

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1634/13
<b>SITE ADDRESS:</b>	52 Tempest Mead North Weald Bassett Epping Essex CM16 6DY
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr Stuart Allen
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/40/98 T52 - Oak - Fell
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=552433](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552433)

**CONDITIONS**

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The Local Planning Authority must be given 5 working days notice in writing of the intended felling.

*This application is before this Committee because any application to fell preserved trees falls outside the scope of delegated powers*

**Description of Site:**

The Oak is one of a line of various native broadleaf trees marking a longstanding field boundary, incorporated as a key landscape feature within this large new residential extension on land between the railway the main village envelope. The estate is screened successfully from distant views by retention of boundary hedgerows, with many mature trees.

**Description of Proposal:**

**T52. Oak– Fell**

### **Relevant History:**

TPO/EPF/40/98 was served to preserve numerous rural hedgerow trees prior to extensive development of the fields into a modern housing estate.

There are no records of previous works to this address but of the five trees originally plotted T51 and T54, hawthorn are no longer present in the garden.

EPF/1631/13: parallel application to reduce crown of adjacent ash, not determined at time of writing.

### **Relevant Policies:**

LL9: Felling of preserved trees.

*'the Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree.'*

### **Summary of Representations**

NORTH WEALD PARISH COUNCIL: object, unless the case officer determines that the felling is necessary.

### **Issues and Considerations:**

#### **Introduction**

The owner applicant wishes to improve ground conditions on the patio near to the house and abate concerns about the tree's safety.

#### **Application**

The reasons given for this application have been summarised, as follows:

- i) The tree leans towards the house and is a worry in high winds.
- ii) Leaf debris fills and blocks gutters.
- iii) Bird mess is a nuisance, hard to remove and germ ridden.
- iv) The tree excessively shades the house.
- v) The applicant has planted 25 leylandii and three maples around the garden edge indicating that replanting has already been undertaken

### **Key issues and discussion**

The tree is a relatively young tree, approx. 10m in height with a small, but healthy crown, and considerable potential to grow. There is a twin-stemmed field maple immediately adjacent, with a larger ash towards the middle of the garden. It is an estimated 7m due south from the closest corner of the house, just beyond the paved patio. The stem has a considerable lean towards the house, which straightens towards its top. This is not unusual for a hedgerow tree and there is no reason to consider it unstable, despite this. It is acknowledged however that the tree's presence must inhibit enjoyment of the patio, for the reasons given and clearly there will be some other leaf-fall issues. Nevertheless neither of these reasons by themselves would justify felling. The tree also significantly blocks light to the rear rooms, particularly the kitchen. Pruning alternatives to felling could help, but only to a degree.

The extensive new planting of 25 cypress and three ornamental maples will enhance and screen the property but will not directly mitigate for the loss of the oak.

The key issue however is felt to be what potential the tree has to contribute to wider public amenity in this location. The sections of hedgerow West and East of the access road remain of strategic importance, however the extension through the garden of no. 52 is less prominent, and here only the large ash is of clear visual importance. Neither can the oak realistically be expected to grow to its potential here; the house itself is well within its potential spread. However the pollarding that would be required would mean that it would never have visual significance

### **Conclusion**

On balance the low visual amenity and restricted potential of the oak in this location does not give sufficient justification for refusal, given that the tree's presence does restrict reasonable enjoyment of the property. In accordance with LL9, Local Plan and Alterations, it is, therefore, recommended to grant permission subject to replacement with a large growing, native species, at a place to be agreed in the rear garden.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

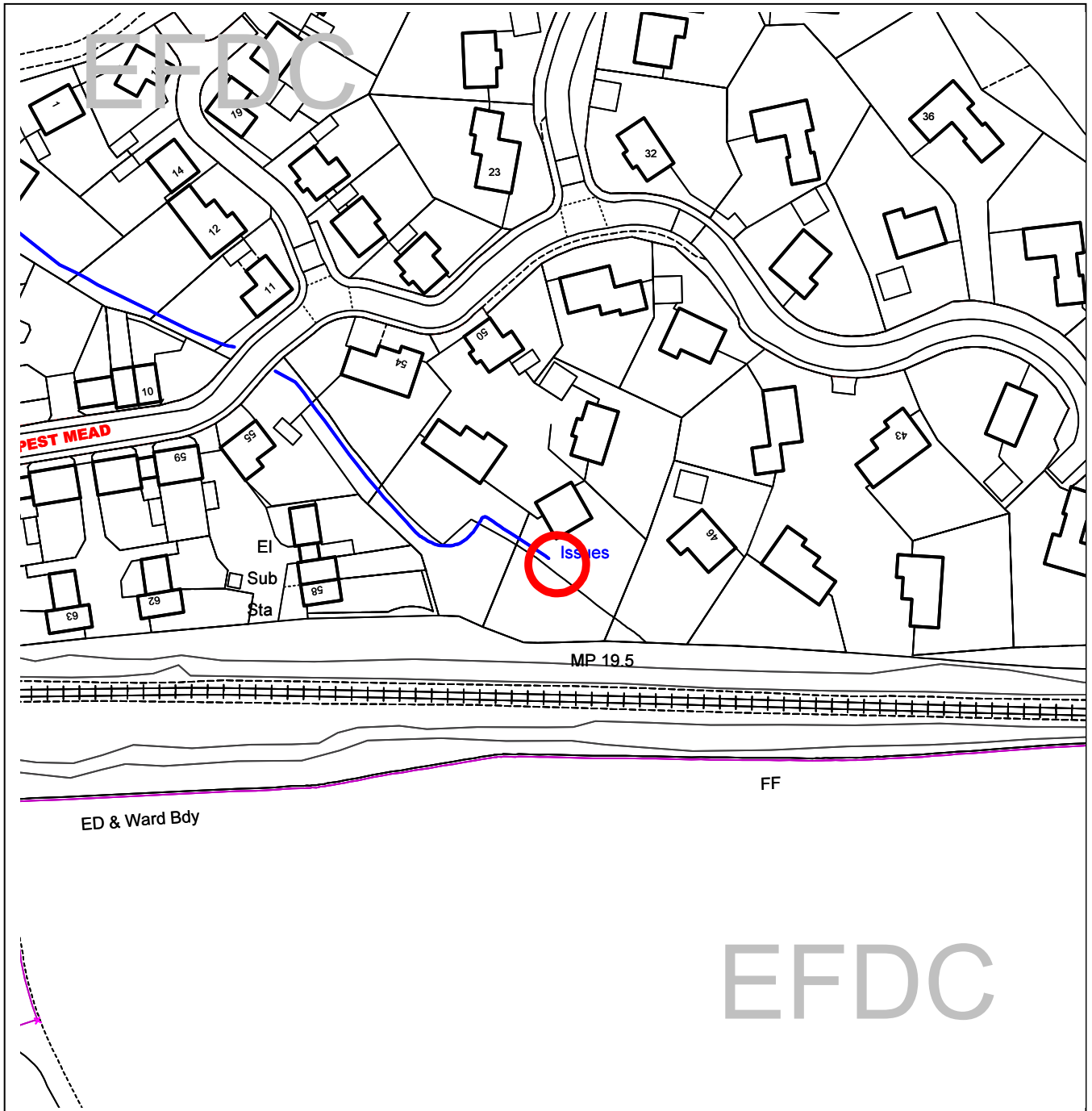
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/1634/13
Site Name:	52 Tempest Mead, North Weald Bassett, CM16 6DY
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1730/13
<b>SITE ADDRESS:</b>	Bowes House High Street Ongar Essex CM5 9FB
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>APPLICANT:</b>	Four Wantz Management Co.
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/01/00 G1 - Yew x 20 - Reduce height to approximately 3 metres as specified
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=552870](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552870)

**REASON FOR REFUSAL**

- 1 The reasons provided for the application do not show the need for the reduction of the trees, or provide sufficient justification for the consequential loss of their visual and other amenity. The proposal to reduce the trees to a 3 metre hedge is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

*This application is before this Committee since it is effectively for the felling of the trees. Therefore the Director of Planning and Economic Development considers it as appropriate to be presented for a committee decision (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(k))*

**Description of Site:**

The row of some 20 yew trees, each 9 metres tall, forms the side boundary of the applicant's garden. They screen views from the gated road entrance and the communal car park and garaging. The property, a grand red brick building has been converted into six residential dwellings.

**Description of Proposal:**

**G1. Yew x 20 – Reduce height to approximately 3 metres, as specified.**

**Relevant History:**

TPO/EPF/01/00 was served to protect a visually prominent row of trees which were at risk from unsympathetic pruning. The TPO was intended to ensure that the trees would be able to continue to develop reasonably naturally.

TRE/EPF/744/00: APP/CON selective pruning.

TRE/EPF/582/07: APP/CON crown reduction in height by up to 1.7 metres and spread by up to 1 metre in branch length.

### **Relevant Policies:**

LL9: Felling of preserved trees.

*'The Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified.... Any such consent will be conditional upon appropriate replacement of the tree'.*

### **Summary of Representations**

ONGAR PARISH COUNCIL had made no comment at the time of writing this report. Any comments will be reported orally.

### **Issues and Considerations:**

#### **Introduction**

The application is to convert this line of trees into a hedge, the applicant considering that this row of trees is in need of attention but valuing the privacy they provide. However to agree the application would be the equivalent of felling, in terms of loss of their public amenity as trees.

#### **Application**

The applicant's tree surgeon gives the following reasons for this application:

- vi) The applicant's house is within range of these trees and could be damaged in the event of a failure, which is more likely because of poor past pruning.
- vii) Reducing the hedge will prolong its life span.
- viii) Ground compaction has restricted the root system. Reduction will place less demands on the root system.

The director of the management company also lists the following concerns:

- i) Falling debris from the dying trees present risks to children playing nearby and cars parked next to them
- ii) The yew trees are very close to 1 Bowes House.
- iii) Ivy is suffocating the trees and preventing light into their middles making them weak because they grow too high
- iv) Two tree surgeons agree that the trees are in urgent need of attention

#### **Key issues and discussion**

Both the arborist and the director raise the issue of the trees' proximity to 1 Bowes House. While the trees show areas of bare wood on stems and some dead branches there is no evidence of significant weakness or any general threat that could not be alleviated by sympathetic, minor pruning. Neither is debris an issue that would justify effective loss of the trees. Ivy might be contributing to the sparse areas of crown but could be stripped out. Nor is there any clear sign of root based symptoms from ground compaction in the tops of the trees, which are growing vigorously.

It is accepted that the growth of the hedgerows along the frontage means that the line of trees is not as prominent as it was and the main contribution comes from the trees towards the eastern, High Road end. However the reasons given do not demonstrate either the need to reduce the

trees to 3m, nor offer any sufficient justification. The application is therefore contrary to Local Plan Landscape Policy LL9 and is recommended for refusal.

In the event of Members allowing the reduction of the trees, it is recommended that a condition be imposed requiring the planting of 5 trees, to be spaced along the existing hedge to replace the existing trees' visual amenity. This is required on the basis that the reduction is *de facto* removal, and should be treated as such.

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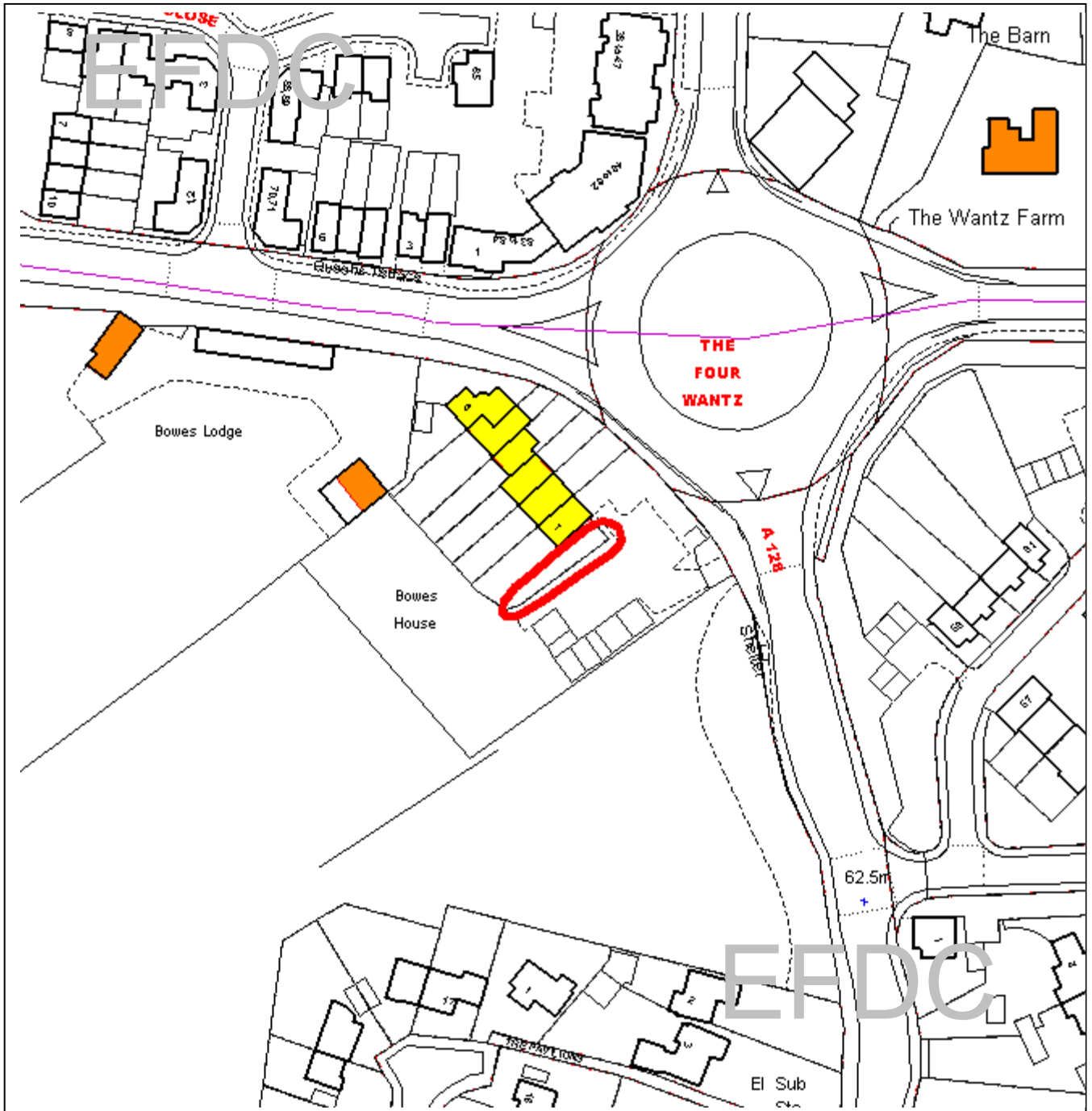
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# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	2
<b>Application Number:</b>	EPF/1730/13
<b>Site Name:</b>	Boves House, High Street Ongar, CM5 9FB
<b>Scale of Plot:</b>	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1527/13
<b>SITE ADDRESS:</b>	11 Bower Hill Epping Essex CM16 7AD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr Brian Grove
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of a new chalet bungalow.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=551922](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551922)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings No's: 786.02, 786.03 and the submitted location plan.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 7 No development shall take place until details of levels have been submitted to and approved in writing by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 8 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 9 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 11 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 12 The proposed window opening in the northern flank elevation at first floor level shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

### **Description of Site**

No11 Bower Hill is the end plot in a row of bungalows which extend for some distance along the eastern side of the road. The road descends steadily along this part of Bower Hill such that the dwelling on the site is set approximately 1.0m above the property to the south. No11 is set further towards the road than this dwelling. The plot is regular shaped, with a frontage of approximately 16.0m, and a reasonably deep garden. A public footpath abuts the site to the north and beyond this is a development of houses set back from the road. The western side of the road contains more of a mix of styles including older dwellings and bungalows. A number of the bungalows on Bower Hill have been extended in the roof to form chalet style houses.

### **Description of Proposal:**

This is a revised application following the refusal of consent at the Area Plans East Committee meeting held on 19/06/13 for a replacement dwelling on the site (EPF/0891/13). The previous scheme was for the following works;

*“A new dwelling which would have a ridge height of 7.0m and an eaves level of 2.5m. The roof would be flat topped with a glass atrium feature. The front elevation would be 13.7m wide with a fully hipped roof above. The rear elevation would have a half hipped roof with a full two storey wall below. Two dormer windows would be installed on the front elevation with one on each side elevation. The existing crossover to the front would be widened to 4.0m”.*

This scheme differs in that the width of the dwelling has been reduced by 1.3m to 12.4m. The proposed dwelling is now a full chalet style with a hipped roof over the entire structure and the two storey wall removed from the rear. The dormer windows on the front elevation have been reduced in size. The dormer window on the southern side has been removed. The length of the northern flank wall has been reduced from 20.0m to 14.5m. A gap of 2.0m would be retained to both boundaries.

### **Relevant History:**

EPF/0190/13 - Demolition of existing bungalow and erection of a new chalet bungalow and alterations to existing crossover. Withdrawn by applicant - 09/04/2013.

EPF/0891/13 - Demolition of existing bungalow and erection of a new chalet bungalow and alterations to existing crossover. (Revised application) Refuse permission – 21/06/13.

### **Policies Applied:**

CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
DBE1 – Design of New Buildings  
DBE2 – Effect on Neighbouring Properties  
DBE3 - Design in Urban Areas  
DBE9 – Excessive Loss of Amenity to Neighbouring Properties  
ST4 – Road Safety

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

### **Summary of Representations:**

EPPING TOWN COUNCIL: Objection. Committee objects to this application as it results in the further loss of a bungalow.

11 neighbours consulted: 1 reply received.

16 BOWER COURT: Objection. The proposed development has been reduced in height from the earlier scheme which is welcomed. The footprint, bulk and massing, and overall scale have been slimmed down from the previously refused scheme, which again is welcomed, but I feel that the architect has not gone far enough. The footprint of the proposed building is still almost twice the size of the existing dwellinghouse. My concerns regarding the detailed design of the proposed development remain, the scheme lacks any form of imagination, it is bland and uninteresting. Again I am surprised that the Council has validated this application on the basis of the information submitted. There are no existing and proposed long-sections through the site which means it is unclear whether the applicant is proposing any change to the land levels in the front and rear garden, this is fundamental to establishing the impact of the development. The proposed development has for the third time been described by the applicant as the ‘creation of a new chalet bungalow’. The Council’s latest letter yet again describes the works in this manner. The

description of development is as I stated previously misleading and incorrect. I consider that the level of car parking is totally excessive and unnecessary and does not accord with the principles of the NPPF to deliver sustainable development. The application form states that there are trees on the proposed development site (as well as adjoining) which would be affected by the development, but again no information has been provided to look at the impact. I feel that even with the obscure glazing in place there will be a perception of being overlooked because of the close proximity of the dormer window to the side boundary.

### **Issues and Considerations:**

The main issues that arise with this application relate to the design of the new dwelling, amenity, the comments of consultees and the previous decision by committee.

#### Design

The application was refused by committee in June for the following reason;

*“The proposed dwelling, due to its bulk, massing and design would be over dominant and out of keeping with, and harmful to the street scene, and the visual amenity of the area, contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations”.*

Previous concern has been expressed at committee about the overall bulk of the building. The applicant has tried to address these issues by reducing the overall bulk and massing. This has included reducing the footprint of the house and by doing this a reasonable gap of 2.0m will be retained to each boundary. The bulky two storey rear section, which would have been clearly visible within the streetscene, has been reduced by the incorporation of a full hipped roof into the design. The dormer windows on the front elevation have been reduced in size and the dormer on the southern elevation removed. It is for Members to determine if the reduction adequately addresses the previous reason for refusal. Officers have formed the view that the alterations render this scheme appropriate at this location. The building is still bulkier than its immediate neighbour to the south but this proposal benefits from a much wider plot. It also benefits from the fact that it “bookends” this row of dwellings on Bower Hill. The Town Council has objected on the loss of a bungalow along the road. However the character of this side of Bower Hill is in a state of flux and a number of bungalows have altered in appearance or have permission to do so. This scheme is very similar to an application approved at No51 Bower Hill (EPF/2278/12) which is also characterised by a deeply hipped roof with two front dormer windows. Indeed that scheme would have a ridge height higher than both neighbouring dwellings and in some respects would appear more prominent in the streetscene. Epping Town Council has objected to the loss of a bungalow but the retention of the bungalows in their current format enjoys no policy support in terms of locally adopted policy or national guidance contained in the NPPF. It is not a reason to refuse consent that would be easily substantiated. Overall the reduction in bulk and mass is considered to significantly decrease the size of this dwelling and from a design perspective it is considered acceptable.

#### Amenity

The dormer on the northern side would overlook a public footpath and semi-private amenity land serving Bower Court. They serve a w.c. and en suite and a condition requiring obscured glazing is considered appropriate. Objections have also been received from No16 Bower Court. There would be no loss of outlook to residents of Bower Court and the proposed building is located some distance from the flats. The new dwelling would not appear overbearing or result in loss of outlook from No13 Bower Hill, the immediate neighbour to the south.

Concern has been expressed by a neighbour of the development about the loss of trees and hedgerows on the site. No trees on site are preserved but the applicant does indicate on the plans

that they would be retained. The trees and hedgerow do have some amenity value particularly as the hedge abuts the public footpath adjacent to the site. A condition relating to tree protection measures is deemed reasonable and necessary.

Similarly a condition requiring details of proposed finished levels to be submitted and agreed can be required by condition.

#### Crossover

The increase in width of this crossover raises no issues and would have road safety benefits. This element of the scheme is suitable subject to appropriate conditions.

#### Permitted Development Rights

It is deemed reasonable to remove permitted development rights for extensions and roof additions as these could add considerable bulk to an already large dwelling. This could have a detrimental impact on the existing streetscene.

#### **Conclusion:**

It is considered that the applicant has addressed previous concerns that committee have expressed. It is therefore recommended that the application is approved with conditions.

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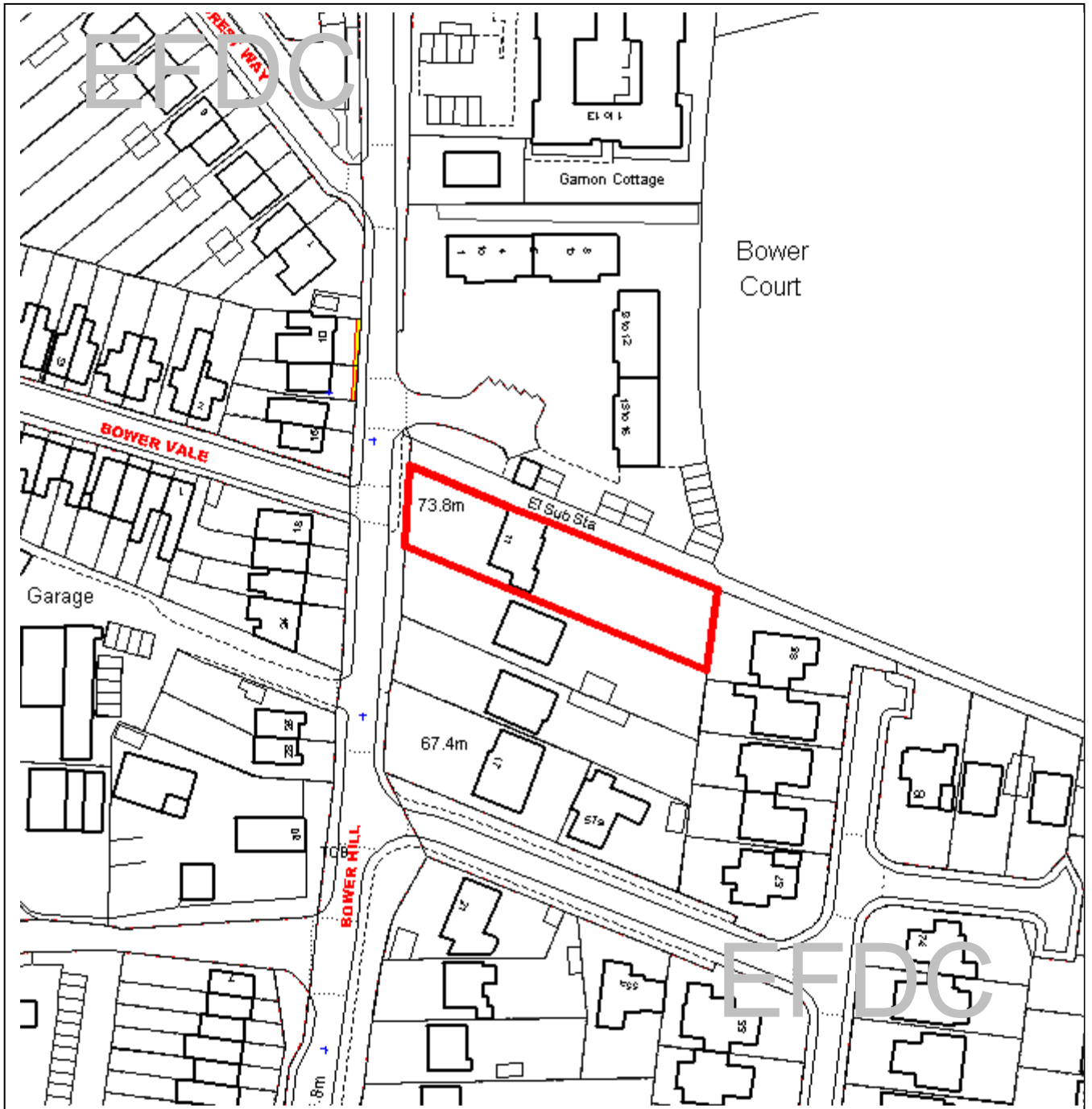
***Planning Application Case Officer: Mr Dominic Duffin  
Direct Line Telephone Number: (01992) 564336***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1527/13
Site Name:	11 Bower Hill, Epping CM16 7AD
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1577/13
<b>SITE ADDRESS:</b>	Tesco Stores Ltd 77 High Street Epping Essex CM16 4BA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Tesco Stores Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	New signage both illuminated and non-illuminated on and around the existing building.
<b>RECOMMENDED DECISION:</b>	Split Decision: Part Approved/Part Refused

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=552093](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552093)

**REFUSE PERMISSION:** The new branding sign and blip on the gable at the vehicle entrance to the store.

**REASON FOR REFUSAL**

- 1 The proposed sign by reason of its excessive size in relation to the size of the gable wall and by reason of the design with its excessive area of internally illuminated white background would be over prominent within the street scene and harmful to the visual amenity of the area, contrary to policy DBE13 of the adopted Local Plan and Alterations.

**GRANT PERMISSION (with conditions):** All other signage shown on drawing no. 8850(20)01, 8877(90)01, 8877(SG)02, 8877(SG)01. The gantry sign (G1), new branding sign on the Crows Road elevation, vinyl window signs, ATM machine signage, the "Hello" sign at the Crows Road corner of the building (ED), "Hello" sign within the curtilage of the building (H1), directional signage within the curtilage, Delivery signage, disclaimer signage, flag signage, finger post signage, Department of Transport signage, and the promotional banner (PB).

**CONDITIONS**

- 1 The level of luminance for the illuminated signage hereby approved shall not exceed 800 candelas per sq.m..

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

### **Description of Site:**

The application site contains a large retail store with an area of parking to the front of the building. A number of fairly typical business advertising and directional signs are on or around the building. The site is outside the locally designated Epping Conservation Area.

### **Description of Proposal:**

The applicant seeks consent to display a number of advertising signs on and around the building. This includes;

Sign G1 - A gantry sign, internally illuminated, adjacent to the entrance to the store car park at the junction with the High Road. This would be 4.3m high x 2.2m wide and internally illuminated.

A Tesco brand sign to replace an existing sign on the gable on the eastern side of the building adjacent to Crows Road (3.0m x 1.6m). This sign will be internally illuminated.

A Tesco brand sign to replace an existing sign on the gable beside the site entrance (4.8m x 2.4m). This sign will be internally illuminated.

A number of store vinyl graphic advertisement panels, 3 on the High Street Frontage and 1 on a window on the entrance frontage and 2 further wall panels advertising produce.

An array of minor directional signs within the curtilage of the building (16 in total).

A promotional banner (3.5m x 0.90m) along the entranceway into the store.

A welcome sign at the south east corner of the site (ED), adjacent to Crows Road, 2.0m x 0.75m. This sign would be non-illuminated.

Signage around the ATM machine on the High Street elevation.

### **Relevant History:**

There is a long history of applications, mainly for signage, but none are particularly relevant to this application.

### **Policies Applied:**

DBE13 – Advertisements

### **Summary of Representations:**

A site notice was erected on 14.08.13

TOWN COUNCIL -Objection. Committee objected to the signage on the frontage of the building to the High Street because although not within the Conservation Area its proximity to the Conservation Area makes any changes to the building particularly important. Therefore enlarged gantry signs such as in G1 or ED which are internally lit, or large adverts on the High Street frontage, may be in keeping with out of town superstores but not in keeping with a small market town. Committee viewed the application as making the Tesco brand over dominant.

EPPING SOCIETY – Object. The very large graphics on the street frontage along with the 23 foot high internally illuminated store gantry are too dominant in this location. When the store was constructed in the early 1980's some effort was made to provide a sympathetic design. The Tesco



red brick and the arches formed into the walls being more in keeping with the vernacular than their normal constructions. The store is adjacent to the Epping Conservation Area and 300 yards from the Bell Common Conservation Area. Unfortunately this draws negative attention to the Tesco store.

### **Issues and Considerations**

The main issues to consider relate to amenity and public safety.

The signs would have no impact on public safety. The vast majority of the signage is fairly minor and is of little consequence. The array of directional signs and window panels are generally an accepted element of such a business practice. The application is before committee because of objections from the Town Council. The concern is particularly raised with signs G1 and ED and the replacement signs on the gables of the building which will be internally illuminated, together with the large vinyl graphics proposed on the High Street elevation. It is worth considering each sign individually.

G1 – This sign would be located at the junction of the High Road and the entrance to the store grounds. This sign would measure 4.3m high x 2.2m wide and would be internally illuminated. This sign replaces an existing sign. The sign is some distance from the Conservation Area boundary and although large, seen in the context of the building is not considered excessively prominent. Internal illumination is not in itself considered inappropriate in this location where the sign is intended to highlight the vehicular entrance to the store car park, (similar to the signage at petrol stations), it is not considered that the proposal is harmful to the amenity of the area. The sign is not excessive in size and the level of luminance can be agreed by condition.

ED – This sign would be located at the south east corner of the building, would be 2.0m in height and it should be noted would not be illuminated. This sign is located in a relatively prominent position close to the conservation area boundary and will be visible from the conservation area but is not illuminated and is a simple unassuming design which it is not considered will harm the character or amenity of the area.

Crows Road brand sign. This would replace an existing sign and is set high on the gable facing towards Crows Road. It would measure 3.0m x 1.0m. The sign would be internally illuminated. The existing sign is non-illuminated. This is not considered an overly large sign and owing to its position on a gable on the side of the building it will be visible from the High Street and the Conservation Area, but again in the context of the large scale modern building would not be particularly prominent or harmful to amenity.

Tesco brand sign on the gable entrance to the store. This sign would replace an existing sign and would measure 4.3m x 2.2m. The existing sign is non-illuminated. This sign would be internally illuminated, and is larger than the existing. Given its scale and the large amount of white background which would be illuminated as well as the lettering it is considered that this sign would appear excessive in relation to the gable and have undue prominence in the street scene when viewed from the south and would therefore be harmful to the character and amenity of the area. It is therefore recommended for refusal.

Vinyl graphic posters located in the panels along the High Street frontage and on the entrance frontage of the store. When the store was originally designed, these inset areas of brick were included to help break up the large expanse of brick to help make the building feel more in scale with the surrounding High Street buildings. The adverts now proposed fit well within these inset panels and it should be noted that these have already been installed. Whilst the adverts are large, it is considered that they are not excessively visually prominent and that they continue to help to break up the long façade of the building in an appropriate manner.

**Conclusion:**

Most of the proposed signage on and around the building is therefore considered acceptable and is recommended for approval with condition. However the Tesco Brand sign proposed on the south facing entrance gable is considered excessive in size and with the extent of illuminated white background proposed it will be overly prominent on this gable and cause harm to the visual amenity of the area, and it is therefore recommended for refusal.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Mr Dominic Duffin***

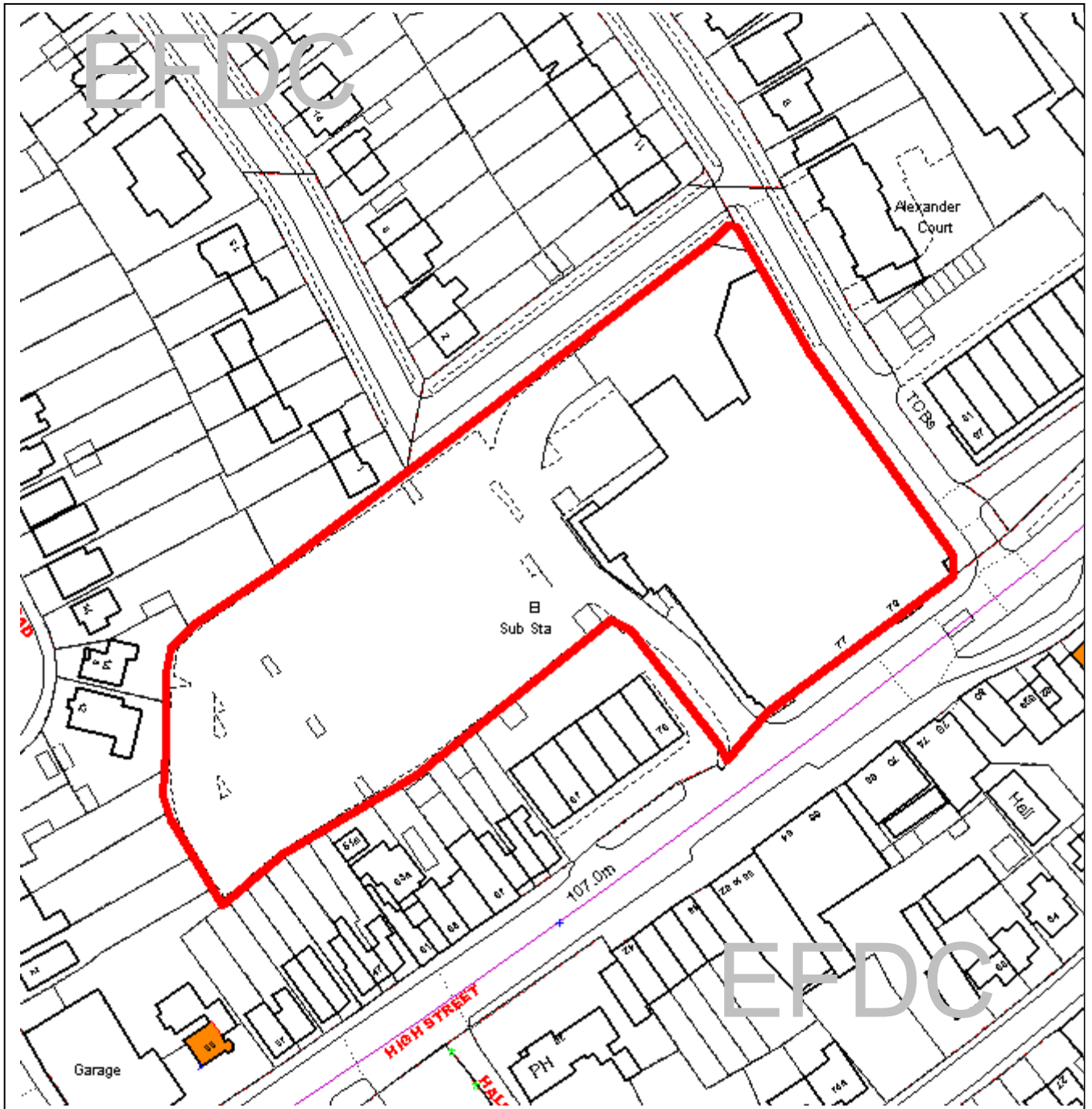
***Direct Line Telephone Number: (01992) 564336***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1577/13
Site Name:	Tesco Stores Ltd, 77 High Street Epping, CM16 4BA
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1667/13
<b>SITE ADDRESS:</b>	39 Dukes Avenue Theydon Bois Epping Essex CM16 7HG
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr Peter Jones
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey side extension and single storey rear extension. Demolition of existing single garage and erection of double garage.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=552651](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552651)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Description of Site:**

Two-storey detached dwelling located on the corner of Dukes Avenue and Heath Drive, within a built up residential area typified by both semi-detached and detached dwellings of varying size and design. The dwelling has only been extended in the form of a modest lean-to rear conservatory extending for approximately half the width of the house and projecting for only 1.5m

The dwelling is not listed or within a conservation area.

### **Description of Proposal:**

Permission is sought for the erection of a two storey side extension and single storey rear extension and the demolition of an existing single garage and erection of a double garage.

The two storey side extension would increase the width of the dwelling from 6.4m to 11.7m, notwithstanding a small side bay window at ground floor. It would be set back from the front elevation by some 1.7m and would extend to within 400mm of the back wall. Its ridge would be set down from the main ridge by approximately 450mm and it would be set off the side boundary by between 1.8m and 2m due to a slight slant in the boundary line.

The extension would accommodate living room, laundry room and study at ground floor and 3 additional bedrooms at first floor, one with an en-suite bathroom.

A 2m deep single storey extension would replace the existing lean-to at the rear.

The double garage to the western end of the site, accessed via an existing crossover along Heath Drive would be approximately 5.8m wide by 5.7m deep finished with a 4.8m high pyramid roof.

### **Relevant History:**

None

### **Policies Applied:**

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST4	Road Safety
ST6	Vehicle Parking

NPPF

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted. 7  
Site notice posted: No, not required  
Responses received: 1 objection received:

PARISH COUNCIL: Object. The overall size and bulk of the proposed development would have an overly-dominant impact on the street scene. The proposal would increase the size of the property by some 90% and would leave little room between the side extension and the boundary on Heath Drive.

We are reminded that a similar proposal was submitted last year for 41 Dukes Avenue, which is on the opposite corner of Heath Drive. This was refused and then dismissed on appeal. In dismissing the appeal the Inspector said 'The extension would cover a substantial part of the side garden and would be clearly visible in this prominent location. The open aspect of the corner location would be unacceptably eroded, to the detriment of the character and appearance of the surrounding area'.

The above sentiments apply equally to this proposal and we therefore feel that there needs to be a larger gap between the side extension and the boundary on Heath Drive before this application is acceptable. A reduced width of the side extension would also lessen the overall bulk of the proposed development and subsequent impact on the street scene.

43 DUKES AVENUE: Object to the overall scale of the proposal, visually more dominant, significantly eroding the open aspect at the junction of Dukes Avenue and Heath Drive. Other extensions to the side of corner properties are more compact and this is reflected in both previous decisions of the Council and on appeal. The garage is quite high but the central apex may help subdue the bulk.

The two mature cherry trees on the adjacent grass verge in Heath Drive are to be removed, or significantly pruned in the near future (hence the white cross markings), so will not provide any softening for the new development. Possibly a two storey rear and side extension would be more acceptable.

### **Main Issues and Considerations:**

The main issues and considerations here relate to the effect on the character and appearance of the host dwelling and the surrounding area; any potential impact on the living conditions of neighbouring occupiers and any highway issues.

#### *Effect on character and appearance*

##### Two storey side extension

The extension would project towards the return boundary with Heath Drive being set away from that side by between 1.8m and 2m. Whilst the extension would nearly double the width of the existing dwelling, there are no policy objections to this being done, as long as the extension does not detract from the streetscene and existing building.

The extension is set down from the main ridge and back from the front elevation. Given both the width of the plot and the existing width of Heath Drive, an extension of this size could be accommodated whilst being set off from the side boundary a sufficient distance. This in turn would not unacceptably erode the open character and spacious nature of this part of the wider estate.

In addition, due to the positioning of street trees along both Dukes Avenue and Heath Drive, the extension would not appear as prominent as the side extension refused and dismissed on appeal at No. 41 Dukes Avenue on the opposite corner of Heath Drive under EPF/0146/12 referred to by both the Parish Council and the neighbour at No. 43 Dukes Avenue.

Therefore it is considered that the extension would not materially detract from the character and appearance of the host dwelling, the road or surrounding area and would comply with policy DBE10 of the Local Plan and Alterations.

##### Single storey rear extension

Given its modest size and siting the rear extension would not appear at odds with the main dwelling and would not adversely affect the character and appearance of the area thereby complying with DBE10.

##### Garage

This is set back from the pavement by in excess of 8m and given its complementary design it is not considered that it would result in a detrimental effect on the character and appearance of either the host dwelling or the surrounding area thereby complying with policy DBE10.

### Effect on living conditions of neighbours

The side extension would not impact on the living conditions of any neighbouring occupier. The rear extension with its 2m depth would not impact on the neighbour at No. 37 Dukes Avenue.

The garage would be set slightly further back into its plot, closer to the neighbour at No. 1 Heath Drive. However, with the height of the walls just above the existing fence separating the plots it would not materially impact on the living conditions of that neighbour.

### Highway Safety

No objections received from Essex County Council's Highways Engineer.

The proposal is considered to comply with Policy ST4 of the adopted Local Plan.

### Response to Parish Council and Neighbour comments

In terms of the objections relating to the scale and bulk of the proposal, these have been addressed above within the main body of the report.

With regards to the comments relating to previous approvals and appeal decisions relating to extensions to dwellings on corner plots, whilst these are taken into consideration, each plot is different and each application is treated on its own merits.

There is no policy that states extensions must be set back from the boundary by a specific distance but instead states that at least one metre should be kept although this may be increased according to the character of the area. An increased distance here has been proposed, just a little less than 2m for much of the width (notwithstanding the small side bay at ground floor).

The situation is different to No. 41 Dukes Avenue; one of the appeal decisions mentioned which is more open than the subject site, thus appearing more prominent. In addition, the extension appeared materially at odds with the semi detached host dwelling and the pair, whilst this is not the case here.

Regarding previous approvals, in addition to the above and the ones stated within the neighbour's letter, there are a number of approved two storey side additions that extend closer to the side boundary than the proposal here thereby appearing more prominent, all of a similar bulk and relationship to the existing house. These are namely at Nos. 13 and 15 Harewood Hill and 46 Woodland Way.

The argument here is not to say that as these have been approved the submitted scheme is automatically acceptable but to point out that similar nearby additions can be put forward for and against the proposal. However, this merely highlights the importance of treating each application on its own merits.

With regards to the street trees, it has been confirmed by the Council's Arboricultural Officer that both trees along Heath Drive adjacent to the side boundary are to be retained, with the health of both trees being reviewed in five years time. These trees will soften the additional mass of the building as would the two trees along Dukes Avenue and the landscaping proposed to the front part of the application site.

A two storey rear and side extension has been put forward as an alternative however the submitted scheme is considered acceptable on its own merits.

**Conclusion:**

In light of the above assessment and despite the objections received the proposal is considered to comply with relevant planning policy and it is recommended that planning permission be granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Steve Andrews  
Direct Line Telephone Number: 01992 564109***

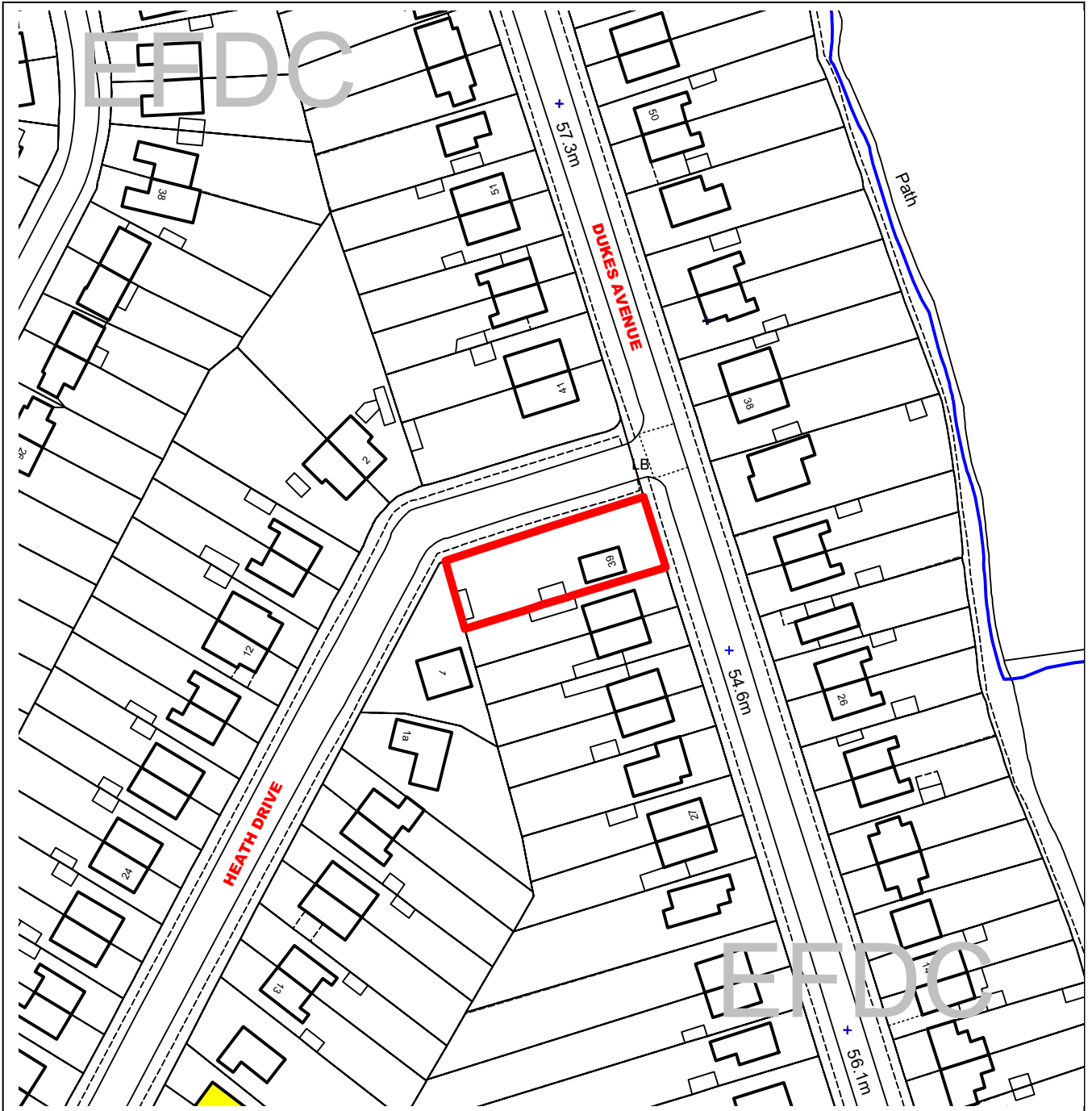
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/1667/13
Site Name:	39 Dukes Avenue, Theydon Bois CM16 7HG
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1722/13
<b>SITE ADDRESS:</b>	Land adjacent to 171 High Road North Weald Bassett Epping Essex CM16 6EB
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr Chris Trussell
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of detached house with 4 bedrooms
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=552836](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552836)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 839/02B, 03C, 04C, 05B, 06C.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed first floor window opening(s) in the east flank elevation( shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 6 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.

- 7 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 8 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved in writing 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 best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 11 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 12 No development shall take place until details of levels have been submitted to and approved in writing by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 13 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 14 Prior to the commencement of works on site, the boundary between the two properties shall be erected. This is to ensure that the alder tree in the rear garden of 171 High Road is protected from damage during construction works.

- 15 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Description of Site:**

The application site is a roughly rectangular plot measuring approximately 11m in width and 45m in depth located on the northern side of the High Road within the built up area of North Weald. The plot currently forms part of the side garden of number 171 which is within the same ownership. N0.171 is an uncharacteristically wide chalet bungalow with a spacious plot. The eastern boundary of the site forms the rear/side boundary of number 36 Princes Close and there are other residential properties to the rear. To the front of the site is a narrow area of green sward and there are more residential properties on the opposite side of the High Road. The site is not within the Green Belt or a Conservation Area. There are a number of trees within the site, none of which are protected.

**Description of Proposal:**

The proposal is for the erection of 1 detached two storey, 4 bedroomed property and the creation of a new vehicular access. The proposed house incorporates an integral garage and the first floor is largely within the roof space with two pitched roofed dormer windows to the front and rear. The house has a hipped pitched roof with a short ridge, and is 7.5 metres to the apex. The eaves height is 3.5 metres. There is one side facing first floor window but this serves the stairs only. The proposal retains a 1 metre gap between the dwelling and the flank boundary on each side of the property.

The proposal is very similar to a reserved matters application that was approved in January 2008 (and therefore lapsed in 2010) The only change is that the proposed integral garage has been enlarged such that it meets the current adopted size standard to count as a parking space.

**Relevant History:**

Outline planning permission for the erection of a detached dwelling on this site was granted in 2005 under reference EPF/1342/04

A reserved matters application EPF/0098/07 was refused due to the scale and bulk of the proposal and a revised, significantly reduced scheme EPF/2560/07 (very similar to that now proposed) was approved in January 2008.

### **Summary of Representations**

13 neighbouring properties were consulted  
No site notice was required.

PARISH COUNCIL – The Parish Council OBJECTS to this application on the grounds that the proposal is overdevelopment, the access to the dwelling is unsafe as vehicles would have to cross over a greensward/ highway verge. If you look at the highway layout there is currently a Ghost island in place which will make the ingress and egress for vehicles accessing the property unsafe, and also for other vehicles using the road and having to wait whilst vehicles turned in or out of the property.

36 PRINCES CLOSE – Strong objection – When we purchased the property in 2006 we were misled by the applicant with regard to the size and nature of the approved dwelling on the plot. The proposed development would be approx 13 feet away from our Kitchen (corner to corner). Therefore our property would look directly onto this proposed development causing a visual intrusion and have a large impact on our property.

The development would significantly overshadow our garden in its entirety especially only being 1 metre away from our boundary wall, and cause loss of natural light to the garden and conservatory and be visually intrusive.

Our master bedroom will also suffer from a loss of light and outlook and there will be loss of privacy to the house and garden. Access to and from this proposed development would be hazardous it is on a bend in a “blind spot”. The High Road is a well-used road with quite fast moving traffic that would cause problems accessing the property. This road has seen a number of accidents and fatalities over the years. The proposal would exacerbate existing drainage/sewerage problems. Removal of established trees along our boundary wall could cause problems to foundations. This proposed development is not compliant with section PPG3 Planning and Affordable Housing. The proposed development is out of scale and character with the joining properties. It will impact greatly on our privacy, light, outlook and quiet and private enjoyment of our garden. The design is also detrimental to the street scene. We also feel that there will be not enough amenity space for the size of this development.

*Please note that since the consultation, the plans have been amended to increase the size of the garage and to show adequate space within the site for the turning of vehicles.*

### **Policies Applied:**

Adopted Local Plan and Alterations

CP1 Achieving sustainable development objectives

CP2 Protecting the quality of the Rural and Built Environment

CP7 Urban Form and Quality

DBE1 Design of New Buildings

DBE2 Effect on Neighbouring Properties

DBE3 Design in Urban Areas

DBE6 Car Parking in New Development

DBE8 Private amenity space

DBE9 Loss of amenity

LL10 Adequacy of provision of landscape retention

LL11 Landscaping Schemes

ST1 Location of Development

ST2 Accessibility of Development  
ST4 Road Safety  
ST6 Vehicle Parking

The above policies form part of the Council's 1998 Local Plan. Following the publication of the National Planning Policy Framework (NPPF), policies of this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the NPPF. The above policies broadly consistent with the NPPF and are therefore afforded full weight.

### **Issues and Considerations:**

#### *Suitability for residential development*

The site lies within the residential area of North Weald and is currently garden land. The NPPF states "Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area"

The Local Plan is currently being formulated but the position that is generally adopted is that the redevelopment of gardens is not inappropriate if the proposed scheme conforms with the general character of the area. It is considered that the existing garden plot of number 171 is uncharacteristic of the gardens in the locality and that the proposal for an additional dwelling on the plot is in line with the pattern of development along the High Road and would not be out of keeping with area.

#### *Design, visual amenity and streetscene*

The proposed dwelling has been designed to fit well within the street scene between the bungalow (with rooms in the roof) at No171 and the properties in Princes Close which side on to the site and are two storey in design. The basic design is the same as that approved in 2008, although the integral garage has been amended following consultation with Highways, in order to meet current adopted standards. The proposal sits well on the plot, maintaining a metre gap to each flank boundary and will not be over dominant or out of character with the surrounding area. The proposed garage element of the proposal extends forward of the main elevation of the house but it is still 6 metres from the front boundary of the site and will not be harmful to the character or amenity of the area, which has no distinct building line.

Both the donor property and the proposed new property will have more than adequate usable private amenity space and the proposal cannot be considered overdevelopment.

#### *Impact on residential amenity*

The proposed dwelling is sited such that it will not result in any loss of light or amenity to the donor property no.171. The main concern is the impact on No 36 Princes Close as the rear elevation of that property faces the side of this site at an angle. The position of the new dwelling is such that despite its relative proximity there will be no direct overlooking of windows or of private amenity space and although the relationship is unusual, with approximately 5.4m between the two rear corners of the properties it is as previously considered that there was sufficient space between the buildings to prevent excessive loss of light and outlook. It is conceded that the proposed dwelling will result in some overshadowing of the rear garden of number 36, in the latter part of the day, but this is currently overshadowed to some extent by the existing trees and hedges along the shared boundary and it is not considered that the impact would be so great as to warrant refusal of the application. In addition this impact was assessed on the previous application including a site visit to the neighbour's property to view from their garden and rear windows and was considered acceptable. There has been no material change in this regard since then.

It should be noted that the occupants of number 36 were in occupation of the premises at the time of the application for the approval of reserved matters in 2008 and they did write to object to the proposal at that time. The application was however approved.

#### Parking and highway safety

The application has been amended following Highway Officer's advice to ensure that there is adequate space within the site for the parking of two vehicles and for turning within the site, so that vehicles can enter and exit the site in a forward gear. The access is on a gentle bend in the road but adequate visibility is available in both directions. The Parish Council (who did not raise objection to the previous application) has raised concerns with regard to what they refer to as a "ghost island" and the Highways Officer was asked to look specifically at the safety issue raised and has provided the following statement, "The application was previously approved by Highways and EFDC; the applicant has provided enough parking and turning in line with current standards, and the access provides very good visibility onto the High Road. The chevron road markings at this locality have no bearing on the proposed access as they are purely to separate vehicles around the bend. Consequently the proposal is not detrimental to highway safety, efficiency or capacity at this location." Subject therefore to conditions the proposal is considered acceptable in highway safety and parking terms.

#### Trees

There are a number of trees within the site, none of which are preserved. The larger trees at the rear of the site are to be retained and will be protected during construction.

The neighbour has raised concern that loss of the trees on the boundary may result in harm to the structure of their house, however the trees could be removed without the need for any consent and this is not a matter of weight in the consideration of this application.

#### Flood Risk

The site is not within Flood Zones 2 or 3 but is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water run off. A flood risk assessment is therefore required and can be the subject of a condition. The impact of one additional dwelling on the existing sewer and drainage system is again not considered to be a matter of significant weight.

#### **Conclusion**

This application is very similar to that approved in 2008, the only difference being that the garage element has been amended to meet current standards. The proposal fits well within the street scene and makes good use of the land in this relatively sustainable location. The proposal is considered to be in accordance with the NPPF and the adopted policies of the Local Plan and is recommended for approval subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

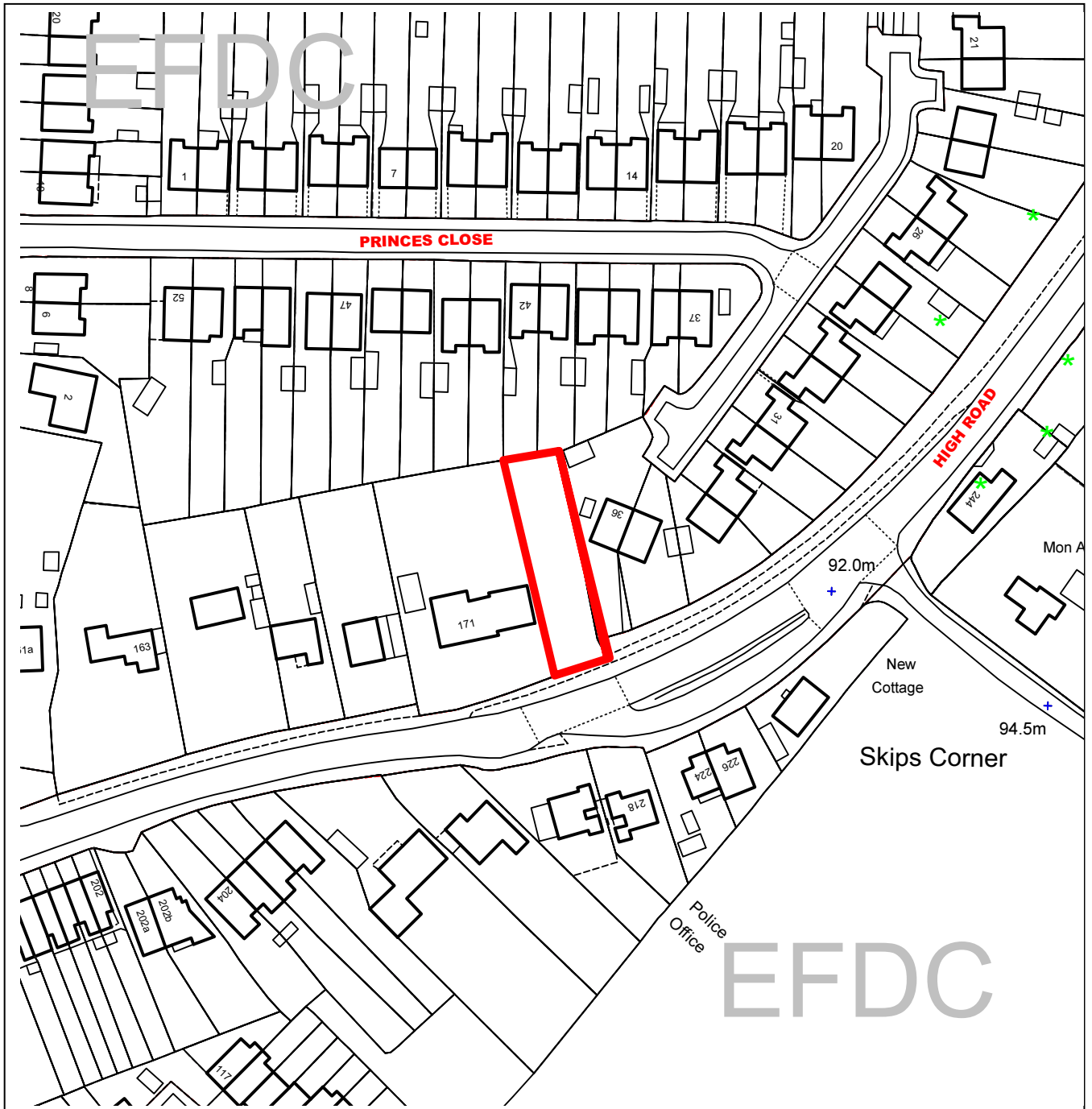
***Planning Application Case Officer: Mrs Jill Shingler  
Direct Line Telephone Number 01992 564106***

***Or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/1722/13
Site Name:	Land adjacent to 171 High Road North Weald Bassett, CM16 6EB
Scale of Plot:	1/1250