

**Report to District Development Control
Committee**

Date of meeting: 26 June 2013



**Epping Forest
District Council**

**Subject: Planning Application EPF/0696/13 – Rear of 8 Margaret Road,
Epping – Erection of single affordable dwelling and ancillary works
including vehicle access and crossing (resubmitted application)**

**Officer contact for further information: G Courtney
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the application be refused planning permission for the following reasons:

- 1. The proposed development, due to its location and scale, would constitute a cramped form of development out of character with the surrounding area and the street scene, contrary to the guidance contained within the National Planning Policy Framework and policies CP2, CP7 and DBE1 of the adopted Local Plan and Alterations.**
- 2. The proposed development, due to its location within the site, would result in an excessive and detrimental effect on the amenities of the residents of No. 8 Margaret Road, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.**

Report

- 1. This application has been referred by the Area Plans Sub Committee East with no recommendation, however was recommended for refusal by Planning Officers for the above reasons at the previous sub-committee (report attached).**

Planning Issues

- 2. The sub-committee did not make any recommendation on the application. The application is recommended refusal by Planning Officers, and the previous Area Plans Sub Committee Report is attached in full below.**

Conclusion

- 3. No recommendation has been put forward by Area Plans Sub-committee East, however the Planning Officer's recommendation to refuse planning permission still stands.**