

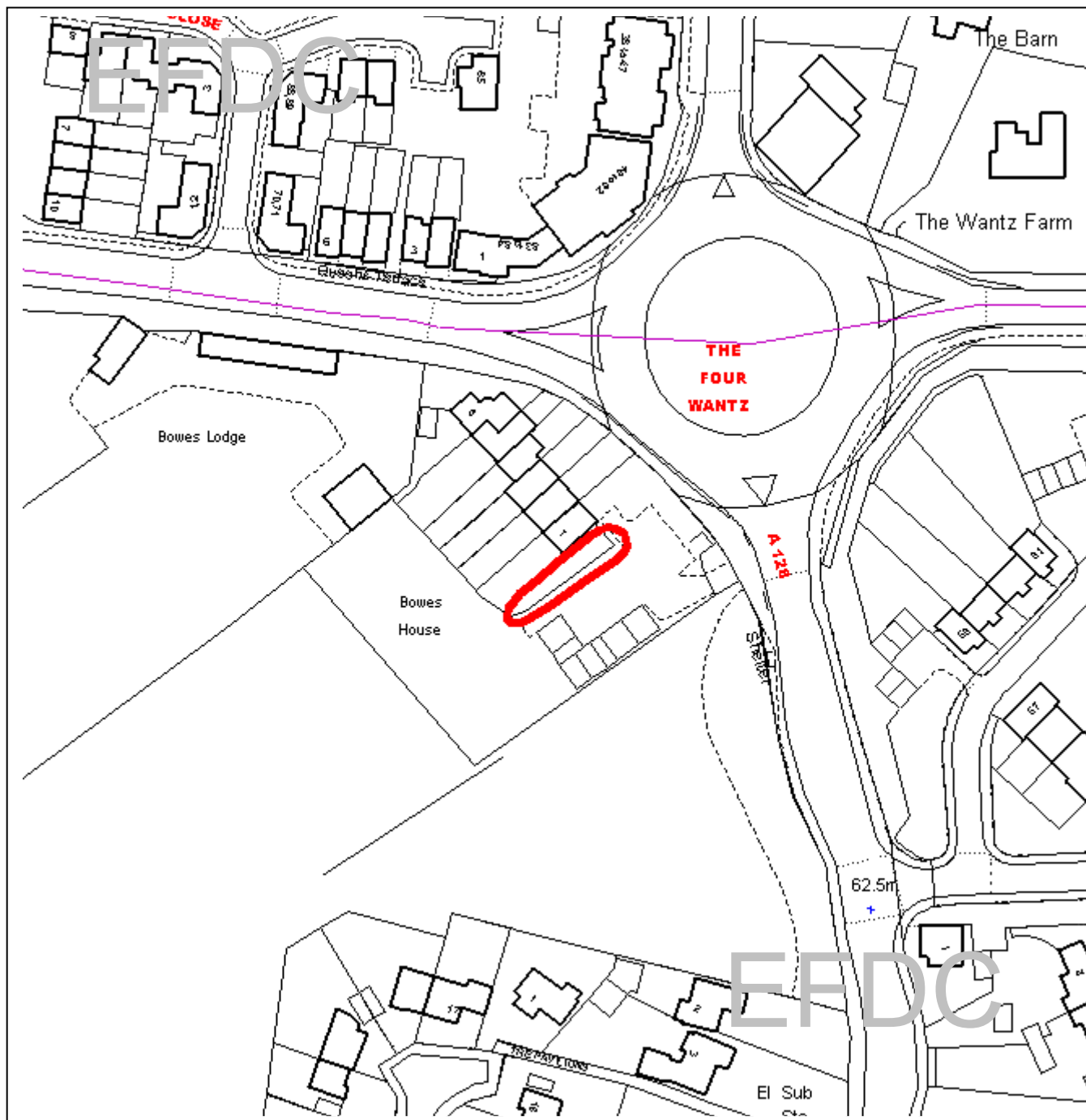
AREA PLANS SUB-COMMITTEE 'EAST'
Date 6 November 2013
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/1730/13
Site Name:	Bowes House, High Street, Ongar, CM5 9FB
Scale of Plot:	1/1250

Report Item No:1

APPLICATION No:	EPF/1730/13
SITE ADDRESS:	Bowes House High Street Ongar Essex CM5 9FB
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Four Wantz Management Co.
DESCRIPTION OF PROPOSAL:	TPO/EPF/01/00 G1 - Yew x 20 - Reduce height of 18 trees approximately 3 metres, as specified
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).

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 all but the two trees standing at the front eastern end of the row to approximately 3 metres in height, as specified.

Relevant History:

TRE/EPF/1730/13 to reduce all trees in the row to 3 metres in height was withdrawn
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 : no objection subject to the approval of the arboricultural officer

Issues and Considerations:

Introduction

The original application to convert this line of trees into a 3 metre hedge; the equivalent of felling them, was considered unacceptable and recommended for refusal but withdrawn from the last committee meeting to allow further discussions with the applicant to seek a negotiated way forward. The amended application retains the most prominent individuals towards the front of the site at their full height.

Application

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

- i) 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.
- ii) Reducing the hedge will prolong its life span.
- iii) 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 raised 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 all 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 site 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. Therefore, with the specific retention of the end two individuals, visual amenity is largely maintained and in time these two trees will be allowed to establish fuller, naturally shaped crowns and increase their public presence. The reduced hedge will also remain visible from the entrance gate.

Conclusion

The negotiated proposal to retain the two most prominent trees of greatest public amenity value provides sufficient justification to allow the rest of this row of trees to be reduced to 3 metres in height and continue to function as an amenity hedge. The amended application is in accordance with Local Plan Landscape Policy LL9 and is recommended for approval

In the event of Members allowing the reduction of the trees, it is recommended that the condition normally requiring replanting, is waived.

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



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AGENDA ITEM NUMBER 2



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Application Number:	EPF/1919/13
Site Name:	Forest House, Thornwood Road, Epping, CM16 6SX
Scale of Plot:	1/1250

Report Item No:2

APPLICATION No:	EPF/1919/13
SITE ADDRESS:	Forest House Thornwood Road Epping Essex CM16 6SX
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Jagdish Sandhu
DESCRIPTION OF PROPOSAL:	TPO/EPF/13/08 T5 - Robinia - Fell T6 - Robinia -Fell
RECOMMENDED DECISION:	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=553870

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 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.

This application is before Committee since all applications to fell protected trees are outside the scope of delegated powers

Description of Site

These two trees stand in a raised bed, near the entrance and on the boundary of front of this detached residential property. They are part of a largely evergreen collection of trees including Yew, Wellingtonia and a boundary screen of cypress hedging. The trees are publicly visible but only from the end of this residential cul de sac. They add their light green presence to the immediate locality.

Description of Proposal

G5. Robinia. Fell tree to ground level.
G5. Robinia. Fell tree to ground level.

Relevant History

TPO/EPF/13/08 was served as part of the re protection of tree previously protected by a County Order.

Policies Applied

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 trees.

Summary Of Representations

EPPING TOWN COUNCIL had not commented on the proposal at the time of writing this report.

Issues and Considerations

Introduction

The proposal to fell these trees forms part of a wider application to manage trees in this largely hard surfaced outdoor space around the house. The reasons given for the application are summarised, as follows:

T6 was 80% dead and T5 was 90 % dead, as confirmed by officer inspection and letter dated 21st August 2013, prior to the submission of this application.

Planning considerations

Tree health

At the time of inspection on 8th October 2013 T5 had been felled and T6 showed clear signs of advanced decline, with less than 5 years safe future life expectancy, exaggerated by the heavy cladding of dead ivy.

Amenity value

The two trees were both visible from within the cul de sac but were entirely hidden from the main road by numerous evergreen trees around the locality. Their removal will not have a great landscape impact and will be mitigated for by replacement planting.

Replacement planting

The owner proposes to replace the two trees with a Gleditsia, a similar tree to the Robinia and an Indian Bean tree. Both these are attractive ornamental species, suitable for small to medium sized plots. He also wants to establish a new boundary hedge with Yew and Hornbeam as suggestions. This will maintain a boundary screen and offer privacy from neighbouring properties.

Conclusion

T5 is exempt as dead and the remaining tree; T6 is in terminal decline. Replacements will adequately mitigate for their loss. It is, therefore, recommended to grant permission to fell T6 on the grounds that the reason given justifies the need for the tree's removal. The proposal is in accordance with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling then a condition requiring appropriate replacements and a condition requiring 5 days written notice prior to the works commencing should be attached to the decision notice.

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

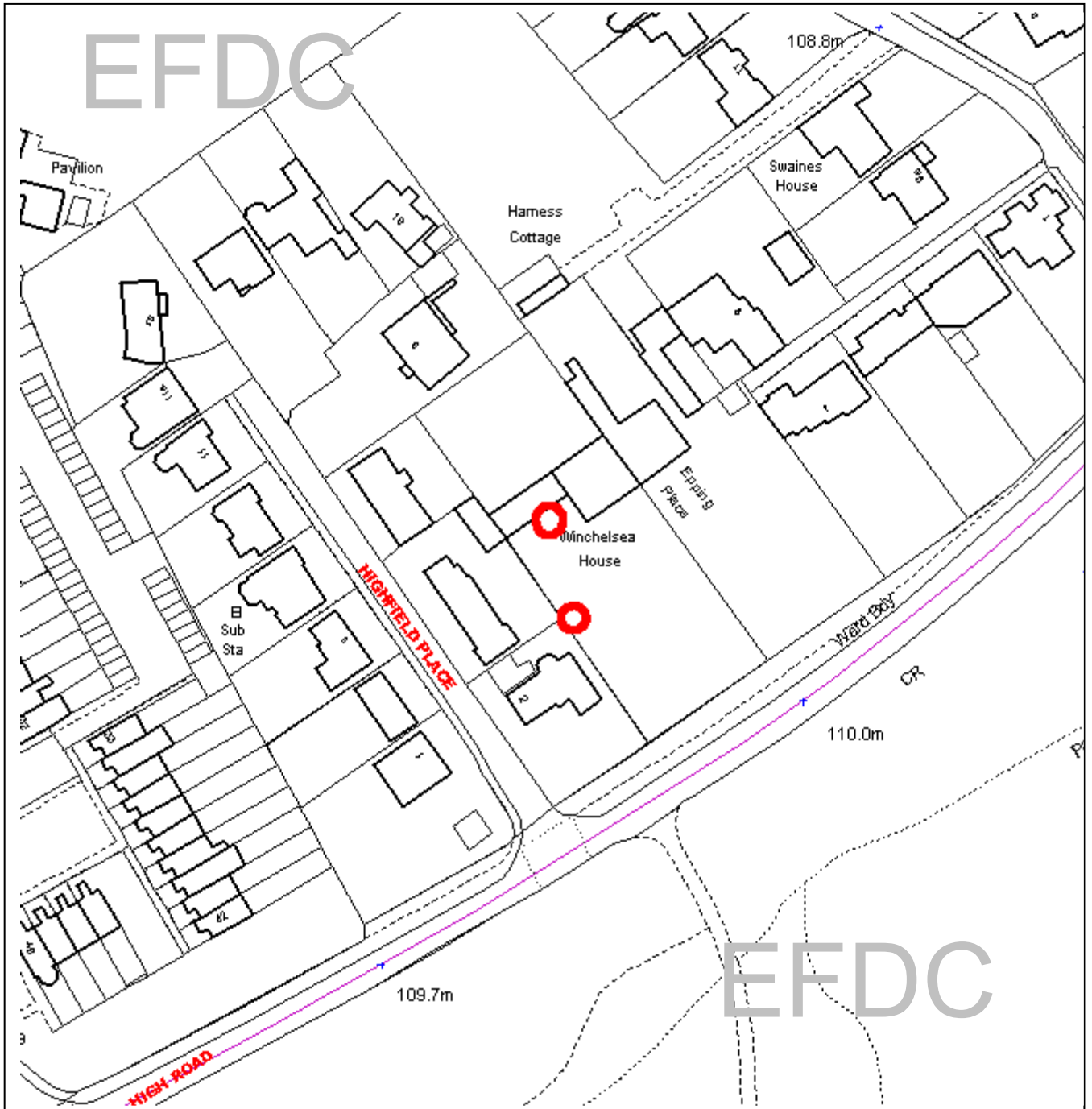
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AGENDA ITEM NUMBER 3



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Application Number:	EPF/2053/13
Site Name:	Winchelsea House, High Road, Epping, CM16 4DD
Scale of Plot:	1/1250

Report Item No:3

APPLICATION No:	EPF/2053/13
SITE ADDRESS:	Winchelsea House High Road Epping Essex CM16 4DD
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Lisa Davies
DESCRIPTION OF PROPOSAL:	TPO/EPF/21/91/G3 Sycamore - Fell Beech - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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=554650

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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

This application is before Committee since all applications to fell protected trees are outside the scope of delegated powers

Description of Site

These two trees are part of a mature tree collection in the large front garden of this II* listed Queen Anne house. T8, Sycamore stands in a broadly circular brick raised bed, near to the house producing a turning circle in front of the attached stable block.

T9, Beech forms part of the boundary screen of large trees. Both trees are publicly visible but only from the drive entrance and frame the house and drive.

Description of Proposal

T8. Sycamore. Fell tree to ground level.

T9. Beech. Fell tree to ground level.

Relevant History

TRE/EPF/1897/01 granted permission for pruning.

TRE/EPF/1683/03 granted permission for minor pruning to two sycamores

A tree that once stood near to T8 Sycamore has been removed.

Policies Applied

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 trees.

Summary Of Representations

EPPING TOWN COUNCIL: object to felling of mature trees unless the arboricultural officer at the district council considers this action necessary.

Issues and Considerations

Introduction

The felling proposal forms part of a wider application to manage many of the trees across the property. The reasons given for the need to fell these trees in particular application are summarised, as follows:

T8 Sycamore : decay at base. Heavily weighted towards house. Decay at buttresses and peeling bark.

T9 beech: inclusive bark and large cavities at 1.5 -2 metres on trunk

Planning considerations

Tree health

Inspection of T8 showed large areas of dry sapwood once large sheets of dead bark, extending from the stem base extensively up the trunk. A lower limb has died and the general vigour of the crown was poor. From the one sided crown form and lean of the trunk it is evident that the tree grew next a similar sized neighbour. It is unlikely that this tree has more than 5 years safe future life expectancy.

A ground level inspection of T9 Beech revealed a profusion of fungal fruiting bodies growing around the tree across the rooting zone. The stem base has a large cavity extending into the ground and from this hole a fold of included bark extends up the trunk to the low fork. Two massive stems form the main crown at a height of about 12 metres. The pruning history is very evident in several large stem wounds, which have decayed to such an extent that deep cavities have developed. There are stains on the stem and emerging from the included bark seam. The crown foliage shows normal vigour but structural faults are sufficiently serious that its long term retention is not viable.

Amenity value

The two trees were both visible from the property entrance but were largely hidden from the main road by the front boundary screen.

Replacement planting

A new tree in the brick raised bed might be easily accommodated and another new tree might be planted on the main grassed lawn to provide good visual amenity in to the future.

Conclusion

These trees have a number of physical problems such that both might fail within the next 5 years. Suitably located and specially chosen replacements will mitigate for their loss. It is, therefore, recommended to grant permission to fell T8 and T9 on the grounds that the reasons given justify the need for both trees to be safely felled. The proposal is in accordance with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling then a condition requiring appropriate replacements and a condition requiring 5 days written notice prior to the works commencing should be attached to the decision notice..

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

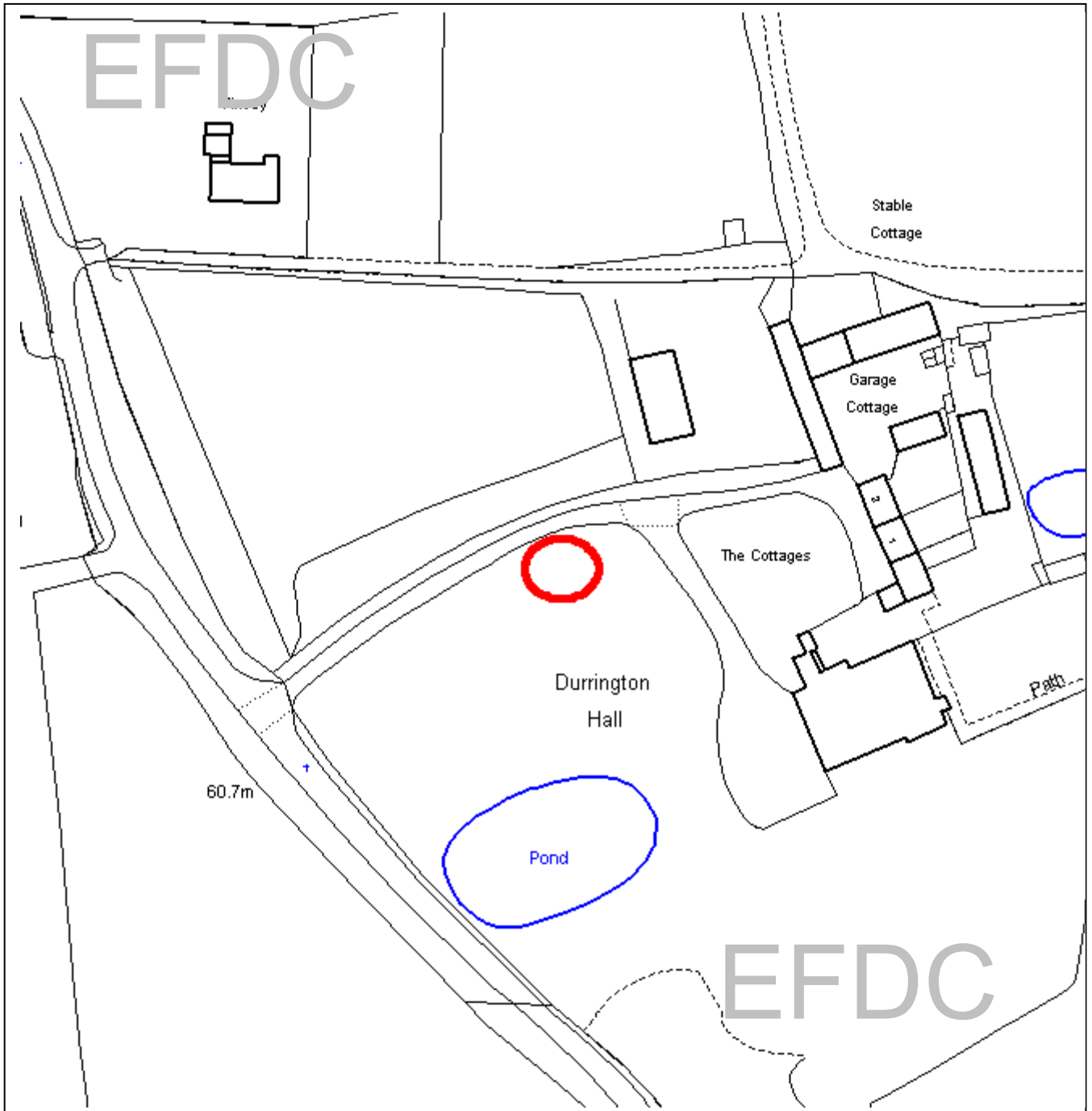
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AGENDA ITEM NUMBER 4



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Application Number:	EPF/2113/13
Site Name:	Durrington House, Sheering Lower Road, Sheering, CM17 0NE
Scale of Plot:	1/1250

Report Item No:4

APPLICATION No:	EPF/2113/13
SITE ADDRESS:	Durrington House Sheering Lower Road Sheering Harlow Essex CM17 0NE
PARISH:	Sheering
WARD:	Lower Sheering
APPLICANT:	Mr Oliver Lancaster
DESCRIPTION OF PROPOSAL:	TPO/EPF/47/10 G1 - Horse Chestnut - Fell
RECOMMENDED DECISION:	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=554950

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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

This application is before Committee since all applications to fell protected trees are outside the scope of delegated powers

Description of Site

This mature lapsed pollard Horse chestnut stands at a turn in the main drive leading to the grade II* listed Georgian Mansion about 80 metres from Sheering Lower Road. As the end component of a line of seven tall specimens, this chestnut contributes significantly in the visually powerful private avenue when viewed from within the site.

Description of Proposal

T8. Horse Chestnut. Fell tree to ground level.

Relevant History

TPO/EPF/47/10 was served as a part of the district wide re-protection survey following the revocation of County orders.

Policies Applied

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 trees.

Summary Of Representations

SHEERING PARISH COUNCIL had not commented at the time of this report being written.

Issues and Considerations

Introduction

The felling proposal originates in an inspection of trees at the site for health and safety reasons.

Application

The surveyor noticed two serious problems with this tree and recommended in a her tree report that it be felled for the following reasons:

- i) A mature fungal bracket attached to the base of the trunk, likely to be *Perenniporia fraxinea* was recorded. This fungus causes a softening of the wood in the base, which can lead to stem breakage.
- ii) A pollard pole in the crown of the tree has snapped out in the distant past which has led to the development of a large cavity, probably deep. Big stems grow from the outer rim of this cavity which could fail due to such compromised attachment points.

Key Issues and discussion

Inspection of the tree noted both the above problems. Despite the good vitality shown by the tree it is accepted that the type of decay fungus found and the size of the old wound will seriously compromise the tree's strength both at its base and at the crown break pollard points. It is possible that the tree may stand for many years but there is a real risk that the tree may fail wholly or partially. The option to prune would alleviate the pressure on the compromised crown but would not provide a lasting solution due to the presence of the large bracket fungus at the tree's base.

Amenity value

The visual amenity provided by the tree from outside the private drive and gardens is negligible. Its loss would not be publicly noticed.

Replacement planting

The report recommends that the tree should be replaced with a good sized lime (12 -14 cm in girth) planted in the vicinity, near to the corner of the drive but not in exactly the same location.

Conclusion

This tree has two serious physical problems such that it might fail wholly or partially in the near future. A well located and specially chosen replacement will mitigate for its loss in the long term. It is, therefore, recommended to grant permission to fell this chestnut on the grounds that the reasons given justify the need for its removal. The proposal is in accordance with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling then a condition requiring a replacement and a condition requiring 5 days written notice prior to the works commencing should be attached to the decision notice.

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

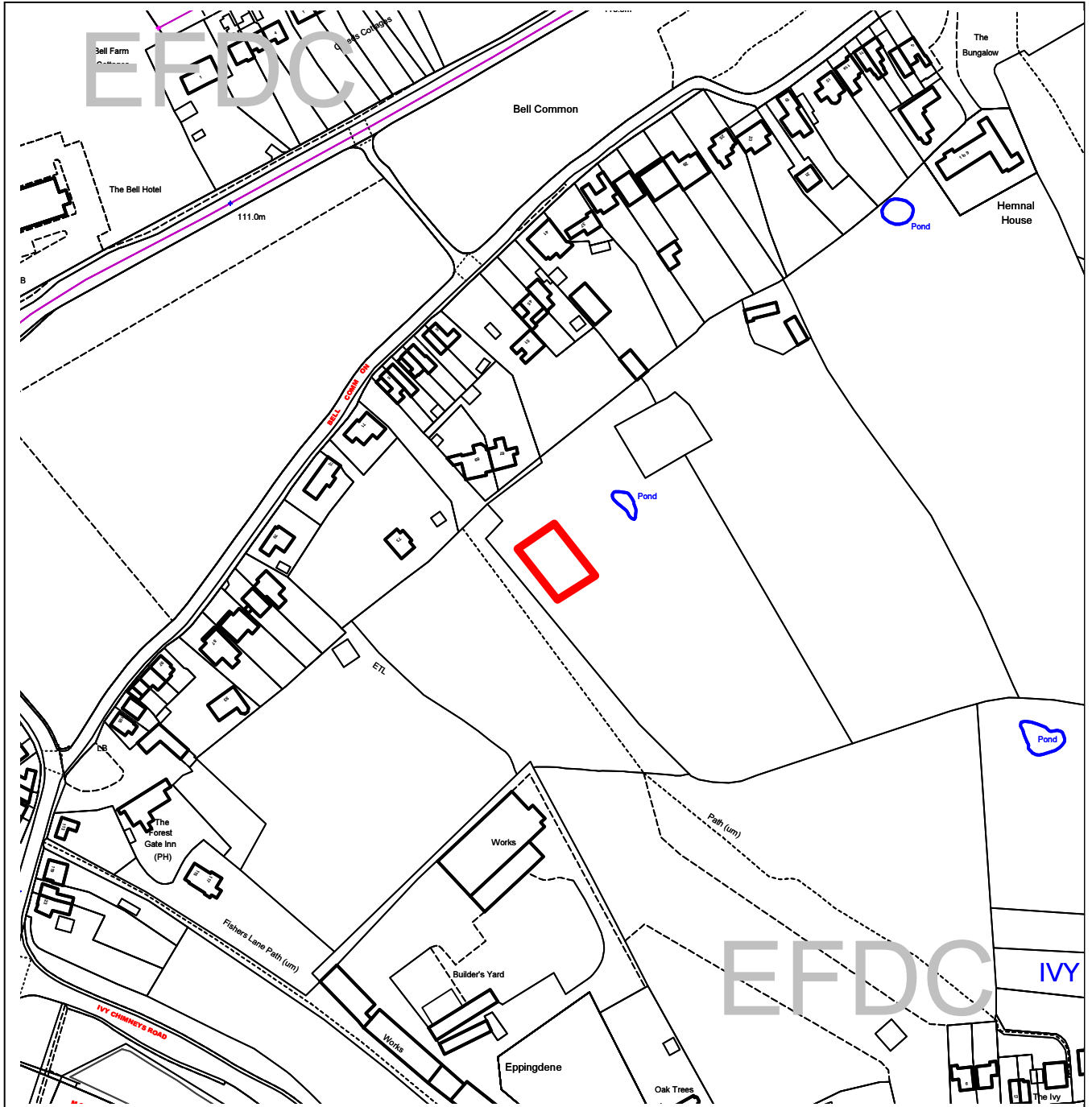
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AGENDA ITEM NUMBER 5



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Application Number:	EPF/1779/13
Site Name:	Pound Field rear of 29 to 69, Bell Common, Epping
Scale of Plot:	1/2500

Report Item No:5

APPLICATION No:	EPF/1779/13
SITE ADDRESS:	Pound Field rear of 29 to 69 Bell Common Epping Essex
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Dr Anne Fox-Robinson
DESCRIPTION OF PROPOSAL:	Construction of a 20m x 40m horse exercise area.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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=553058

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 Location Map, Layout Plan, Detail of Fence and Sleeper Construction Plan, and drawing no. 1936-4 Rev: C
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The horse exercise area hereby permitted shall be used solely in conjunction with horses kept permanently at the site known as Pound Field, Bell Common, and shall not be used by horses brought onto the site for competitions or events or with the primary purpose of using the exercise area.
- 5 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)

Description of Site:

The application site is 2.6 hectare parcel of land to the rear of No's. 29 to 69 Bell Common that is used for horsekeeping. There are currently two stable buildings located within the north eastern corner of the site and an access track along the northern boundary. Access to the site is between No's 65 and 71 Bell Common.

Description of Proposal:

Consent is being sought for the change of use from an existing grazing area to a horse exercise area. This would measure 20m by 40m and would be enclosed by railway sleepers and a three rail 'post and rail' fence. The exercise area would be surfaced in sand above a clay base with a membrane separating the two materials.

Relevant History:

EPF/0802/10 - The retention of 2 x three box stables, hay store and associated access track and parking areas for use in association with DIY horse livery – withdrawn 22/06/10

Enforcement investigations have taken place on the site since 2009, initially with regards to the erection of new stables and laying of hardstanding, and more recently with regards to a caravan being placed on the site. However there are no current investigation as all previous complaints have been dealt with.

Policies Applied:

GB2A – Development within the Green Belt
GB7A – Conspicuous development
DBE9 – Loss of amenity
ST4 – Road safety
ST6 – Vehicle parking
LL2 – Inappropriate rural development
RST4 – Horse keeping

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

Consultation Carried Out and Summary of Representations Received:

19 neighbouring properties were consulted. No Site Notice was required.

TOWN COUNCIL – No objection.

CITY OF LONDON (CONSERVATORS OF EPPING FOREST) – Object as this site is within the Green Belt and the proposed manege will result in a development conspicuous from the Green Belt that detracts from its visual amenity and which will not enhance the character and appearance of the landscape.

31 BELL COMMON – No objection but do not wish to see additional parking behind properties in Bell Common or on the highway.

71 BELL COMMON – Object due to the inadequate access, insufficient parking, and due to business use taking place here and the impact on neighbours amenities.

77 BELL COMMON – Object as the site is located within the Green Belt, the access and parking/turning facilities in the site are inadequate for large vehicles and trailers, and as the use of the site for events and increased number of horses would be detrimental to neighbours amenities.

Issues and Considerations:

The main issues here relate to the impact on the Green Belt, neighbours amenities, and with regards to highway and parking issues.

Green Belt:

Horsekeeping is recognised as an outdoor recreational use that retains openness (subject to the level of built form) and is often considered an acceptable form of development within the Green Belt. The Councils records show that this paddock has been used for horsekeeping for a number of years and therefore the only consideration is the impact from the engineering operation required to construct the horse exercise area.

Although the horse exercise area would introduce a large area of semi-hardstanding (sand) to this green field, it is not considered that the proposed development would be detrimental to the openness of the Green Belt and examples of this type of development can be found throughout the District. The area would be enclosed by a traditional post and rail fence, which is not considered harmful to the appearance or character of the Green Belt, and would serve the existing stables and paddock.

Neighbours amenities:

The proposed horse exercise area would be located close to the entrance to the field but would be set at least 16m from the shared boundary with adjacent neighbouring properties. Whilst concern has been raised with regards to the potential commercial use of the site and the impact this could have on neighbours amenities, a condition can be imposed to ensure that this area is only used in connection with the existing stables/paddock and not used for competitions, shows, or by horses bought onto the site specifically to use this exercise area.

Concerns have been raised about horse muck being deposited and left on the public highway, which could increase if more horses use the site. As stated above the exercise area can be conditioned so that it is only used by horses stabled/grazed on the site, and therefore this would not increase the number of horses using this paddock. Furthermore the concerns raised regarding horse muck being deposited/left on the highway are not considered to be material planning considerations.

Highways/parking:

The proposed horse exercise area can be conditioned so that it is only used by horses stabled at Pound Field. As such, there would be no increase in vehicle movements associated with this development, nor any change to vehicle access or parking arrangements already serving the paddock.

Conclusion:

The proposed development would provide an exercise area to serve horses using the existing stables and paddock and would be located within a field currently used for grazing and exercising horses. This development would not constitute inappropriate development and would not be detrimental to surrounding neighbours, and as such the application complies with the relevant Local Plan policies and is recommended for approval.

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: Graham Courtney
Direct Line Telephone Number: 01992 564228***

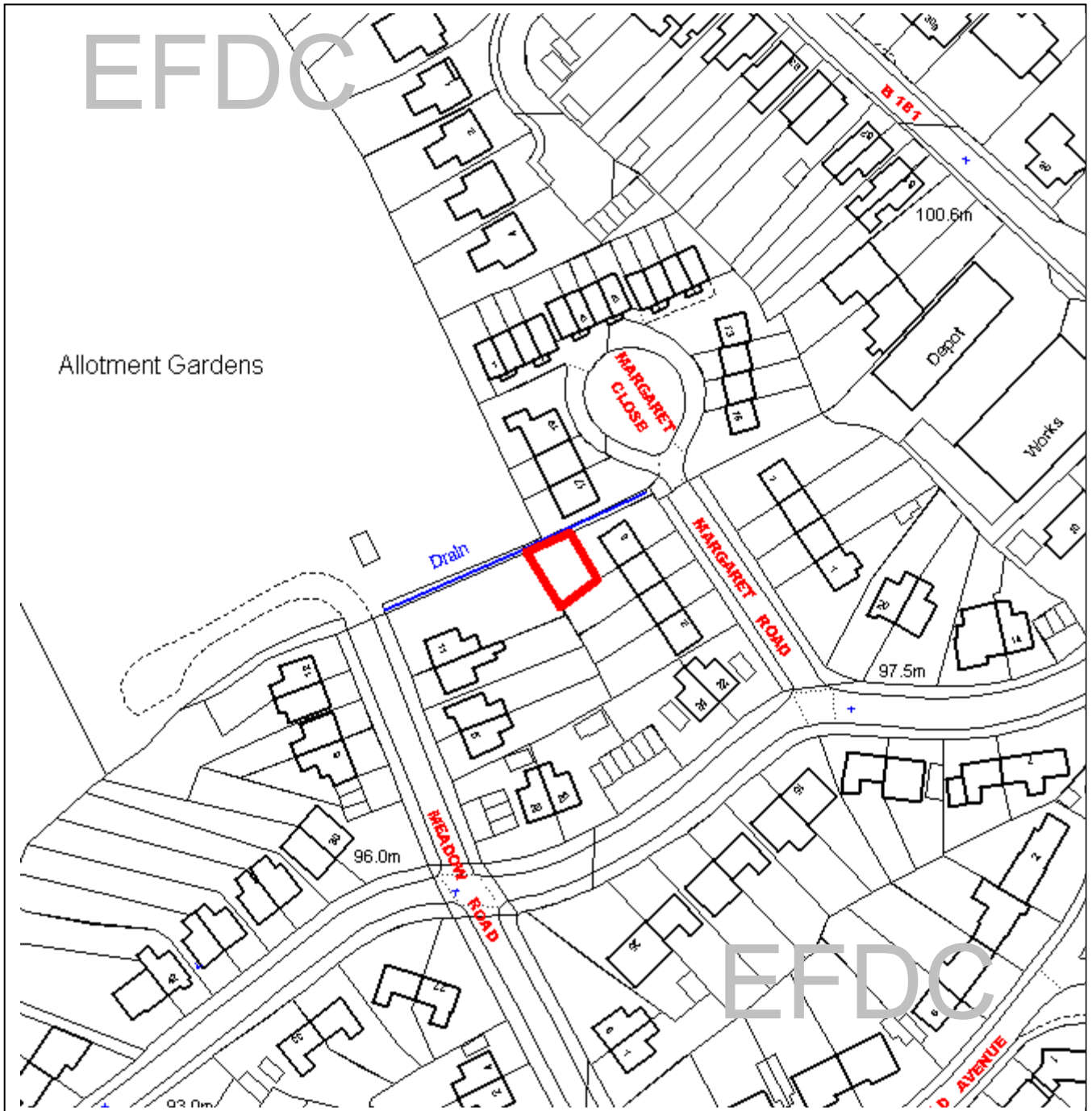
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AGENDA ITEM NUMBER 6



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Application Number:	EPF/1886/13
Site Name:	Rear of 8 Margaret Road, Epping, CM16 5BP
Scale of Plot:	1/1250

Report Item No:6

APPLICATION No:	EPF/1886/13
SITE ADDRESS:	Rear of 8 Margaret Road Epping Essex CM16 5BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Theydon Trusts Ltd
DESCRIPTION OF PROPOSAL:	Erection of single storey affordable dwelling and ancillary works including vehicle access and crossing. (Revised application)
RECOMMENDED DECISION:	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=553651

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 Location Plan and drawing no: 2923/1.
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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 A, Class A and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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 and visitors vehicles.
- 6 No development shall take place until details of 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.

- 7 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.

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 site consists of the rear (and in the case of No. 8 side) garden areas of No's. 6 and 8 Margaret Road. The site is located on the western side of Margaret Road, which together with Margaret Close forms a small cul-de-sac containing single storey dwellings owned and operated by Theydon Trust Ltd. This cul-de-sac provides affordable/social housing for those who do not qualify for Local Authority housing. The proposed dwelling would add to this stock of affordable housing provided by Theydon Trust Ltd. The application site slopes downwards to the rear and is situated on land approximately 700mm lower than the neighbour at No. 17 Margaret Close.

Description of Proposal:

A revised application for the erection of a one-bed bungalow to the rear of the site with a private garden and off-street parking. The proposed bungalow would be a simple pitched roof dwelling measuring 7.4m in width and 6.5m in depth and would have a ridge height of 5.3m. The proposal would include the provision of off-street parking space to the front/side of the site to serve the new property and a 'potential' parking space to the front of No. 8 Margaret Close to serve the existing dwelling.

Relevant History:

EPF/2124/12 - Erection of single storey affordable dwelling and ancillary works including vehicle access and crossing – refused 20/12/12

EPF/0696/13 - Erection of single storey affordable dwelling and ancillary works including vehicle access and crossing (resubmitted application) – refused 01/07/13

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP7 – Urban Form and Quality

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE8 – Private Amenity Space

DBE9 – Loss of Amenity

ST1 – Location of development

ST4 – Road Safety

ST6 – Vehicle Parking

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

Consultation Carried Out and Summary of Representations Received:

6 neighbouring properties were consulted. No Site Notice was required.

TOWN COUNCIL – Object to the proposal viewing it as an overdevelopment of a small site with insufficient amenity space.

Issues and Considerations:

The main issues in this application would be the suitability of the site for development, design, amenity considerations, and regarding parking and highway safety. The previous application was refused at District Development Control Committee for the following reasons:

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.

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.

To address the above this application has relocated the proposed dwelling to the rear of No. 8 Margaret Road and has incorporated the rear part of the garden of No. 6 Margaret Road for private amenity space. This has also allowed the proposed dwelling to be enlarged in size from the previous 4.9m x 7m with a ridge height of 4m to 7.4m x 6.5m with a ridge height of 5.3m.

The published minutes of the previous DDCC meeting states that:

“The Committee, after confirming its refusal, suggested that a more favourable decision could be made if a new application for planning permission proposed similar scale development that did not appear cramped on the site”.

The layout of this revised scheme follows the indicative plan previously presented before committee, and the applicant draws attention to a similar scheme approved to the rear of 17-21 Thornwood Road, Epping (Ref: EPF/1029/10).

As such, the main considerations in this revised scheme are whether this has overcome the previous reasons for refusal and as to any further issues that may result from this altered layout/proposal.

Suitability of site:

It was previously accepted that the location of the site within the built up urban town of Epping, which is well served by local amenities and sustainable transport means, is a sustainable location. Furthermore Councillors officially “noted the good work of the trust in providing accommodation”.

This revised application has incorporated a larger site than previously proposed through the inclusion of the rear garden of No. 6 Margaret Road, which is in part off-set by the increased size of the proposed dwelling. The proposed new bungalow would still be a fairly small dwelling located on a small site. It would be built across the entire width of the site and would have a relatively small garden area measuring just 45 sq. m. Due to this the Town Council have raised an objection on the basis that this is “*an overdevelopment of a small site with insufficient amenity space*” (whereas they raised no objection to the previous scheme).

The Town Council's concerns about this proposal are well founded and it is considered that this is still a cramped site and would have a very small level of amenity space. Nonetheless, Councillors previously seemed receptive to some form of additional development by Theydon Trust, with the previously presented indicative plans appearing to be a possible option. Although the example put forward in Thornwood Road is similar to this proposal, this is on a larger plot (spanning the rear gardens of three original houses) and the dwelling is set in from both side boundaries. Nonetheless, the relocation of the bungalow to the rear of No. 8 Margaret Road would make this less visible from the street scene, and the enlarged plot has gone some way to address the Council's previous concerns with this being a cramped form of development. The level of amenity space proposed, whilst small, does meet the expected requirements for a small two room dwelling such as this. Therefore it would be difficult to argue that this garden is insufficient.

As such, whilst it is still considered that this is a cramped overdevelopment of the site, it is considered a balanced case that is tipped in favour of approval due to the previously expressed support from Councillors on the work of Theydon Trust and the benefit of providing an additional small affordable unit within this estate. Furthermore, the NPPF clearly states that the ‘presumption in favour of sustainable development’ should be seen as a golden thread running through the planning system. As this proposal would broadly meet the requirements of sustainable development, this is given weight in favour of the scheme.

Amenity Considerations

The second reason for refusal on the previous application was due to the impact on the amenities of residents of No. 8 Margaret Road. The relocation of the building from the side garden (although previously it encroached into the rear garden of the original property) to the rear of this site would go some way to appease this previous concern, however this would now be located directly behind No. 8 Margaret Road at a distance of just 6.5m from their rear windows. As the overall height of the building has been increased by 1.3m and the proposed new bungalow would be gable ended where it adjoins the shared boundary, it is still considered that there would be some detrimental impact on the residents of No. 8 Margaret Road (and to a lesser degree No. 6).

Notwithstanding the above, the proposed dwelling would now have a very similar impact as the example at Thornwood Road, which was approved in 2010. Therefore, whilst not ideal, on balance it is considered that the impact on neighbour's amenities may be acceptable. No comments or objections have been raised by the residents of No's. 6 and 8 Margaret Road.

Design

The enlarged size of the proposed bungalow would bring this property more in line with the overall scale and appearance of the surrounding properties within this cul-de-sac. Although there are still concerns about the cramped form of this development, as stated above, it is considered that the overall appearance of the property would not be unduly detrimental to the character of the area and, due to its relocation, would not be readily visible within the street scene.

Parking/Highways

The application proposes a parking area to the front/side of the site, which would be of a size suitable to provide adequate off street parking and turning area to comply with the Essex County Council Vehicle Parking Standards.

Other matters

Whilst the applicants are Theydon Trust Ltd. who provide affordable/social housing within this cul-de-sac, and it has been emphasised that this new dwelling would also provide an affordable dwelling, there is still a concern that there has been no legal agreement or draft heads of terms submitted to ensure this. As such, whilst this may be considered a benefit that weighs in favour of the scheme, at present this cannot be secured.

Conclusion:

Whilst it is appreciated that the revised development has gone some way to address the previous reasons for refusal, there are nonetheless still concerns about this being a cramped form of development and being detrimental to the amenities of neighbouring residents. However, given the previously expressed support for additional housing by Theydon Trust from Members, along with a similar example that was granted planning permission at Thornwood Road, this is considered a balanced case. As the NPPF seeks Local Planning Authorities to make decisions in line with the 'presumption in favour of sustainable development', which this is, then it is considered that the development is broadly in line with guidance contained within the NPPF and Local Plan policies and therefore the application is recommended for approval.

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: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/1887/13
Site Name:	22 Regent Road, Epping, CM16 5DL
Scale of Plot:	1/1250

Report Item No:7

APPLICATION No:	EPF/1887/13
SITE ADDRESS:	22 Regent Road Epping Essex CM16 5DL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Mike Tebbutt
DESCRIPTION OF PROPOSAL:	Double storey side and double/single storey rear extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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=553670

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.
- 3 The proposed window opening in the 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:

22 Regent Road is a two storey semi-detached property on the east side of the road. The property is within the built up area of Epping and is not within the Conservation Area or the Metropolitan Green Belt.

Description of Proposal:

Two storey side and part two, part single storey rear extensions. The side extension is 1.1m wide and is set back from the main front wall of the property by 1.7m. The rear extension is 3m in depth and the ground floor element is the full width of the property. The first floor element is set in from the boundary with No. 24 by 2.35m. It is worth noting the exact same scheme was approved by committee under application number EPF/1272/10 which lapsed on 17th September this year.

Relevant History:

EPF/1127/03 – Single storey rear extension – Approved (Not implemented).

EPF/1272/10 - Two storey side and part two, part single storey rear extensions. Approved (Not implemented).

Policies Applied:

Epping Forest District Local Plan and Alterations

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

CP2 – protecting the Quality of the Rural and Built Environment

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 object to this application which at 3m deep over two floors will result in an overbearing addition, harmful to the amenities of neighbouring properties

EPPING SOCIETY: Objection. The size of the extension is overbearing relative to the neighbour.

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Amenity of Neighbouring Properties
- Design Issues

Amenity of Neighbouring Properties

This application has previously been approved by committee and there have been no material changes on site.

It is not considered that the single storey element and side extension has a detrimental impact on No. 24 Regent Road. The first floor element is set in from the shared boundary by 2.35m and using the 45° rule to ascertain impact on outlook by measuring from the nearest first floor window, the line is clear of the proposal. It is therefore not considered that the proposal has any significant impact on No. 24.

With regards to the detached neighbour, No. 20, this property is set slightly behind the rear building line of No. 22 and therefore the proposal extends approximately 4.2m beyond the rear of this property. The nearest first floor window is a corner bedroom window that is both side and rear facing. The 45° line when measured from this window does just cut across the proposal, however the window gains light from two elevations and there is just under 3m separation between the properties which is considered sufficient to minimise any potential loss of amenity. Due to the orientation of this window and the property, there would be no material loss of sunlight and indeed this window would not receive much sunlight presently.

Design Issues

The proposals are considered to complement the existing house and are not considered to disrupt the character of the streetscene. A gap of 1.0m is retained to the boundary which would avoid any terracing effect and as such is in compliance with policy. Other properties along Regent Road have had similar extensions which have a similar relationship with their neighbours.

Conclusion:

The proposal is not considered to result in a significant loss of amenity to neighbouring properties of such a scale to justify a refusal and the design is considered acceptable. Approval is therefore recommended.

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:

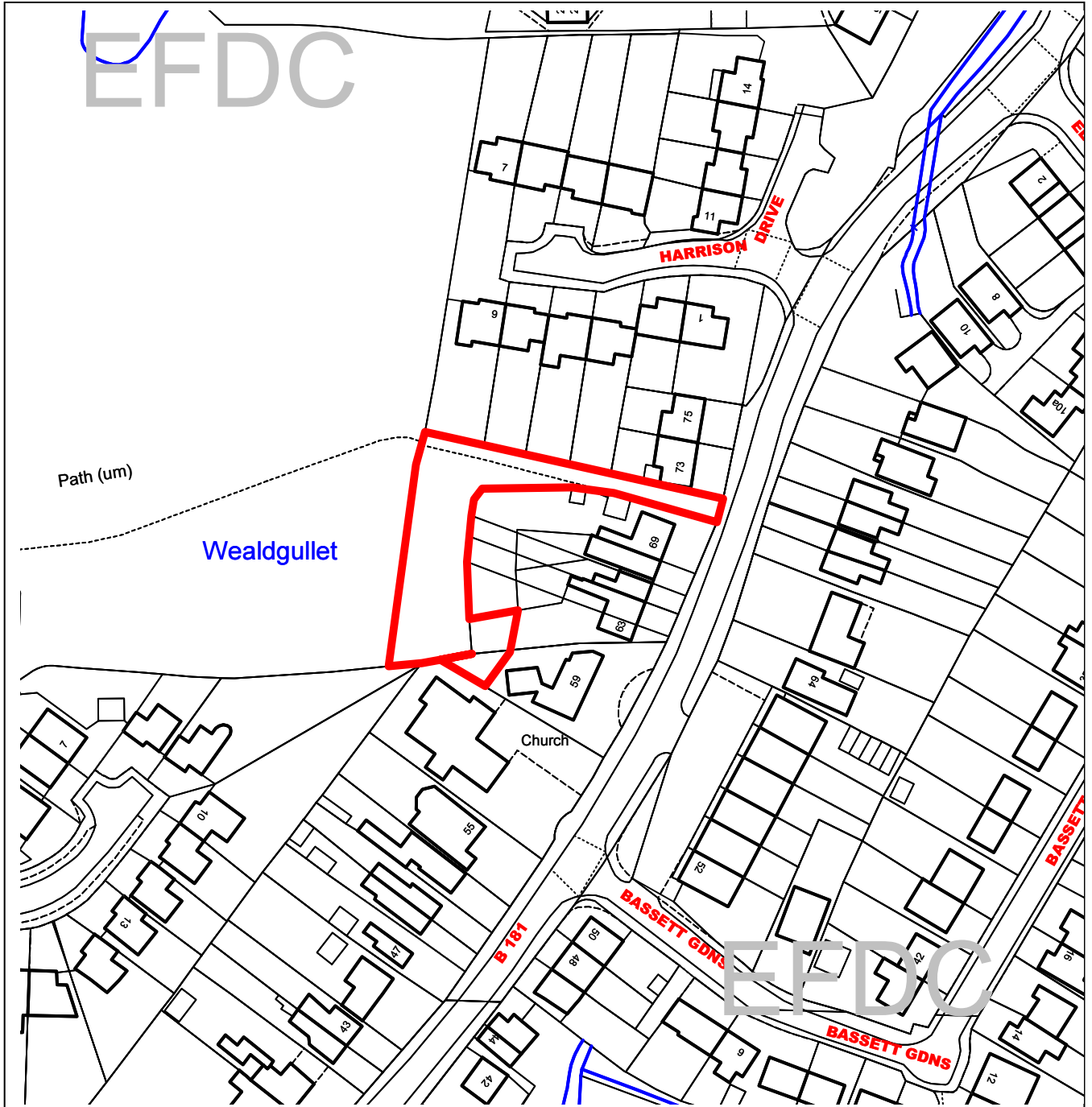
***Planning Application Case Officer: Mr Dominic Duffin
Direct Line Telephone Number: (01992) 564336***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

AGENDA ITEM NUMBER 8



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Application Number:	EPF/1891/13
Site Name:	Land r/o 59-61 High Road, North Weald, CM16 6HP
Scale of Plot:	1/1250

Report Item No:8

APPLICATION No:	EPF/1891/13
SITE ADDRESS:	Land r/o 59-61 High Road North Weald Essex CM16 6HP
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr Kenneth Day
DESCRIPTION OF PROPOSAL:	Erection of bungalow. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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=553693

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: 1291/07d, 1291/08c, 1291/09a, 1291/15A, MP/HR/01 Rev: A2
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 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 E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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 and visitors vehicles.

- 6 Prior to occupation of the development hereby approved, measures shall be taken to ensure that there are no obstructions over 600mm in height within 1 metre of the highway boundary on both sides of the vehicle access. Such pedestrian visibility splays shall be retained thereafter.
- 7 The public's right and ease of passage over public footpath no. 45 North Weald shall be maintained free and unobstructed at all times.
- 8 A flood risk assessment and management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 9 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.
- 10 If any tree, shrub or hedge 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 of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 11 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.

- 12 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.

- 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.

This application is before this Committee since it has been 'called in' by Councillor Stallan (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(h)) and since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)

Description of Site:

The application site is an area of land to the rear of the printworks building located on the north western side of the High Road, North Weald. The site doglegs around the newly erected bungalow to the rear of No's 63 – 69 High Road and is accessed from an existing access track between No's 69 and 73 High Road. This access track runs adjacent to the driveway serving the newly erected bungalow adjacent to the site and contains a Public Right of Way.

To the north of the site are residential dwellings within Harrison Drive. To the south of the site is North Weald Methodist Church and residential properties within George Avey Croft. Immediately adjacent to the site to the east is the newly erected bungalow behind No's. 63-69 High Road. To the west of the site are open fields. The majority of the site is located within the Metropolitan Green Belt. The application site is also located within an EFDC flood risk assessment zone.

Planning permission was previously granted on this site for a store shed/toilet, ornamental well and greenhouse in relation to a small holding. Works commenced on this development and as such this is an extant permission. Whilst consent was granted in 2000 for a new medical centre (on the printworks site) with the car park located on this application site, this was never implemented and has now expired.

Description of Proposal:

Consent is being sought for the erection of a detached three bed bungalow with associated parking and amenity space. The proposed bungalow would be 8.8m wide and a maximum of 14.9m deep with a pitched roof to a maximum ridge height of 4.5m. The development would be served by the existing access and proposes two parking spaces plus a turning area.

Relevant History:

EPF/0527/84 - Store shed/toilet, ornamental well and greenhouse on small holding – approved/conditions 11/06/84

EPF/1310/00 - Demolition of existing buildings and erection of new medical centre with car parking and ancillary works – approved/conditions 15/11/00

EPF/0400/13 - Erection of single bungalow on land to rear – withdrawn 22/04/12

Consultation Carried Out and Summary of Representations Received:

27 neighbouring properties were consulted and a Site Notice was displayed on 25/09/13.

PARISH COUNCIL – No objection.

10 GEORGE AVEY CROFT – Object as the use of the public footpath for a driveway will be dangerous to users of the PRow.

3 HARRISON DRIVE – Object as this is Green Belt land and due to the proposed use of the public footpath as a driveway.

4 HARRISON DRIVE – Object as the site is within the Green Belt, the access road would be detrimental to the users of the public footpath, this would result in light pollution to neighbouring properties, and due to the increase in vehicles traffic.

6 HARRISON DRIVE – Comment that the site is agricultural land prone to flooding and that this may impact on the public footpath.

70 HIGH ROAD – No objection but concerned about the loss of or impact on the public footpath.

UNKNOWN ADDRESS – Concerned about the impact on the public footpath.

Policies Applied:

CP2 – Protecting the quality of the Rural and Built Environment

GB2A – Development in the Green Belt

GB7A – Conspicuous development

DBE2 – Effect on neighbouring properties

DBE3 – Design in urban areas

DBE8 – Private Amenity Space

DBE9 – Loss of amenity

LL10 – Adequacy of provision for landscape retention

LL11 – Landscaping schemes

RP4 – Contaminated land

RST3 – Loss or diversion of rights of way

ST1 – Location of Development

ST4 – Road safety

ST6 – Vehicle Parking

U2B – Flood risk assessment zones

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

Issues and Considerations:

The main issues that arise with this application are the principle of the development within the Green Belt and this particular location, the design and impact on the surrounding area, the impact on the amenities of neighbouring and future residents, and with regards to highway safety and parking provision.

Principle of development:

Although the application site is located on the edge of North Weald, which is a relatively large built up village outside of the designated Green Belt, the majority of the site is located within the Green Belt. Paragraph 89 of the NPPF states that “a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are (amongst others):

- *Limited infilling or partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.*
- *Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan”.*

Previously developed land:

Although the applicant argues that the site constitutes previously developed land (PDL) due to the implemented planning consent EPF/0527/84, this permission was for a store shed/toilet, ornamental well and greenhouse in relation to a small holding and therefore was for agricultural purposes. As the definition of previously developed land stated in Annex 2 of the NPPF specifically excludes “land that is or has been occupied by agricultural or forestry buildings” the application site would not constitute PDL and therefore would not meet the above quoted exception to inappropriate development.

The other arguments put forward by the applicant on this point are that planning permission was previously approved to replace the printworks with a new medical centre whereby the car park would have been located on this application site, however this consent was never implemented and as such has now expired. Therefore this does not constitute any form of development to enable this site to be considered ‘previously developed’. Furthermore it is claimed that the application site was previously cleared and levelled and gravel was laid so that this land could be used for car parking in association with the printworks site. It is stated that the works to create the car park were completed by the beginning of April 2003 and the site has been used for car parking since this time, and therefore benefits from a lawful use for car parking. As no evidence has been provided to justify this point, and no Certificate of Lawful Development has previously been issued for this use, the stated lawful use of the site for car parking is not at this time accepted. As such, neither of these factors render the site as PDL.

Limited infilling:

The second exception to inappropriate development within the Green Belt is for “limited infilling in villages”. There is no argument that North Weald would not constitute a ‘village’, although the majority of this large built up area is located outside of the Green Belt (and therefore no exception

to inappropriate development would need to be argued). Nonetheless the main consideration in this instance is whether the proposed development would constitute an 'infill' or not.

There have been a number of recent appeal decisions with regards to 'limited infilling' both within and outside of Epping Forest. Within a recent appeal decision for the demolition of a single dwelling at Rosedale, Hornbeam Lane, Sewardstonebury (Ref: EPF/0288/13) and the erection of two dwellings, it was argued by the LPA that "*sites are only suitable for infilling where they are surrounded on three or four sides by existing development*" (and this appeal site was within a ribbon of development with open land to the front and rear). Nonetheless, the Planning Inspector concluded that "*the site, whilst towards the periphery of the built-up area, is within the village*". This application site, whilst on the edge of North Weald, is surrounded on three sides by residential development (plus in part by the Methodist church) and only shares one boundary with open, undeveloped land. The reason for this is because the Green Belt boundary 'cuts in' at this particular location to incorporate the application site, although there appears to be no obvious reason for such a set in.

The applicant has submitted an appeal decision for an infill development in Spellbrook, Herts which, similar to that in Sewardstonebury, is located in a ribbon development on the edge of a village. The main difference between the two above quoted appeal decisions and this application site is that, as stated in the Spellbrook decision, "*given the almost continuous pattern of development along the main road, it is reasonable to conclude that the ribbon of development and, consequently, the appeal site, should be regarded as within the village*", whereas this application site does not 'infill' between a continuous pattern of development. However there has been a new detached bungalow recently erected on the land to the rear of 63 to 69 High Road, which was allowed due to the nature and pattern of surrounding built areas and the presence of other backland sites. The proposed development of this site would follow, and almost mirror, that which was allowed on the adjacent parcel of land. Therefore, whilst not a 'continuous pattern of development', it would follow an established type of built form within the area.

The other material consideration when assessing the potential 'infill' of this development is how this would relate to the overall built form of the village as a whole. A recent appeal at Pond House, Matching Green (Ref: EPF/2136/12) allowed for an infill development in this village. Within the Inspectors decision letter it was stated that "*the scheme would be visible from within the village and the wider countryside but I consider it would have a very limited impact on the openness of the Green Belt because, as an infill development, it would be contained within the existing envelope of built development in Matching Green and seen in the context of the existing village development. For the same reason, it would not have a material adverse effect on the purposes of including land within the Green Belt*".

The development of this site would clearly be seen within the context of the village of North Weald and would not detrimentally encroach into open countryside. The site has long been separated off from the open land to the north by an established hedgerow, and this was a material consideration in EPF/1310/00 whereby the Committee Report stated "*the proposed parking area at the rear of the site will be for 13 cars and will be on the area which was previously used as a small holding/allotment land and is within the Green Belt. It is considered that the proposed car park area will not harm the openness of the Green Belt taking account of the fact that the car park will be screened from views from the Green Belt. Thus it is considered that the proposal is not contrary to Policies GB2 and GB7 of the Local Plan*".

Due to the above it is considered that, although this form of development is not an 'infill development' in the usual sense, the particular and exceptional circumstance of the site, in particular the 'cut in' of the Green Belt boundary to specifically include just this small site and the level of surrounding development on three sides of the site, do conclude that on balance the proposed dwelling would comply with the exception of "*limited infilling in villages*" as laid out in the

NPPF. As such, it is not considered that this proposal would constitute inappropriate development within the Green Belt.

Other factors:

Along with the above considerations, the applicant has also put forward two further arguments in favour of the development. These are the need for additional housing and the need for more bungalows.

Whilst the applicant quotes the need for an up-to-date five year land supply and states that this would assist in the Council meeting this (although they admit that this would only make a small contribution), at present Epping Forest District Council has a demonstrable five year land supply for open market housing based on the previously approved targets, although the housing needs within the District are being looked at and more up to date figures will be published.

Notwithstanding this, Community Secretary Eric Pickles has recently announced that "*the Secretary of State wishes to make clear that, in considering planning applications, although each case will depend on its facts, he considers that the single issue of unmet demand, whether for traveller sites or for conventional housing, is unlikely to outweigh the harm to the Green Belt and other harm to constitute the 'very special circumstances' justifying inappropriate development in the Green Belt*". As stated above, it is considered that this development would constitute an infill and therefore is not inappropriate development within the Green Belt requiring very special circumstances. However if the proposal is not considered to be an infill, then this issue alone would not be sufficient to outweigh the harm from inappropriate development within the Green Belt.

The applicant has also referred to Community Secretary Eric Pickles and his recent proposal for new rules that will require LPA's to cater better for the ageing population when planning for housing. They also quote Planning Minister Nick Boles who issued a Statement which said:

"We must build more homes or suitable accommodation for older people if we are to avoid problems further down the track. We're all living longer and there will be a big rise in the number of older people in future years. Making sure councils plan for this, and for enough suitable homes like bungalows in their area, will help ensure the ageing population can live in the places they want and enjoy their retirement".

At present however there is no policy backing for this statement.

Design and impact on the surrounding area:

The application site is located to the rear of properties within the High Road and as such will not be particularly visible within the street scene. However, due to the presence of the public footpath running down the access road and the location in relation to surrounding properties, the proposed bungalow will be visible from neighbouring dwellings. Although there would be some views of the proposed development from the open land to the north, this would be largely screened by the existing hedge.

The size and design of the proposed bungalow is similar to that approved and recently erected on the adjacent site, to the rear of No's. 63-69 High Road. As such, the proposal would not be harmful to the overall character and appearance of the area.

Amenity considerations:

The proposed property would be a detached bungalow with a low pitched roof reaching a maximum height of 4.5m. It would be located 1m from the shared boundary with the adjacent property at its closest point, and 3m from the flank wall of this neighbouring bungalow. Although

the neighbour has two ground floor flank windows facing the site these are towards the rear of the bungalow and would not be significantly impacted by the proposed new dwelling, and these appear to be secondary windows to the main living area that also has a main aspect to the rear. The proposed new bungalow would be more than sufficient distance from any other neighbouring properties to ensure that there would be no loss of amenity to surrounding residents.

Although there would be some increase in activity and noise associated with a new dwelling in this location, this would be fairly minimal due to the size of the proposed development. Furthermore, the previously approved store shed and greenhouse development is extant and therefore can be implemented at any time. Such a use would likely result in just as much, if not more, disturbance to neighbouring residents than this proposal.

Given the shape of the application site, which doglegs around the adjacent site, the proposed garden would far exceed the 80 sq. m. expected for private amenity space to serve a dwelling of this size.

Highways/parking:

One of the key concerns of local residents regarding this proposal is that the access drive to the dwelling is also a Public Footpath. As such, there is concerns over the safety of users of the footpath as a result of vehicle traffic accessing the site. This vehicle access if existing and is currently used, possibly quite infrequently, to gain access to the site at present. Essex County Council Highways were consulted on this application and have raised no objection to the development. They do however require a condition ensuring that the Public Right of Way is retained free and unobstructed at all times (which is understood to be a legal requirement anyway). Nonetheless, they do not consider that this development would result in any unacceptable conflict between users of the footpath and residents/visitors of the site.

The proposed dwelling would benefit from 2 off-street parking spaces plus manoeuvrability space similar to that approved on the adjacent site. Whilst no allocated visitor space has been shown, there would be space for visitors to park on the site (although this would make manoeuvring more difficult). As such, it is considered that the parking and access arrangements for the development are sufficient.

Other matters:

The application site lies within an EFDC flood risk assessment zone and is of a size where it is necessary to improve existing surface water runoff. As such a flood risk assessment is required, which can be suitably dealt with by condition.

There are a number of trees and hedges on site, however an arboricultural report and plans have been submitted showing these, along with proposed protection measures. It is considered that the development would not detrimentally impact on the existing landscaping and therefore, subject to conditions, this would comply with policies LL10 and LL11.

Conclusion:

Whilst the application site is not considered to be a usual 'infill development', it nonetheless is considered to, on balance, comply with the exception to inappropriate development in the Green Belt as defined in the NPPF as "*limited infilling in villages*". The proposal would not be unduly detrimental to the amenities of neighbouring residents or the overall character and appearance of the street scene. There would be no undue harm to existing landscaping and no detrimental conflict with other users of either the highway or the Public Footpath. As such the proposed development is considered to comply with the relevant Local Plan policies and, where absent or

conflicting, the guidance contained within the National Planning Policy Framework and is therefore recommended for approval.

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:

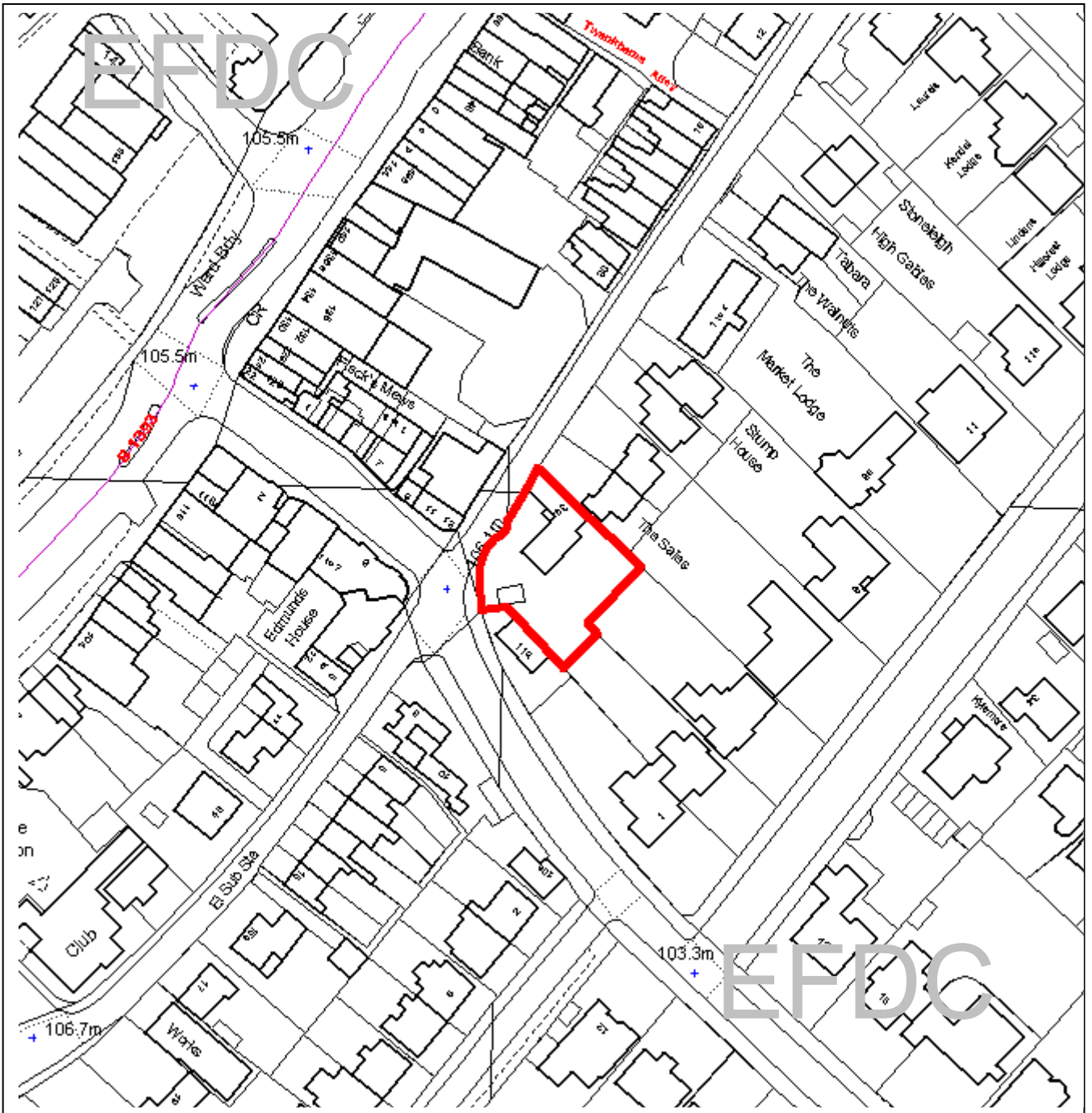
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

AGENDA ITEM NUMBER 9



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Application Number:	EPF/1924/13
Site Name:	3A Hemnall Street, Epping, CM16 4LR
Scale of Plot:	1/1250

Report Item No:9

APPLICATION No:	EPF/1924/13
SITE ADDRESS:	3A Hemnall Street Epping Essex CM16 4LR
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Darren Hunt
DESCRIPTION OF PROPOSAL:	Demolition of the existing dwelling and garage building and erection of 6 no. 2 bedroom flats and alterations to the vehicular entrance and front boundary, part of which falls within the conservation area.
RECOMMENDED DECISION:	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=553894

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: BRD/12/042/001, BRD/12/042/002, BRD/12/042/003, BRD/12/042/004, BRD/12/042/005, OS 539-12.3
- 3 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 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 an 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.

5 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.

6 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.

7 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.

8 Prior to the first occupation of the development, details of how the existing vehicular access onto Station Road shall be permanently closed, incorporating the reinstatement to full height of the footway and dropped kerbs, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The works shall be implemented prior to occupation of the development, and retained thereafter in accordance with the approved details.

9 Prior to first occupation of the development, a Residential Travel Information Pack, as approved by Essex County Council, shall be provided and implemented to the future occupants of the dwellings and shall include six one day travel vouchers for use with the relevant local public transport operator.

- 10 Prior to the occupation of the development the cycle parking facilities shall be provided on site and retained thereafter for use by residents and visitors.
- 11 Prior to the 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 thereafter.
- 12 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.
- 13 No unbound material shall be used in the surface treatment of the vehicular access within 5 metres of the highway boundary of the site.

This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(d))

Description of Site:

The application site currently contains a detached part single storey/part two storey dwelling with a small detached garage located on the south eastern side of Hemnall Street on the junction with Station Road. The section of road serving the site is a one way street. Adjacent to the site to the northeast are the service yard of the shops within the High Street. To the immediate east, northeast and south are residential properties. The very front section of the site (containing the historic boundary wall) is located within the conservation area.

The existing building is L shaped and forms part of the side boundary with The Sales, Hemnall Street. The existing dwelling measures a maximum width of 15m and maximum depth of 15m and is only partially two storeys in height, with the remainder being single storey. The existing site benefits from two vehicle access points, one on Hemnall Street and one on Station Road serving the detached garage.

Description of Proposal:

Consent is being sought for the demolition of the existing dwelling and garage and the erection of a block of 6 no. two bed flats, along with alterations to the vehicular entrance and front boundary wall. The proposed apartment block would be 22m in width and a maximum of 9.8m in depth and would be three storeys high, incorporating a mansard roof, to a maximum height of 8.6m. The building would be of a late Victorian/early Georgian design and would use traditional materials similar to those seen within the surrounding area.

Relevant History:

EPF/0119/13 - Demolition of existing dwelling and garage building, with the erection of a terrace of 4no. 2 and a half storey dwellings and alterations to the vehicular entrance and front boundary wall, some of which falls within the Conservation Area – withdrawn 15/02/13

EPF/0916/13 - Demolition of existing dwelling and garage building, with the erection of a terrace of 4no. 2 and a half storey dwellings and alterations to the vehicular entrance and front boundary wall, some of which falls within the Conservation Area (revised application) – refused 19/07/13

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP3 – New development
CP6 – Achieving sustainable urban development patterns
H2A – Previously developed land
H3A – Housing density
HC6 – Character, appearance and setting of conservation areas
HC7 – Development within conservation areas
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE3 – Design in urban areas
DBE8 – Private amenity space
DBE9 – Loss of amenity
LL11 – Landscaping schemes
ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking

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

Consultation Carried Out and Summary of Representations Received:

18 neighbours were consulted and a Site Notice displayed on 10/10/13. Whilst the 21 day consultation period stated on neighbour's letters has passed, due to the Site Notice being displayed later than intended this report has been produced before the expiration of 21 days from the date of the Site Notice. As such, any further representations received will be verbally reported at Committee.

TOWN COUNCIL – No objection.

1 HARTLAND ROAD – Object as the roof bulk and pitch of the development would be out of keeping with the area, it is at odds with the character and density of surrounding houses, and there are concerns about highway safety.

3 HARTLAND ROAD – Object as this is too dense a development that would be out of scale and dominant on this side of Hemnall Street, it would be detrimental to neighbours amenities, it fails to provide sufficient amenity space, and it would result in a loss of privacy to neighbouring residents.

5 HARTLAND ROAD – Object as this is out of keeping with the residential side of Hemnall Street, it would result in a loss of privacy and other amenities, there is inadequate amenity space, and it would be detrimental to highway safety.

Main Issues and Considerations:

The key issues within this application are the suitability of the site for such a development, amenity considerations, design, and regarding highway and parking concerns. The previous application for a terrace of four no. three storey houses was refused for the following reason:

The proposal would represent an overdevelopment of this site and therefore is inappropriate in this location, by reason of its size and scale and would appear too cramped and dominant relative to neighbouring houses on this side of the road, and therefore out of keeping to the appearance of the street scene, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations and guidance as contained within the National Planning Policy Framework.

This revised application has completely reconsidered the site and now proposes a block of six no. 2 bed flats rather than a terrace of houses. This has resulted in a completely different designed building on the site and has reduced the height by approximately 1.5m, although the footprint of the development has remained roughly the same, as has the parking and access arrangements.

Suitability of site:

The application site is located within the urban area of Epping, adjacent to the designated town centre. Epping is one of the larger built up towns within the District and is well served by local services and amenities, and has good public transport links. The 'golden thread' that runs through the NPPF in terms of both plan-making and decision-taking is the presumption in favour of sustainable development. The principle of further development within this type of location is considered to accord with this presumption and therefore this should be afforded significant weight. Furthermore, the redevelopment of this site would constitute the reuse of previously developed land. Both the NPPF and Local Plan policy H2A encourage the reuse and intensification of use of such sites; however applications still need to be assessed on their individual merits.

The previous application was refused due to the proposal representing an overdevelopment of the site. Whilst this revised application has increased the number of units from four houses to six flats, this has nonetheless been incorporated into a smaller building than previously proposed. The 1.5m reduction in height has materially reduced the bulk and visual prominence of the proposed development and, as such, this would not appear as inappropriate within the location as the previous scheme.

Amenity considerations:

The proposed development would replace an existing part single storey/part two storey building with a considerably larger three storey block of flats. The proposed development would be only marginally higher (approximately 300mm) than the adjacent neighbour to the northeast and would not extend beyond the rear wall of this neighbouring house and there would be a minimum distance of 1.1m from the shared boundary and a total distance of 5.1m between the flank walls of the dwellings, the area of which contains the neighbours existing attached garage. The adjacent neighbouring property to the south is an unusually located and plotted dwelling that has its rear wall almost forming the side boundary with the application site.

Due to the staggered rear boundary to the site, the proposed block of flats would be located at varying distances from the shared rear boundaries with the properties on Hartland Road, ranging from 11m at its furthest point, to 7.5m at its closest point. These neighbours to the rear benefit from very deep gardens and, as a result, the distance between the rear walls of the new houses and the closest rear windows to the neighbours in Hartland Road would be between 31m and 35m.

The previous application was not refused permission due to the impact on neighbours amenities, and given the reduction in height and bulk it is considered that this revised scheme would also be acceptable. Despite this, the applicant has offered the third floor rear windows to be either fully obscure glazed (for bathrooms) and partially obscure glazed (bedrooms) to further reduce any potential overlooking to neighbouring properties. Whilst this would not normally be required, due to

the distances involved and level of established screening along this shared boundary, this could nonetheless be conditioned if considered necessary.

Local Plan policy DBE8 and the Essex Design Guide expect 25 sq. m. of communal amenity space for each flat when assessing new residential dwellings. Under this expectation, the proposed development would require a minimum of 150 sq. m. communal amenity space to serve this development. As the scheme benefits from an excess of 200 sq. m. of rear amenity space, this would be considered acceptable.

Design:

The proposed development would be a three storey block of flats. Although the surrounding properties on this side of Hemnall Street are predominantly two storey dwellings, there are several flatted developments within the vicinity of the site. The overall height of the development is now roughly in line with the adjacent dwellings and the overall bulk and scale has been based on Market Lodge, which is a block of flats that, whilst only two storeys, is higher than the proposed development.

Given the location of the site on the corner of Hemnall Street and Station Road it is considered that a larger, more prominent building could be accommodated without detriment to the street scene. The building on the opposite corner is a significantly larger three storey building (Purlieu House). On the opposite Hemnall Street/Station Road junction is an even larger four storey building (Edmunds House), and further down Hemnall Street can be found examples of three storey buildings. The combination of Purlieu House and the proposed development would create a more effective 'gateway' into Hemnall Street at this junction than the existing property.

In order to reduce the overall height and bulk of the development, the proposed building has been completely redesigned. The revised proposal would have a late Victorian/early Georgian appearance and would incorporate a mansard roof set behind a parapet wall. Although the parapet would not extend along the rear elevation, which results in a rather messy roof detail at the rear corners of the building, these elements would be adequately screened by existing neighbouring properties. The proposed details, materials and overall appearance of the building, whilst differing from the neighbouring dwellings, are not considered detrimental to the overall character and appearance of the area.

Despite the retention of a three storey building and incorporation of a mansard roof, the overall reduction in height and bulk of the proposed development is considered sufficient to overcome the previous reason for refusal.

There are no trees worthy of retention on the application site, however there is a tree in an adjacent garden which overhangs the rear boundary. This has been identified as requiring protection during construction, which can be dealt with by way of a condition. Additionally, as with any new development of this scale, hard and soft landscaping should be implemented. Sufficiently detailed information has been provided with the application, which is considered acceptable.

Highways and parking issues:

The proposed dwellings would be served by six off-street parking spaces. The Essex County Council Vehicle Parking Standards requires 2 spaces per 2+ bedroom residential units (total of twelve in this instance) plus two visitor parking space. However, the parking standards state that "a lower provision of vehicle parking may be appropriate in urban areas (including town centre locations) where there is good access to alternative forms of transport and existing car parking facilities". Given the sustainable town centre location of the site, which is well served by local facilities and public transport, it is considered that one off-street parking space per unit is acceptable in this instance.

The proposed development would close up the existing substandard vehicular entrance onto Station Road and would widen/improve the existing access onto Hemnall Street. As a result of these works the application site would have a beneficial impact on highway safety, despite the intensification of use of the site. There is adequate manoeuvrability space to allow for vehicles to enter and leave the site in forward gear, and therefore it is not considered that the proposal would be detrimental to highway safety or the free flow of traffic on this section of Hemnall Street.

Conclusion:

In light of the above the proposed development is considered acceptable. Despite the increase in the number of residential units and the retention of three storeys, the reduction in height and bulk is considered sufficient to overcome the previous reason for refusal. The introduction of additional landscaping would help to soften the impact of the development, and the works to the existing vehicle crossovers would improve the safety and usability of the highway. The proposal would make more efficient use of previously developed land and would be in line with the National Planning Policy Framework's presumption in favour of sustainable development. As such the revised application is considered to overcome the previous reason for refusal and complies with the relevant policies and guidance and is therefore recommended for approval.

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: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk