Local Plan.

Description of Proposal:

Proposal involves the creation of a multi-use games area (20.0m wide x 25.0m deep) surrounded by 3m high fencing. The pitch will be marked out for football, netball and basketball. It is located at the back of the playing fields near the river.

Description of Site:

Area of open land located 123 metres to the rear of the village hall. The site lies alongside the River Roding in an exposed location within an area of open countryside. The land lies at a lower level than the playing fields which it abuts.

Relevant History:

Outline planning permission for village hall and playing fields granted in October 1986. Details approved in June 1991. Doctor's surgery approved August 1992. Application for a multi-use games area to be constructed alongside the doctor's surgery submitted in February 2005; it was recommended for refusal and deferred by members for negotiation of an alternative location - the issue could not be resolved and the original application was withdrawn.

Policies Applied:

Metropolitan Green Belt policies GB2 and GB7; Recreation and Sport - RST1-RST22 - Criteria for accepting potentially intrusive activities. LL1 and LL3. Rural Landscape. U2 and U3 criteria for assessing flooding and surface water drainage.

Issues and Considerations:

The main issues in relation to this proposal concern the appropriateness of the development in the Green Belt, its impact on both physical and visual terms and potential impact on the neighbours and area as a whole. In addition the location of the site in the flood plain needs to be addressed.

The proposal amounts to the provision of an outdoor recreational facility in the Green Belt. The use is therefore in accordance with Local Authority as well as government policy, which identifies outdoor participatory sport and recreation as appropriate development in the Green Belt.

When the previous application was submitted to this Council the Parish Council provided a statement in support of their proposal, which has been repeated with this submission and states:

“The village hall has provided a football pitch for the last ten years, which is used by Abridge FC, complete with changing rooms. Training on a grassed area is allowed during the week and Chigwell Boys FC also use the facility. Members of the Youth Partnership and their friends are also allowed to play informal football on the practice area, which they do most evenings of the year.

“This September NACRO offered to start up a club for young people if they could be provided with free accommodation. The club meets once a week with about 30 young people attending between the ages of 8-16. The Trustees have provided the hall and the field and the Parish Council have agreed to fund the rent for a trial period. One of the leading members of the young people is now training to be a leader with NACRO.

“The Abridge Youth Partnership have seen the recently constructed all-weather pitch at Chigwell Row and feel that something similar would be ideal for Abridge. The Trustees have agreed in principle to provide an area 20m x 25m for the facility and have agreed to contribute £10,000 towards the anticipated cost of £40,000. Lambourne Parish Council has allocated £10,000 and Grange Farm Trust has made a grant of £10,000. The young people have raised £2,000. Officers of Epping Forest District Council are supportive of the scheme, as are the Police. Councillor J Knapman, Leader of Epping Forest District Council, recently attended our Parish Council meeting and gave his support to the scheme, including offering financial support. Indeed he is on record as having encouraged every parish to construct such a facility.

“Initially the pitch will be marked out for football, netball and basketball. These activities are felt to be the most appropriate but other markings may be considered in the future.”

Similar considerations apply to this proposal, albeit that the location of the games area has now been moved to a position furthest away from the village hall. Previously the pitch would have been alongside the Ongar Road cottages and this would have resulted in a loss of amenity to residents of those properties. In its new location the use of the pitch is unlikely to detract from the amenities of these neighbours.

However, the introduction of the proposed games area would have a significant detrimental impact on the visual amenities of the area. The location close to the river is exposed to views from all directions and would constitute an unacceptable intrusion into the Green Belt. An alternative

location closer to the village hall, which has been suggested to the Parish Council, has not been acceptable to the Village Hall Trustees; consequently the position will not be changed.

The siting of the games area is at a lower level than the adjoining playing fields. The ground at this location has previously been leveled by the Environment Agency as part of the floor alleviation scheme for Abridge, consequently the development as proposed is actually within the flood plain. Not surprisingly the Environment Agency have raised objections to the proposal and have recommended that planning permission be refused, as the application is not supported by a Flood Risk Assessment. In this location, the playing area itself could flood very easily giving rise to a hazard to those using the pitch and, in addition, no study has been undertaken to assess how and where surface water draining off the playing area would go.

Notwithstanding the very laudable background to this proposal, it is considered that the chosen location for this development would not only detract from the visual amenities of the area and from the Metropolitan Green Belt; but would also be in conflict with Local Plan policy U2, which states that the Council will not grant planning permission for development in areas at risk from flooding, unless it is satisfied that appropriate flood prevention measures are incorporated as part of the development. It has to be asked why the Parish Council should even be considering this to be a suitable location for the development.

In these circumstances the application fails to comply with the Local Plan policies and is therefore recommended for refusal.

Summary of Objection/Observations

PARISH COUNCIL - Have no comments, as the Council is the applicant.

35 ONGAR ROAD - The lower end of the field is within the flood plain and it floods three or four times a year.

29 ONGAR ROAD - Object to the location, which would be in the flood plain - where it floods several times a year to some depth. The play area would become totally unusable and would fall into disrepair and vandalized. If it had to be raised it would become unsightly and not in keeping with the area.

26 KNIGHTS WALK - Object - the site is within the flood plain where it floods regularly - a danger to children attracted to the location. The site is within the Green Belt and an application will completely spoil the view. The floodwater may carry weils disease and cause illness to children. Will increase flood risk to neighbours. The distance from the highway will make it inaccessible to emergency vehicles. This is not essential development more suitable locations could be found. Development would be irresponsible and financially imprudent without having considered alternative sites on higher ground.

33 ONGAR ROAD - 3 to 4 metre high fences will be unsightly and visually intrusive. Inappropriate development - erosion of the Green Belt. Possible flood lighting at a later date. Erosion of an attractive area of Ongar Road. No facilities such as toilets etc available. Development is within the flood plain. Fences would trap debris. Should be located directly behind the village hall. If allowed the surface should be green and the fences limited to 1 metre in height and no lighting.

31 ONGAR ROAD - No details of height of fences, the colour of the surface material. Floodlights should not be allowed. At this games area is not associated with the village hall there are no changing rooms available, no toilets etc.

MEADOW VIEW, NEW FARM DRIVE - Object, intrusive development which detracts from the attractive open character of the Green Belt. Not in keeping with rural community. Object to the volume of young people, some of which will not be local residents, being attracted into the area - causing noise and other nuisance. The location bear the river is dangerous, wildlife will also be disturbed. Resent having to pay for development which will regularly be flooded. Tree planting will not work - who will look after the trees. Original plans are inaccurate - not sufficiently detailed.

Further comments made following the provision of additional plans and information:

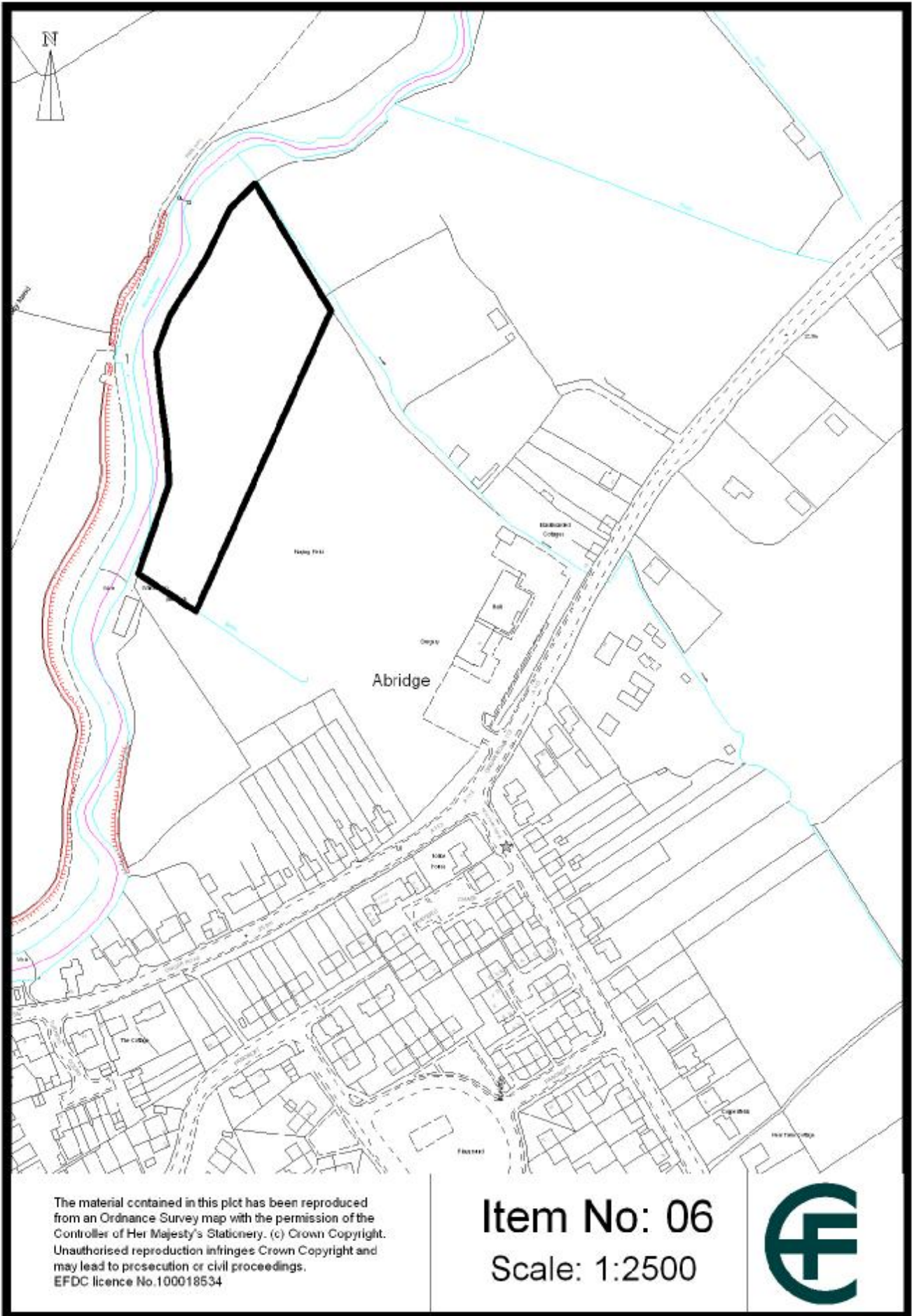
PARISH COUNCIL - Have no comments, as the Council is the applicant.

31 ONGAR ROAD - There is no colour for the fence; hope it will blend in with the surroundings. If its built on stilts what height will it be.

35 ONGAR ROAD - Not in keeping with the landscape. Will adversely affect the wildlife.

29 ONGAR ROAD - The games area would be environmentally unfriendly and would adversely affect the wild life. Site floods several times a year.

33 ONGAR ROAD - The walls would be very unsightly and not in keeping with surroundings. Also worried about proximity to river for safety reasons. No fences along riverbank. Fencing around playground will be unsightly. Will disrupt wildlife.



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Item No: 06
Scale: 1:2500



Report Item No: 7

APPLICATION No:	EPF/0521/06
SITE ADDRESS:	Former Police House 19 New Farm Drive Lambourne Romford Essex RM4 1BS
PARISH:	Lambourne
APPLICANT:	P Riddle Esq
DESCRIPTION OF PROPOSAL:	Demolition of house and garage, and erection of four (two pairs of) semi-detached houses with garages.
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 The development shall be carried out in accordance with the amended plans received on 20/4/2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side elevations shall be fitted with obscured glass and have top hinged opening night vents, and shall be permanently retained in that condition.
- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 7 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary

storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 8 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.

- 9 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.

- 10 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.

- 11 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 12 Prior to the commencement of the development, details that indicate how measures shall be taken to ensure that no surface water shall drain onto the highway shall be submitted for approval in writing by the Local Planning Authority. The development shall take place in accordance with these agreed details.
- 13 The perimeter fence between the site and Sawyer's Chase shall not be removed without the prior written consent of the Local Planning Authority.
- 14 If the development entails the closure of any existing vehicle access, the details of this must have been previously agreed in writing by the Local Planning Authority.
- 15 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 16 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.

Description of Proposal:

This application is for the demolition of the existing dwelling and for the erection of two pairs of semi-detached properties (creating four dwellings). The properties are to be 9 metres tall, and linked with attached single garages. Access is to be off New Farm Drive, however the dwellings will face towards Sawyer's Chase.

Description of Site:

The application site comprises a detached two storey dwelling located on the south-eastern side of New Farm Drive, by the junction with Ongar/London Road. The surrounding area is comprised predominantly of two storey dwellings of a mixture of varieties and types. Properties immediately adjacent to the south-eastern boundary of the site in Sawyers Chase are single storey, whilst those to the south-western boundary are two storey flats.

Relevant History:

EPF/1042/00 – Change of use of Police office to residential use. Granted permission on 11/8/00.

Policies Applied:

Core Strategy, Built Environment and Housing Policies from the Essex and Southend On Sea Replacement Structure Plan:-

- CS1 – Achieving sustainable urban regeneration.
- BE1 – Urban intensification.
- H2 – Housing development – The sequential approach.
- H3 – Location of residential development.
- H4 – Development form of new residential developments.

Housing, Residential Development, Landscape and Highway Policies from Epping Forest District Council's Adopted Local Plan:-

- H3 – Housing location criteria.
- DBE1 – Design and siting of new buildings.
- DBE2 – Effect of new buildings on neighbourhood.
- DBE3 – Enclosure of spaces.
- DBE6 – Provision of car parking in new residential developments.
- DBE8 – Provision of private amenity space.
- DBE9 – Amenity considerations.
- LL10 – Retention of trees.
- T14 – Car parking.
- T17 – Highway safety.

Issues and Considerations:

There are several sets of issues with this application:

1. Suitability of the site.
2. Design, siting and layout.
3. Impact on amenity.
4. Effect on trees and highway issues.

1. Suitability of the site.

The application area is located within the “central village location” of Abridge, not within the Conservation Area or the Green Belt. It is surrounded by other residences and is close to the ancillary amenities offered by the settlement. The site is not identified for any other use by the Local Plan, and is therefore in accordance with Policy H2 of the Structure Plan and H3 of the Local Plan.

Policy BE1 of the Structure Plan promotes intensified use of land, and H4 encourages increasing the density of urban housing subject to an acceptable layout and appearance. The guidance in PPG3 also promotes increases of housing density and use of previously developed “brownfield” sites. Replacement of one dwelling with an increased number therefore accords with this guidance.

The surrounding properties in Sawyers chase exhibit similar footprints and plot sizes to the four properties proposed. On that basis it is considered that the development of four properties would be appropriate on this site.

2. Design, siting and layout.

Aesthetically, the proposed buildings are conventionally and traditionally styled, and respect the overall architectural character that prevails within Sawyers Chase and New Farm Drive. The buildings are positioned so that the established pattern of development is followed; they front Sawyers Chase and back onto the London Road. Whilst having rear gardens backing onto a main road is a less than ideal design solution, it follows the existing pattern and is in this case considered acceptable. The plans illustrate a fence between the existing "courtyard" of Sawyer's Chase and the development, and the possibility that this may be removed and the development front this road. This assessment is based on a fence being erected between the development, and whilst an unusual feature, would not detract from the appearance of the proposal in the overall street-scene.

A separation of 3 metres is retained between the attached garage of the proposal and the existing boundary with Nos. 21 & 22 Sawyers Chase. This is considered to be sufficient. The gaps at first floor level above the linked garages ensure that the development will not have a cramped appearance. The access way (which is entered from New Farm Drive) runs parallel with the existing fence, and the position of the site is such that car parking will not overly dominate the street-scene.

3. Impact on Amenity

The proposed buildings are positioned in line with the established building line in Sawyer's Chase, and as a consequence would not unduly affect the amenities of the adjoining flats at Nos. 21 & 22. Side windows at the first floor level may see some light reduction, but the separation between the existing and proposed windows (of in excess of five metres) means that this is unlikely to be excessive. Furthermore, these windows are secondary openings, with main windows at the front and rear of the building. The main bulk of the two storey dwelling nearest to New Farm Drive is positioned in line with the bungalow at No. 23 Sawyer's Chase, with only the garage projecting beyond its rear elevation. There are no side windows on this bungalow, and the position of the development in relation to that property is such that light loss is unlikely to be excessive.

The position in relation to No. 23, and the other neighbours at 21 & 22 means that overlooking to these property's rear gardens will not be excessive. The velux windows in the rear roof-slope (fronting Ongar Road) are not considered to add to any excessive overlooking.

Although concerns are raised in respect of the loss of a view, the loss of views over land outside of ones ownership is not matter that would warrant withholding permission. Were the perimeter fence removed between the site and Sawyer's Chase, no undue losses of privacy would be observed over and above

4. Effect on Trees, Highway and other Issues.

Tree officers have commented that the site does not provide an area large enough for any significant landscaping, however trees are retained within the site. The imposition of conditions requesting that existing trees are retained, together with requesting that landscaping proposals are submitted will ensure that the appearance of the development is softened. A large oak tree is located just outside the application site, which these officers consider would not be unduly affected by the development provided tree protection measures are in place.

Highway officers raise no objections to the safety aspects of this application, which also provides four garages for car parking. The driveway length is approximately four metres, however the garages are longer. Parking standards do not place minimum levels of car parking provision,

however in order that cars do not park in the access road, a condition has been recommended that the garages be retained for the storage of vehicles.

Although concern is raised regarding the loss of parking in Sawyer's Chase, even if the fence between the site and Sawyer's Chase is removed, parking provision in that road would not be affected, since the access to the proposed properties remains off New Farm Drive.

Land Drainage officers raise no objections to this development, providing the standard flood risk assessment condition is added. The number of units is well below the threshold that requires affordable housing.

Conclusion

This application proposes a development which will make more efficient use of previously developed land, and will provide an attractive settlement that will retain the character of the surrounding settlement. The amenities of neighbours will not be unduly harmed, and no undue effects will occur to the large oak tree that is a prominent feature in the street-scene. The application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

LAMBOURNE PARISH COUNCIL – The Parish Council have no objection in principle providing the following points are taken into consideration: 1) There is a large oak tree on the border of the plot on the verge side of the property. This tree is not clear in the plans, and may not be on the actual plot, but we are concerned that this could be removed during the works. There may be an existing TPO on this tree but would like to see that this tree is protected. Also to ensure that trees on the plan are actually planted as part of the build. 2) For information – the road side on the site plan is stated as “Ongar Road”, but it is in fact “London Road”. 3) To ensure that there is adequate parking for houses and visitors as New Farm Drive is already a busy street for parking. It is clear that each house has a garage but there must be adequate space for a car to be parked in front of each garage also, therefore giving each home 2 parking spaces. The height of the buildings is to be no higher than those of the surrounding houses.

22 SAWYER'S CHASE – Very concerned, as I will be one of the most affected residents. 1) Loss of light in my lounge and bedroom. 2) Loss of view from my lounge and bedroom. 3) Loss of privacy in my lounge and bedroom. 4) Increase in noise from more houses. 5) If the fence is removed between the development and Sawyer's Chase which means loss of privacy and more likelihood of visitors to the development parking in the Chase, which is already insufficient. Few people use garages and concerned that there is insufficient parking. Map used to identify the area does not show my flats, or even the road. This development may make me reconsidering purchasing the flat.

2 SAWYER'S CHASE – Object. Besides the amount of noise during the works, we are going to have cars parked in our quiet cul de sac that can't absorb resident's cars at the moment. They plan to remove the fence so it is obvious our quiet life is going to end as they will use Sawyer's Chase to enter and exit. Four households will add to everyday noise. Please let it stay as a single residence with the fence up and no access to that property.

3 SAWYER'S CHASE – Strongly object. 1) Taking parking places which belong to Sawyer's Chase. 2) More traffic onto Sawyer's Chase where elderly people live. 3) Our views of the countryside. 4) Buildings will overshadow property therefore restricting our light. 5) Noise from building work and after residents occupying property will affect elderly residents. 6) Dirt, dust that will arise. 7) Overweight lorries using unfit roads.

MEADOW VIEW, NEW FARM DRIVE – Object. Gross overdevelopment of the site. Will create extra noise, pollution, nuisance and traffic and will reduce our privacy. Could result in extra 18 people living there, plus visitors, placing demands on local services. We already have problems with water and drainage in the village and this will overload the system further. No infrastructure to support the current residents. Garages are insufficient and there will be casual parking, which will be extremely dangerous on this corner. There have been many accidents and this is located right next to elderly people's residences. Presumably the beautiful old tree will be demolished. It will change the ambience from a quiet village to a city type environment. Development not attractive or in keeping. Will affect the values of our property and we will suffer a lack of privacy.

35 ONGAR ROAD – Do not like the look of the plans at all. It will block light to our house. We only have small windows and with that amount of houses the light will be gone. Two houses would be enough.

33 ONGAR ROAD – Object. 1) Overdevelopment. 2) Loss of light. 3) Further urbanisation of a rural location. 4) Road access is too close to A113 junction causing problems. Junction already has pedestrian traffic light system causing a safety issue. 5) Will close an open aspect. 6) Our outlook will be affected where we look across to Apse Grove. Observations – if approved, 1) Hope that finish will be traditional Essex style rather than red brick or mock Tudor. 2) At least one of the properties should be rented or affordable. 3) Incorrect name of London/Ongar Road. 4) Can sewer deal with additional use?

5 & 6 SAWYERS CHASE – Oppose the new houses. 1) Will block our views across the fields and countryside. 2) Noise from 4 houses instead of one in this quiet location. 3) Will cause congestion on a blind turning in and out of New Farm Drive, with building lorries, skips etc. Please don't spoil the village any more.



Abridge

Surgery

Hall

Blackboarded Cottages

Police House

CHASE

PAWTERS

PAN-CROFT

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Item No: 07

Scale: 1:1250



Report Item No: 8

APPLICATION No:	EPF/0268/06
SITE ADDRESS:	Leader Lodge Epping Road North Weald
PARISH:	North Weald
APPLICANT:	EFDC
DESCRIPTION OF PROPOSAL:	Outline application for demolition of existing building and erection of new purpose built building for temporary use by homeless - ten self-contained units. (Design, external appearance and landscaping reserved for future consideration).
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority. Such details shall show the siting, design and external appearance of the building(s) and the means of access thereto.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 6 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.

- 7 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.

- 8 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.

- 9 No occupation of the development shall take place until such time as the following have been provided to the satisfaction of the Highway Authority:
- a) a bellmouth access off Epping Road to provide direct access to the proposal site to include 2no. metre radii, kerbed with dropped kerb crossing points and tactile paving where necessary and suitable visibility splays (to be agreed with the Highway Authority).
 - b) the continuation of the footway along the south side of Epping Road across the proposed access and 'The Lees' access finished in a contrasting surface (texture and colour)*.
 - c) The permanent closure of the existing site access, removal of all associated hardened surface between the back of the footway and grass verge**.
- 10 Prior to the first occupation of any dwelling space shall be provided within the proposal site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site, clear of the highway and properly laid out and such space shall be maintained thereafter free of any impediment to its designated use, further, in order to allow all vehicles to enter and leave the highway in a forward gear.

Description of Proposal:

Outline application for demolition of existing building and erection of new purpose built building for temporary use by homeless people. The proposal is for ten self-contained units. All matters are reserved for future consideration.

The indicative plans show the building centrally located within the site, with access taken from a new drive sited centrally within the frontage. The existing access to be closed.

Description of Site:

The site comprises roughly 0.185 hectares of land located on the southern side of Epping Road. The site has a detached two storey dwelling sited centrally and providing two units of accommodation. The dwelling itself is relatively well screened from Epping Road by substantial trees towards the front and side boundaries of the property. The area is of mixed character with residential development to the east and west, whilst to the north lies the airfield and warehousing.

Relevant History:

EPF/977/77 - Conversion of house into two units – Approved.

Policies Applied:

Structure Plan.
CS4 - Sustainable new development.
NR1 Nature conservation.
H2 Residential Development
H3 Location of residential development

H4 development form of new residential development
BE1 Urban intensification
T3 promoting accessibility.

Local Plan.

DBE1 design of new buildings.
DBE2 effect on neighbouring properties.
DBE3 development in urban areas
DBE5 Design and layout
DBE6 Car parking
DBE8 Private amenity space
LL7 promotes the planting and protection of trees
LL10 adequacy of provision for retention of trees.

Issues and Considerations:

This is a Council application. The proposed development would provide 10 small self-contained flats for homeless households whilst their homelessness applications are being investigated, or provide temporary move-on accommodation, thereby releasing vacancies in Norway House, adjacent to Leader Lodge. The proximity of the development to Norway House will enable the staff at Norway House to provide management support and supervision.

The main concerns in the determination of the application are:

1. the impact of the proposal on the street scene, 2. the impact on neighbouring amenity, 3. the suitability of the location and the site for housing homeless families, 4. the effect on preserved trees on the site, and 5. parking and highway issues.

Street Scene.

As this is an outline application the design and appearance of the building are not under consideration, but the indicative plan shows the development could be set well back from the road. The area with no clear building line and it is considered that a suitably designed two storey building in this location will not be overly prominent or out of character with the street scene.

Neighbouring Amenity.

The proposed development could be sited in a similar position to the existing dwelling, but with a larger and squarer footprint. Given the space that is available it is not considered that the building itself, subject to its final design and position of windows, will have any adverse impact on the amenities of neighbouring residents, from loss of light or privacy. The properties in Pike Way to the rear, although on lower ground are separated from the application site by at least 25m and unacceptable levels of overlooking should not therefore occur.

Concern has been raised that the intensification of use and the provision of access and parking adjacent to the rear garden area of the house to the east (The Lees) may lead to issues of noise and disturbance. It is however considered that subject to suitable screening between the properties, (bearing in mind the difference in ground levels between the properties) these are matters that can be largely overcome at the detailed design stage.

Clearly the site will be more intensively used and there is potential for additional noise and disturbance, but the use is residential in a residential area and is not an intrinsically noisy or antisocial use.

Suitability of the Location.

The site is within 100 metres of the Council's existing facility for homeless people, Norway House to the west and less than 1km from the shops and facilities within North Weald. The site is also on a bus route and is relatively accessible. As such it is considered an appropriate location for a facility of this kind. The site is of sufficient size to enable a sizeable area to be given over to shared amenity space to provide appropriate living conditions for families.

Trees.

There are preserved trees along the front boundary of the property and right along the eastern boundary with The Lees and there is a large preserved Beech in the garden of Wing House that extends over onto the application site.

Care has been taken with this revised scheme to ensure that the fronting trees, which have most public amenity value will not be significantly affected by the creation of the new vehicular access. The proposed siting of the building has also been pulled away from the Beech Tree also to minimise impact. The access road to the parking area at the rear of the site will be within the crown spread of 6 preserved maple trees so special care will need to be taken to ensure that damage is minimised and this can be covered by condition. Even so the works may adversely affect these trees. They are however of lower quality than the others on the site and on balance it is considered that the impact is acceptable.

Parking and Highways

The proposal includes the stopping up of the existing access to the site and the creation of a new more central access. Subject to conditions ensuring the specifications of the new access meet current standards, County Highways have raised no objection to the proposal and it is not considered that the increased number of traffic movements as a result of the development will lead to undue harm to highway safety or congestion. The details of the parking etc are not to be determined at this stage, but it is considered that there is adequate land within the site to provide sufficient space for such provision. Bearing in mind that the scheme is intended for use as temporary accommodation for homeless families it is considered that 1 space per unit will be more than adequate to meet the needs of residents and visitors and there will not be a problem with off site parking.

Other Issues

Land drainage. The site is within a Flood Risk Assessment Zone and concerns have been raised about possible problems of run off. These can be addressed via a condition requiring a flood risk assessment and appropriate measures to prevent increased risk of flooding.

Importance of the building. Leader Lodge is seen by some as an important building because of its links with the airfield. Whilst Norway House has recently been added to the list of buildings of special architectural or historic interest, Leader Lodge does not enjoy any statutory protection.

Loss of property value. Although this has been raised as a concern by neighbours it is not a planning concern that carries any weight and cannot be a reason for refusal.

Impact on the adjacent Roughtallys Wood. The land immediately to the rear of the application site is Metropolitan Green Belt land, and provides an important green space within North Weald, however this area between the rear of properties in the High Road and the rear of properties in Pike Way is not identified as a County Wildlife site or an SSSI. And it is not considered that the proposed development will have an adverse impact on the wildlife habitats within the area.

Conclusion

In conclusion the development of this site for the use described is in accordance with the policies of the Structure plan and the Local Plan which seek to make best use of urban land and provide additional housing in sustainable locations. Although there may be some limited harm to some of the trees within the site it is considered that the benefit of providing more suitable temporary accommodation for homeless families outweighs this harm. It is acknowledged that there is considerable objection to the scheme from local residents who fear that the intensification of the use will cause harm to the amenity of the area, care will need to be exercised in the design and layout of the scheme to minimise the potential for such problems. It is however considered that a scheme can be devised that will not cause undue loss of amenity to neighbouring residents. The application is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Members repeated their previous concerns in respect of the earlier similar application. The proposed use for the site is not problematic. There is a strong case for the retention of the current building which is closely linked to North Weald Airfield. Members favoured the internal conversion of the existing building as an alternative to demolition.

THE LEES – Object, loss of one of few buildings with close links to the RAF, it is of historical interest and we thought the area would stay intact. Why was the area next to Hurricane House not developed for this purpose. Or the parade ground. Concerned about the number of units involved, could cater for 10 families, maybe 40 people. Overdevelopment, 10 families with corresponding traffic and lack of playing facilities. The noise levels will be much higher than with the 2 families at the property at the moment. Concerned about increased run-off as the site is higher than ours. If granted would like to ensure that the following issues are taken into account; we are not overlooked any more than at present, the change in levels, increased flood risk, noise and disturbance. Finally concerned about loss of property value.

HURRICANE HOUSE – Object. Expansion will lead to escalating problems of disorderly behaviour, litter and noise, already a problem in the community. Concerned that the appearance and scale of the new building will not be in keeping with the surrounding properties and will have an adverse impact on the environment. Planning permission should not be given until the design issues are formalised. The development will make the area a less pleasant and friendly place to live.

KING GEORGE HOUSE – Object. Increase in noise levels due to increase in number of residents. Already suffer high noise levels from leader lodge including teenagers in the garden on a number of occasions up to 3am. We anticipate that this will get worse. The development of purpose built buildings are not in keeping with the area. There are no flats at all in this area. All neighbouring properties are detached. Back on to nature reserve, no parking in rear gardens at present, so we have unimpeded view of the gardens and trees in the reserve. An increase in noise will fundamentally change the character of the area. This is a quiet and tranquil setting, the only noise is from Leader Lodge. An increase in the number of residents will spoil the character of our gardens and our enjoyment of our home. Loss of privacy. The units are closer to our house and residents using the garden will be concentrated in the area next to our garden. Security of Wing Close. A fence was erected some time ago by the wing Close Management Company because residents of Leader Lodge were entering Wing Close. Noise from the car park at the rear of the property will adversely affect wing close and wildlife in the adjoining nature reserve. The bin cupboards should be located at the front of the site so that contractors do not need to drive down to the end of the garden. Rats can also be a problem. The increase in residents is likely to result in an increase in litter and other debris, the garden is currently teeming with rubbish, toys and clothes that have been abandoned. Concerned about disruption during building work

WING HOUSE – Object. The buildings are not appropriate in their design/size in relation to the area. The development will cause noise, pollution etc from the number of people using the complex, let alone their vehicles. The house has already degenerated in its appearance with just two families using it. It is noisy late at night, teenagers hang about round the back of the building. As residents would only be temporary they would not respect the property or its surroundings, especially if the area isn't warded. The new larger building will overlook and cause loss of privacy. The building would be bulky and out of scale with its neighbours. Concerned that it will be a less pleasant place in which to live.

14 PIKE WAY – Object. Additional noise, existing problems of anti social behaviour from occupants will be exacerbated. Additional light nuisance from vehicles using the new drive, overlooking and loss of privacy, oppressive and overbearing impact, devaluation of property. North Weald already has Norway House, proposal would be better integrated elsewhere in the community. Leader Lodge is of important historical value and is pleasing to the eye and should be retained. Should sell the property and use funds to build homeless hostel elsewhere.

BEECH TREE HOUSE – Object, totally out of character, enough trouble in the area already and this will make it worse. People round here care for their homes and look after their garden. You cannot integrate people in this way, there will be friction and resentment and anger, is North weald a dumping ground for ideas unacceptable elsewhere. Property values will plummet.

12 PIKE WAY – Object. Loss of Leader Lodge will harm the ambience of the area; larger, functional building and parking will not be in keeping with the environment. Our garden will be overlooked, particularly as the development is on higher land than our house. Harm to the nature reserve and the peaceful family gardens backing onto this land. Concerns about noise and pollution, antisocial behaviour, drainage/sewerage problems. Site not well located in terms of access to facilities for homeless people. Norway house already provides for homeless in this area. Demolition of the building which must be in good condition is wasteful to taxpayers money

BEAMISH HOUSE - The building will be out of keeping with the area. Already problems with just 4 families. Likely to be increased waste problems, rats etc, bin store needs to be at front of building. Already suffer from noise problems, antisocial behaviour etc this will increase. The car parking area will increase noise to neighbours. Can the sewers cope? There could be privacy issues. If garage is demolished would need solid structure to replace it to maintain security. Road safety and public footpaths will be adversely affected by the increased traffic. Increased congestion, potential parking problems. Already have Norway House therefore other sites should be looked at. There are currently 4 families at Leader Lodge with no management an increase to 10 will be impossible to manage without a warden on site and unpleasant for us to live with.

21 PIKE WAY – Object. Already concerned about the housing association residents in the area, the rougher element cause vandalism, constant littering and noisy fighting. The existing house is pleasing to the eye and of historic interest it should not be demolished. Homeless people should not be placed amongst the private homes of Wing Close, The Lees and Pike way. The 2 families in Leader lodge at the moment are troublesome. There are already enough homeless people housed in our vicinity.

21 PIKE WAY – Object. Leader Lodge is of significant local historic importance and should not be demolished. Norway house already provided sufficient number of homeless places in the area, any addition should be sited elsewhere in the district. Concerns about overbearing impact on and overshadowing of nearby residents. Unacceptable increase in noise and disturbance. Development is out of keeping with the adjacent privately owned properties.

11 PIKE WAY – object. Loss of a beautiful property of local historical significance. Already environmental problems with Leader Lodge's present occupants, noise, antisocial behaviour,

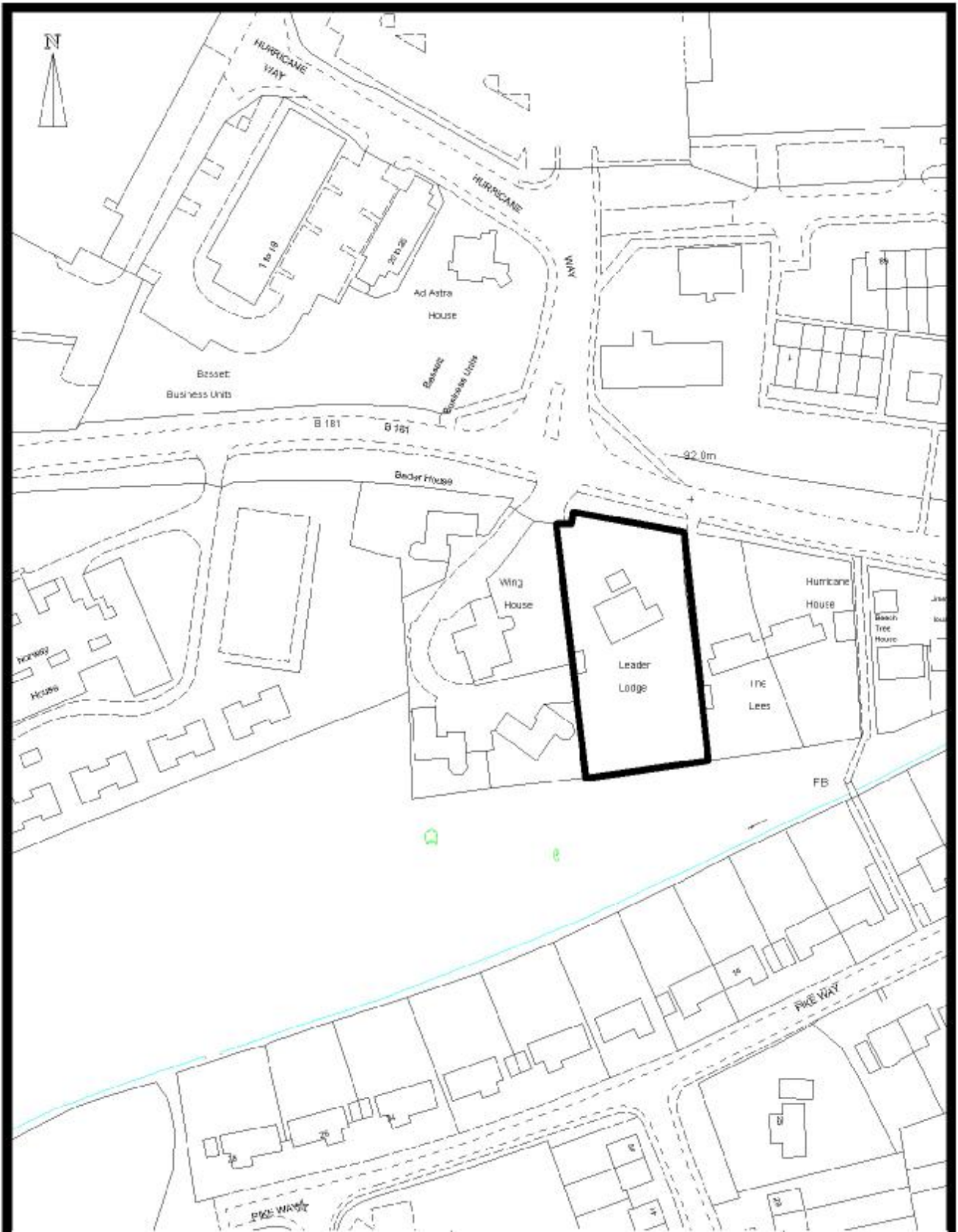
abusive language, waste left out attracting rats, loss of privacy, garden not maintained. Appears to be unsupervised. The proposal is gross overdevelopment, problems will escalate, there should not be a further concentration of homeless families in this area. Nearby residents will be overlooked. Headlights will cause problems to properties in pike Way. The peace and tranquillity of Roughtallys Wood will be compromised.

26 PIKE WAY – Object. Loss of building of historic importance to erect building completely out of character with the area. Increased noise, disturbance. Impact on local residents. Should not have more homeless people so close to Norway House. Already an ASBO on North weald, further possible problem families would only add to the detrimental conduct of such problem families. St Andrews School is already full to capacity.

17 PIKE WAY – Protest. Loss of part of history, already suffer antisocial behaviour, property values will fall. Overdevelopment out of keeping with the area, what if everyone did this. What happened to all the open spaces we moved here for? What happened to our village?.

PETITION - A petition signed by 12 residents of George Avey Croft opposes the development on the following Grounds.

“We feel that North Weald has adequate provision existing at Norway House, where already extra chalets are going to be provided. We also have accommodation in York Road for people also needing help. North Weald is already at saturation point in many ways. Over the years we have lost so much in provision for existing residents. We no longer have our doctors surgery, not even a dentist, and the strain then passes to Epping. North weald cannot cope with more unless infrastructure is put in place first. As this is not happening we can not see the sense in bringing more people to the village”



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Item No: 08
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Report Item No: 9

APPLICATION No:	EPF/0401/06
SITE ADDRESS:	64 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
APPLICANT:	Mr & Mrs W T Barritt
DESCRIPTION OF PROPOSAL:	Outline application for the erection of dwelling (revised application).
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority. Such details shall show the siting, design and external appearance of the building(s) and the means of access thereto.
- 3 The development shall be carried out in accordance with the amended plans received on 6 April 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 6 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 7 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on

the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

8 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.

10 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.

11 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.

12 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.

- 13 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.

- 14 Prior to the commencement of the development details of the proposed surface materials for the accesses and parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 15 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 16 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

Description of Proposal:

The application is in outline form with all matters reserved for subsequent approval. It involves the demolition of detached double garage and erection of two storey dormer bungalow on land which forms the bottom of the back garden of 64 Morgan Crescent. The application site is accessed from Woodland Way. All matters are reserved for subsequent approval. However, the submitted drawings show the position, appearance and means of access and it is reasonable to assess the application on the basis of this information.

Description of Site:

The application site lies within the built up area of Theydon Bois, in the residential neighbourhood. It comprises part of the rear garden of No. 64 Morgan Crescent. This house has a detached garage on its northern boundary next to 2 Woodland Way. A 1.5 metre close-boarded fence marks the common boundary. There are a number of fine street trees in Woodland Way and several mature specimens just within the site boundary. Most of the surrounding houses are semi detached two storey hipped roofed properties whilst the adjacent property in Woodland Way is a bungalow. Outside the site in Woodland Way, on the grass verge, there is a concrete gas monitoring box.

Relevant History:

Outline planning permission to replace the garage with a detached dwelling refused planning permission - 18 March 2005 - unacceptable design and bulk of building. Loss of light and outlook to No. 2 Woodland Way. Overlooking of 62 Morgan Crescent. Inadequate visibility splays at access. Overlooking of garden of new house resulting in lack of privacy.

Policies Applied:

H3 - housing sites outside the Green Belt. DBE1 - design of new development. DBE2/DBE9 - impact of new development. DBE6 - residential parking. DBE8 - private amenity space. LL10 - protection of landscape features. T14 and T17 - adequacy of parking and access related issues.

Issues and Considerations:

The main issues in determining this application concern the principle of the development; its effect on the character and appearance of the street scene and amenities of the neighbours; traffic generation and highway related issues; the protection of trees. Furthermore the differences between this scheme and that previously refused planning permission need to be addressed.

Principle

The application site lies within a residential area and its not allocated for any alternative use in the Local Plan. Therefore, subject to compliance with the identified policies, it is considered that the development is acceptable in principle and accords with policy H3. Indeed the development would represent the effective re-use of previously developed land in a residential area for residential purposes - in accordance with Government advice in PPG3.

Impact on Street Scene

The proposed house, as shown on the indicative plan, is of traditional appearance and its height and bulk have both been reduced so that it is less overbearing when compared to the adjacent bungalow. Whilst it has to be acknowledged that the development of the site would intrude into an otherwise open area, which contributes to the spacious character of Theydon Bois, this has to be balanced against the need to identify sites within built up areas, which are suitable for new residential development.

Impact on Amenity

In its revised form the new house has been slightly reduced in depth and the garage to serve the dwelling positioned between it and the neighbouring bungalow. As a consequence the northern

wall of the garage attached to the new house will be positioned a minimum of 5m away from the southern elevation of No. 2. The bungalow does have a study window, which faces towards the development site - but this is unlikely to be overshadowed by the single storey element of the new dwelling.

A further change between this scheme and the original submission is the omission of windows at first floor level in the rear of the new dwelling, which might have given rise to overlooking of the neighbours' gardens. A bathroom dormer would be provided in the rear elevation but the use of obscured glazing in this will prevent overlooking arising. Windows in the dwelling at ground level will not have an outlook beyond the screen hedges, which are shown to be planted around the dwelling. Notwithstanding the comments made by residents of houses on the other side of the road, it is considered that the only dwellings in the locality, which could suffer a loss of amenity, are those which immediately adjoin the site.

Traffic and Parking

Parking arrangements for the proposed new dwelling are more than adequate; they also use the existing access which serves the garage, therefore, there are no highway implications relating to this aspect of the proposal. In order to compensate for the loss of the garage the proposal, when originally submitted, showed the provision of a new garage to serve No. 64. This would, however, have necessitated a further access onto Woodland Way and would have reduced the available garden area to serve No. 64. An amendment to the application has been sought which omits the garage and provides off-street car parking and adjacent to the front door of No. 64. In this location, which is convenient to the centre of the village and to its facilities, a requirement that more than one space be provided could not be justified. In addition the access serving the parking space is positioned some 10m from the Morgan Crescent/Woodland Way junction whereby it does not create a traffic hazard.

Trees

The latest plans also indicate trees within the site which could be retained, plus those located along the highway verge. The retention of these specimens will make a positive contribution to the visual amenities of the site and the area as a whole, therefore a condition requiring their retention and protection should be a consideration.

Conclusion

Notwithstanding the observations provided by local residents - this proposal is considered to be acceptable. The application accords with Local Plan policies and is therefore recommended for approval.

Summary of objection/observations

PARISH COUNCIL - Object - only cosmetic changes which do not address the original objections. Inadequate visibility for the new garage to serve the original house. Design and bulk intrusive in the street scene.

11 WOODLAND WAY - Although plans show slight improvement still have grave reservations concerning the loss of outlook of trees and shrubs. Traffic hazards. Overdevelopment will detract from the character of the area.

9 WOODLAND WAY - Object - new dwelling will be totally out of character. New vehicle crossover will be dangerous owing to proximity to road junction. Proximity to Transco gas installation. Loss of trees. Overdevelopment of the site.

2 WOODLAND WAY - Garage window should have obscured glass in order to prevent overlooking. Concerned about possible ground movement following development of site. Proposed dwelling will be out of character with its surroundings.

1 WOODLAND WAY - Object to loss of open view of the village and fields beyond. Loss of light and sunlight. Cramped development out of keeping with the character of the area. Two access points close to the bend in the road will be dangerous. Inadequate parking provision. Threat to mature trees.

7 WOODLAND WAY - Object bulky overbearing development. Loss of vista. Out of keeping with adjacent bungalows - higher roof line. Frontage is twice the width of bungalows. Parking problems created near to bend in Woodland Way - parking will be exacerbated by the planned introduction of restricted hours parking controls in Morgan Crescent. Transco installation could add to the danger. Construction of the crossover could be a threat to the Lime trees. Reduction in garden area for No. 64 would be inappropriate environmentally.

62 MORGAN CRESCENT - Object - its inappropriate to infill every available space in the village; should develop sites in the towns. Proposal is out of character with other properties in the area. It is adjacent to single storey bungalows in Woodland Way. Additional crossover will destroy a section of grass verge. Increased demand and drainage capacity, already a problem owing to unsuitable soakaway for No. 64. Loss of light and outlook. Overlooking and loss of privacy in rear garden. Out of scale with surroundings. Parking and road safety issues.

45 MORGAN CRESCENT - Complete objection to the plan. The road is becoming congested with parked commuters cars. Already difficulty experienced by refuse vehicles gaining access to houses. More difficult getting from Woodland Way to Morgan Crescent. 2 storey property will be out of keeping with the traditional style 1930s bungalow.

Comments on amended plans

PARISH COUNCIL - Consider that the design and bulk remain intrusive on the street scene. Overdevelopment and inappropriate infilling. One off street parking space for the house is inadequate.

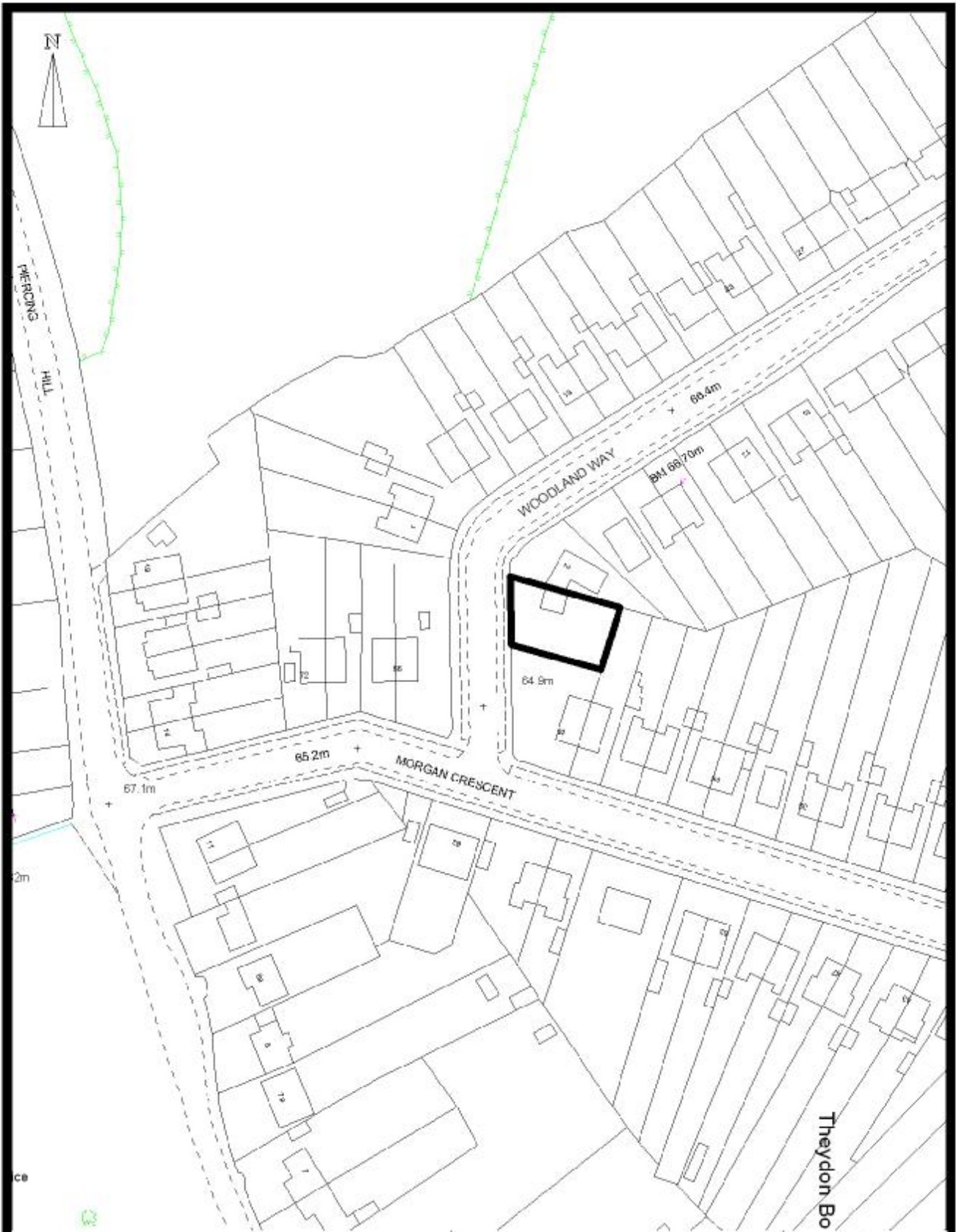
1 WOODLAND WAY - Original plans should be rejected. Will still lose our open view. Loss of privacy. Loss of light and sunlight. Cramped appearance out of character with the area. Bulky, overbearing and out of scale. One parking space for the house is not adequate.

9 WOODLAND WAY - Revisions do not address original objections. Further concerns regarding the lack of parking provision for original house.

62 MORGAN CRESCENT - Original objections stand as there are no changes in relation to the proposed house. Proximity of the access to serve the original house is too close to the junction with Woodland Way and is therefore dangerous.

7 WOODLAND WAY - Remain opposed to the principle of the dwelling (as per previous correspondence). Road safety concerns remain. Inadequate parking provision is made for the original house. Will generate overspill parking in Woodland Way. New crossover is dangerously close to the Woodland Way junction. If this development is allowed no further extensions to 64 Morgan Crescent should be permitted.

11 WOODLAND WAY - Still against this money-making exercise. Proposal will destroy the open aspect from this property.



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Item No: 09
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Report Item No: 10

APPLICATION No:	EPF/0620/06
SITE ADDRESS:	Adjacent 55 Theydon Park Road Theydon Bois Epping Essex CM16 7LR
PARISH:	Theydon Bois
APPLICANT:	S Kaya Esq
DESCRIPTION OF PROPOSAL:	Demolition of garage and erection of new detached dwelling. (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 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the north flank shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 6 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 7 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

- 8 Prior to the commencement of the scheme hereby approved the parking spaces at No. 55 Theydon Park Drive as shown on plan 3/5378 drawing 3 dated 28 March 2006 shall be installed and thereafter permanently maintained for parking use.

Description of Proposal:

Erection of a detached, 3 bed roomed house with an integral garage in the northern side garden of No 55 Theydon Park Drive. The house would have a chalet bungalow appearance from the street and a three storey house to the rear due to changing ground levels. A hipped roof dormer would be installed on each flank roof slope. The rear garden area would be subdivided to form two gardens. A single garage space and an external parking place would be provided. An existing single storey detached garage would be demolished. Two parking spaces for the adjacent property at No 55 would be provided.

Description of Site:

A rectangular area of land on the west side of Theydon Park Road. The existing property is a detached two storey dwelling. The ground falls away by up to 2m in the rear garden area.

Relevant History:

EPF/1004/81 - Two storey rear extension - Approved
EPF/1387/85 - Single storey extension - Approved
EPF/0027/06 - Erection of a 4 bed detached house - Refused

Policies Applied:

Structure Plan

BE1 Urban Intensification
H3 Location of residential development
H4 Development form of new residential developments

Local Plan

DBE 1 New buildings
DBE 2 new buildings amenity
DBE 6 Car Parking
DBE 8 Amenity space
DBE 9 Neighbour Amenity
T14 Parking
LL10 Landscaping

Issues and Considerations:

The main issues in this application are whether a new residential property is acceptable on this plot, effect on neighbouring properties and highway safety, and whether it has overcome the previous reasons for refusal which were overdevelopment of a restricted plot, harm to the residential amenities of 53A Theydon Park Road by overlooking and overbearing appearance, loss of parking and poor design.

Building in Context

- The site would comprise about a third of the existing side and rear garden of No 55. This proposed plot is 9m wide and 50m deep.
- The area consists of detached and semi detached houses.
- In PPG3 priority is given to the reuse of previously developed land in urban areas. However this is not at the expense of the quality of the local environment.
- The scheme would see a 1m gap left to each boundary, and a further gap of 1m to the side wall of No 55 has now been incorporated in the scheme, removing the previous objection to the terracing effect that was caused.
- The property would be 14m deep by 6.1m wide and 6.1m high above the front ground level. This scheme has reduced the width of the building by 0.5m and the height by 1.7m.
- The building now adopts a more restrained appearance, which is in keeping with the street scene, and is capable of being accommodated on this narrow site without being cramped or an excessive development.
- This type of development of side garden areas is not uncommon in Theydon Park Road, and it is accepted that the street has a very diverse appearance of wide and narrow plots. This scheme is now not out of keeping with this urban area.
- Due to the changes in the design and siting of the building, this scheme has overcome the previous reasons for refusal on its effects on the street scene, and is in keeping with current government advice on the efficient reuse of urban sites.

Design

- The property has been considerably redesigned and presents a restrained and appropriate appearance within the street scene.
- This is a slightly unusual design when viewed from the rear, due to the fall in levels on the site, but is an acceptable solution to the topography.
- The materials are similar to the local style, and are acceptable.

Residential Amenity

- The new building would have windows in the side dormers which allow the potential for overlooking of the adjacent neighbours at No 55 and No 53A.
- The window overlooking No 53A is obscured glazed, and this can be conditioned. The window overlooking No 55 would overlook 1 window serving a stairs which itself is proposed be obscure glazed. Therefore it is considered that this will not cause such harm as to justify a refusal.
- No 53A have commented that people using the ground floor side doors on the north flank of the new dwelling would cause a loss of privacy in their south facing sitting room, but this could be dealt with by the appropriate boundary treatment.
- There will be some loss of sunlight to the front elevation of No 53A in the early evening, but it is considered that this would not justify a refusal.
- There will be some loss of light to a south facing ground floor sitting room window at No 53A, but this is already overshadowed by the boundary treatment and the detached garage. It is considered that this scheme will not have such a further adverse effect as to justify a refusal.
- The scheme had been reduced in height and redesigned and it is considered that the scheme would now not result in an overbearing impact on the residents of No 53A.

Parking

- There is no highway objections to the scheme and adequate parking is provided for the new house.
- The loss of parking for No 55 has been addressed in this scheme by the creation of two new parking spaces in the curtilage of the site, and as this is within the ownership of the applicant this can be subject to conditions to ensure that the parking spaces are supplied prior to the commencement of the works.

Trees

- There are no protected trees on the site and the Landscape Section have no objections to the removal of two of the trees as indicated on the plans.

Conclusion

This scheme has been significantly amended, reducing the height and width of the building, the number of bedrooms, its design, and provided more parking and thus has dealt with the previous reasons for refusal. This is an acceptable scheme which has overcome the original concerns and is in line with current government policy. Therefore the recommendation is for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object, aesthetically this revised design is even worse than the original and does nothing to lessen the impact on the street scene. It remains a cramped form of development of the plot. The original reasons for refusal still apply.

THEYDON BOIS RURAL PRESERVATION SOCIETY – Object, still too large or original objections stand, query over boundaries, this will shoehorn a 3 bedroom house and be an overdevelopment of the site and out of character with the area, closeness to 53A is oppressive.

30 THEYDON PARK ROAD – Object, too much development already, set a precedent, on street parking will increase.

32 THEYDON PARK ROAD – Object, over development of site and will cause parking problems, design is out of keeping to area, set a dangerous precedent.

34 THEYDON PARK ROAD – Object, out of character with the street, sets a dangerous precedent, parking is inadequate, adverse impact on 53A

36 THEYDON PARK ROAD – Object, too near 53A obstructing light, parking problems will occur, overdevelopment of the site.

51A THEYDON PARK ROAD – Object, damage to street scene by cramped development, this is a town house and looks absurd in this position.

53 THEYDON PARK ROAD – Object, detrimental to the street scene and sets a dangerous precedent. Takes light and privacy away from No 53A, loss of parking, and damage to trees

53A THEYDON PARK DRIVE – Object, block sunlight to our sitting room, loss of privacy, will cause parking problems, new house will appear bulky, overcrowded and out of scale.

59 THEYDON PARK ROAD – Object, out of character, parking very poor, effect on 53A

61 THEYDON PARK ROAD – Object, excessive on this narrow site, and detrimental to the street scene, this is creating a terrace.



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