

AREA PLANS SUB-COMMITTEE 'EAST'

Date 12 March 2014

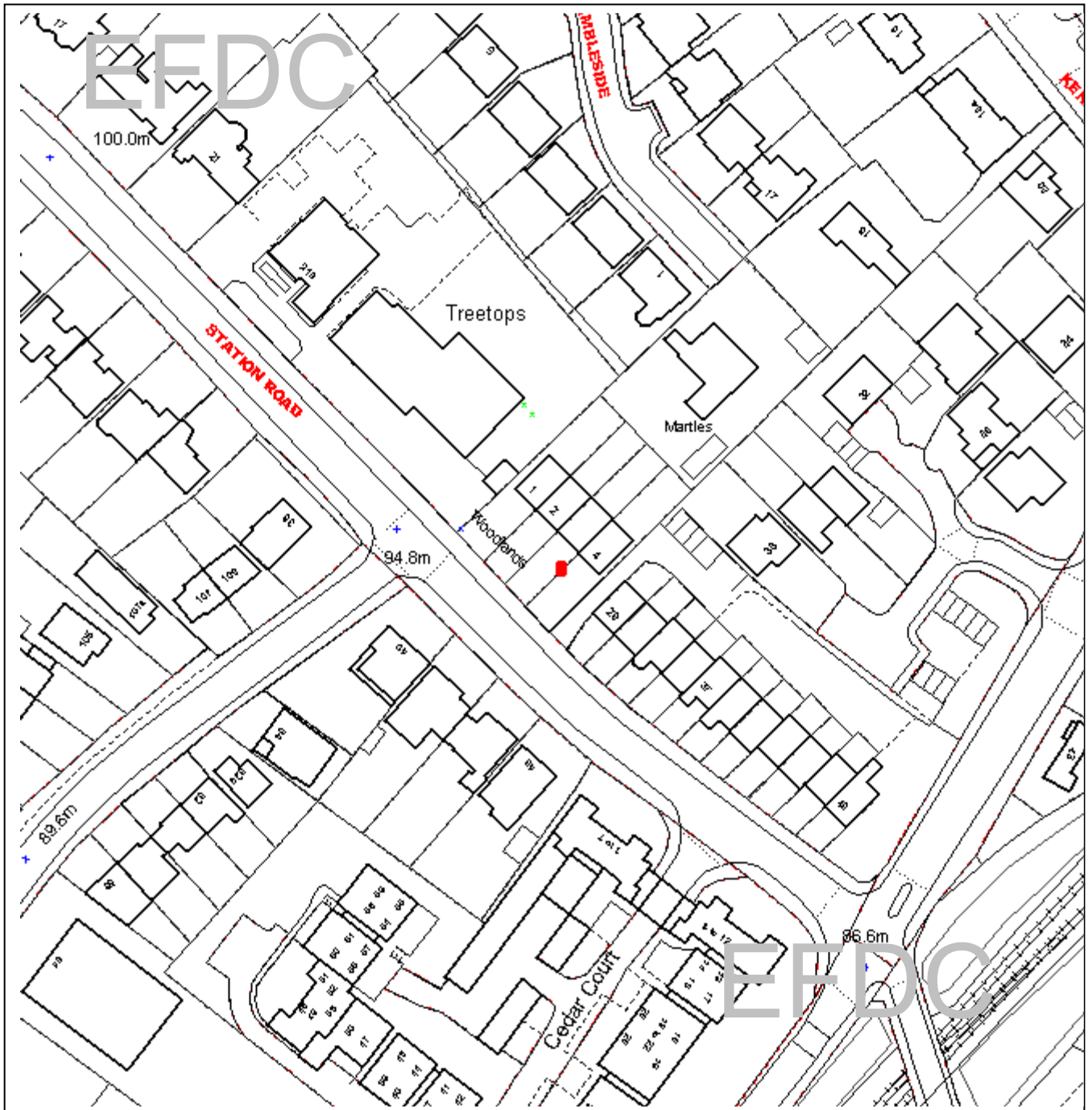
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/0176/14
Site Name:	3 Woodlands, 27 Station Road Epping, CM16 4HG
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0176/14
SITE ADDRESS:	3 Woodlands 27 Station Road Epping Essex CM16 4HG
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Lythell
DESCRIPTION OF PROPOSAL:	TPO/ EPF/7/84 - Cypress; 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=559196

CONDITIONS

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted 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 preserved trees are outside the scope of delegated powers.

Description of Site:

This modern red brick terrace of four dwellings is located on Station Road leading to Epping station. The Lawson cypress tree stands about 12 metres tall and about 4 metres from the front of the property in a peninsula of raised ground. The layout of the car park and grounds includes several roadside trees as screening greenery.

Description of Proposal:

T15. Lawson cypress. Fell.

Relevant History:

Two other trees at similar range from the front of this terrace were removed in the late 1990s

TRE/EPF/0037/90 was granted permission to fell the Lawson cypress but the permission expired after three years, which has brought this proposal back for members' reconsideration.

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL9 Felling of preserved trees

SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL: Had not commented at the time of writing this report.

Issues and Considerations:

This proposal arose from the applicant observing works to a dominant London Plane adjacent to the corner of this site. Issues of shade from this broadleaf tree prompted action to address the problems caused by the subject cypress. These are listed, as follows:

- Unsuitable location for tree due to proximity to property.
- Concerns about stability.
- Some decay at base.

The main planning considerations are:

- Planning precedent.
- Visual amenity of the tree.
- Tree condition and growth potential.

Addressing the applicant issues in turn;

Location

T15 is too close to the applicant's property and directly in front of a ground floor study window. It is taller than the building and stands to the southwest of the front of the house. A tree of this height would ideally be some considerable distance from a domestic dwelling.

Stability and decay

The tree stands on a raised slope and buttress anchoring roots have become exposed with cavities visible between and below main groins, possibly from soil erosion around the tree base. No signs of active decay is evident but archive images of the tree taken in 1991 show large, fresh wounds to the lower trunk, which will lead to long term weakness at this stress point. Despite this, however, the tree appears stable and healthy at present.

Planning considerations

Planning precedent

A previous decision allowed this tree to be felled and replaced. This gives weight to the current proposal. A more suitable tree might be accommodated in this location.

Visual amenity, health and growth potential

The cypress is a visible, healthy tree. It contributes well to the green character of this part of Station Road but is partially obscured by two larger trees at the front boundary. Loss of amenity from its removal will be tempered by the presence of these prominent, screening trees.

The tree has some growth potential but does not appear to have grown more than a few feet since the 1991 photograph was taken. Even so, its size blights to the applicant and their neighbours and any increase in its bulk will further harm reasonable enjoyment of their property. Pruning this conical tree is not a realistic option due to the visual harm to its appearance.

Conclusion:

The tree has some public value but a previous decision to allow its removal on the condition that it be replaced with a more suitable alternative leads to a recommendation to grant permission to this application on the grounds that the planning precedent and the reasons given provide sufficient justification to allow the tree to be removed. The proposal therefore accords with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling it is recommended that a condition requiring the replacement of the tree, following its removal, be attached as a condition.

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:

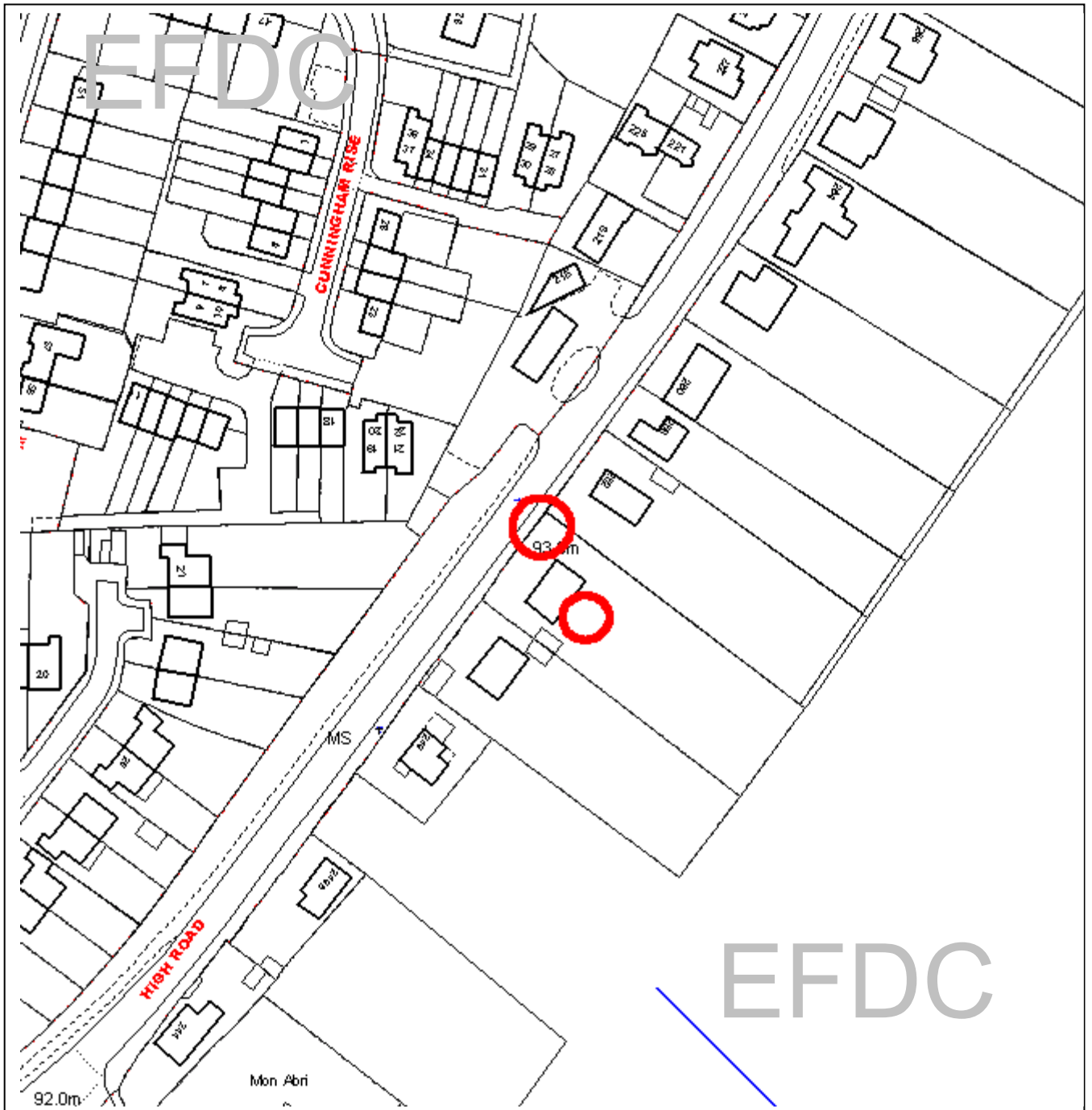
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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/0240/14
Site Name:	250 High Road, North Weald Bassett CM16 6EF
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0240/14
SITE ADDRESS:	250 High Road North Weald Bassett Epping Essex CM16 6EF
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr Ron Fearn
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/82 - 2 Willows - 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=559550

CONDITIONS

- 1 Two replacement trees, of a 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 this Committee because any application to fell preserved trees falls outside the scope of delegated powers

Description of Site:

T1 are, in fact, two pollarded trees; T1 and T2 and currently stand three metres tall in a hawthorn hedgerow, prominent in the street scene on the front boundary of the property. The group partially screens the property and forms an island feature in a carriage driveway.

Description of Proposal:**T1 - Willows - Fell**

Relevant History:

Originally described as attractive trees in the hedgerow, T1 and T2 were preserved under TPO/EPF/05/82.

TRE/EPF/0702/96 was granted permission to reduce them by 60% and then TRE/EPF/1027/01 was granted permission to pollard these trees every two years for the next 10 years.

TRE/EPF/0873/13 granted permission to pollard these two trees

Relevant Policies:

LL9: Felling of preserved trees. The Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree.

SUMMARY OF REPRESENTATIONS

NORTH WEALD PARISH COUNCIL had no objection to this application, subject to the TPO officer determining a clear and valid need to remove the tree.

Issues and Considerations:

The proposal asks to fell T1 Willows. Strictly this should read T1 and T2 because the sketch plan R.F.1 clearly points out two trees.

The reasons given for the felling are listed, as follows:

1. The trees are decayed to (the) extent (that) they are no longer viable.
2. They no longer have any amenity value.
3. Roots have infested drains – letter from Gillard, a Building and Civil Engineering Contractor.

Considerations of the reasons

Tree condition

It is clear that the large, exposed buttress roots, decayed stump and stem wounds of both trees are now extensively rotten and under pressure from their leaning trunks. The weak shoot development following the most recent pollarding indicates that the trees have low vigour and their life expectancy is short.

Amenity value

These originally attractive trees' public visual amenity was significantly diminished in 1996, when they were heavily reduced, possibly prompted by the pronounced lean of both their stems. Repeated pruning and branch removal might have extended their retention by reducing the risk of wind throw but their amenity value is now accepted to be only moderate as they reach the end of their useful lifespan.

Root problems

A letter from a local civil engineering firm states that there are tree roots from the trees in the vicinity penetrating drains and manholes. A recommendation to remove the trees is considered to be the best solution. No further evidence or information is provided but it is possible that roots

might be obstructing drains. This alone is not normally sufficient justification to remove mature preserved trees.

Replacement trees

There is limited but adequate space to accommodate two replacement trees to provide ongoing landscape presence.

Conclusion

The trees are in decline and of limited amenity value. It is recommended that the trees should be replaced by suitable new plantings in the same location. It is therefore recommended to grant permission to fell the trees on the grounds that their poor health justifies the need for their removal. The proposal accords with Local Plan Landscape Policy LL9.

In the event of Members allowing the felling of this tree, it is recommended that a replacement planting condition be attached to the decision notice requiring suitable replacements be planted at a similar location, following the felling of these trees.

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:

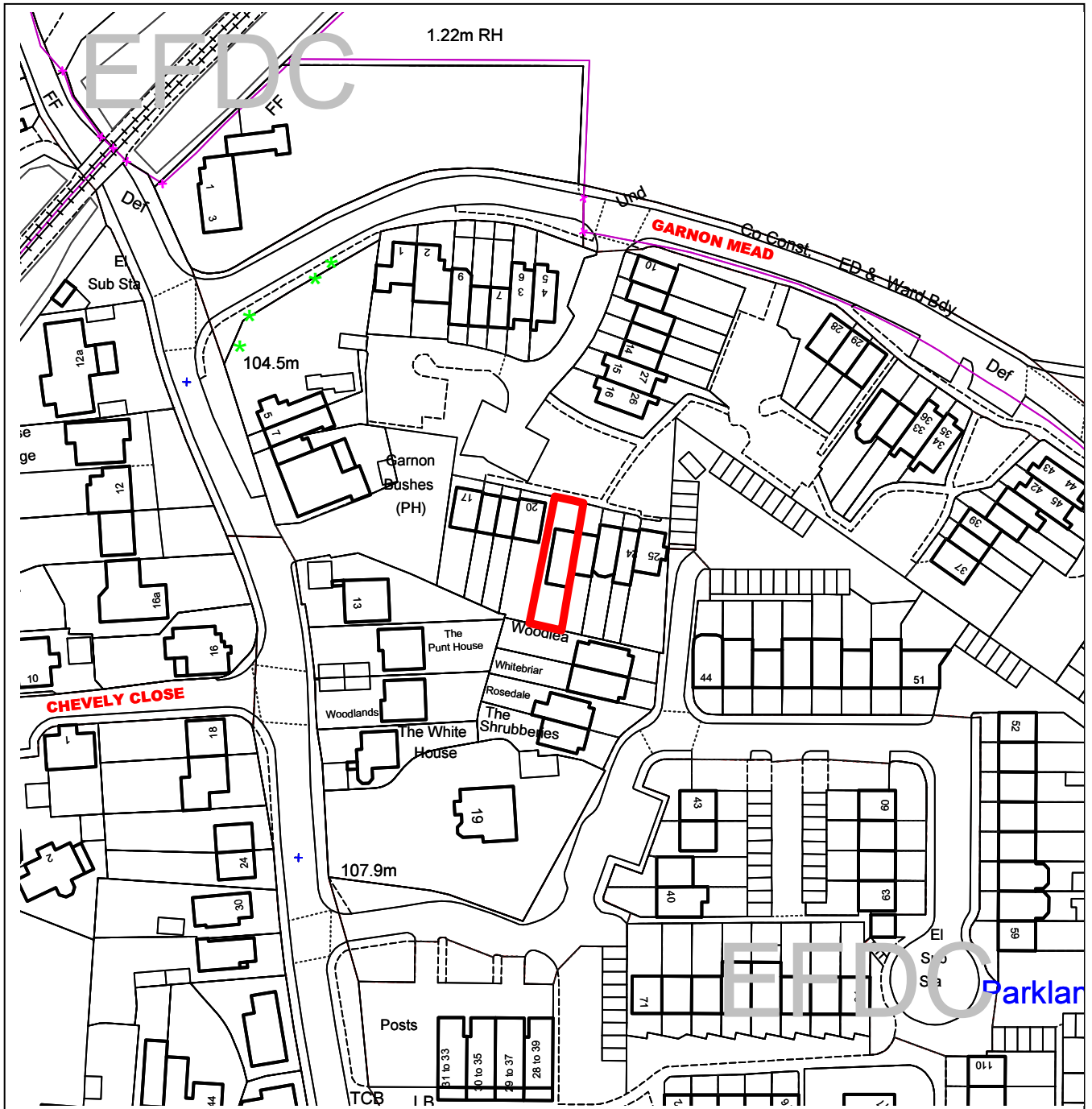
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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AGENDA ITEM NUMBER 3



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Application Number:	EPF/2706/13
Site Name:	21 Garnon Mead, Epping CM16 7RN
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2706/13
SITE ADDRESS:	21 Garnon Mead Epping Essex CM16 7RN
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mrs Carolyn Reed
DESCRIPTION OF PROPOSAL:	Single storey front extension. (Revised application to EPF/1746/13)
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=558211

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site is located at the end of a cul-de-sac that runs off Garnon Mead within the village of Coopersale. The site itself is long and narrow in shape comprising of approximately 165sqm and is relatively level. A double storey end of terrace style dwelling externally finished from facing brickwork is located on the site. There is no vehicle access to the site as vehicle parking is located within the car park in front of the adjoining row of terrace housing. A small private garden area is located to the rear of the site.

The site is located within an established residential area that mainly consists of terrace style housing. The site is not located within the green belt or any conservation areas and it is not within the setting of any listed buildings.

Description of Proposal:

Planning permission is sought for the construction of a single storey front extension to the existing dwelling. The extension would project 1.5 metres from the original front façade and have a width of 4.9 metres. It would have a pitched roof and external materials are to match those of the existing dwelling.

Relevant History:

EPF/0410/90 - Single storey rear extension (granted permission)

EPF/0556/98 - First floor rear extension (refused)

EPF/1053/98 - Erection of a first floor rear extension (granted permission)

EPF/1746/13 – Single storey front extension (refused)

Policies Applied:

Local policies:

CP2 Protecting the quality of the rural and built environment

DBE9 Loss of amenity

DBE10 Residential extensions

National Planning Policy Framework

Summary of Representations

EPPING TOWN COUNCIL:

The committee objects to this application for the same reason they objected to the original application in September 2013.

It appears to create an incongruous effect in relation to the existing building line of adjacent properties and has a negative impact on the street scene contrary to policy DBE10.

Committee also felt that the reasons for the refusal of the previous application EPF/1746/13 are still valid.

Neighbours:

The application was advertised to 2 adjoining property occupiers. No representations have been received at the time of writing this appraisal.

EPPING SOCIETY:

Objects on the grounds that the proposed extension would be out of keeping with the street scene and it would be harmful to the amenities of adjoining occupiers.

Issues and Considerations:

It should be noted that the proposal is a revised application of a previously refused application that was decided under delegated powers ref: EPF/1746/13 which was also for a single storey front extension. This application was refused for the following reasons:

- The proposed development, due to its inappropriate size and scale and its excessive projection from the principal elevation of the building and in relation to the adjacent property at No.22, would be out of keeping with the character and appearance of the existing building, the street scene and the surrounding locality. The development is therefore contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.
- The proposed development, by reason of its inappropriate size, scale and siting in close proximity to the adjoining property at No. 22, would result in an unneighbourly relationship that would set the front elevation of No.22 within a narrow tunnel causing excessive harm to the residential amenity of occupiers contrary to Policy DBE9 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

In order to overcome the above concerns, the applicant has reduced the depth of the front extension from 2.5m to 1.5m. The width of the extension would remain the same as previously.

Given the reduction in the depth of the extension, officers consider that the proposed development is now appropriate. In particular, the proposal would now reflect the character and appearance of the existing building and the surrounding locality as the reduction in its size and scale would not be as prominent in terms of massing and would therefore fit into and not be at odds with the street scene.

The terrace has an inconsistent front building line and therefore a 1.5 metre front extension would not result in any excessive harm as it would still be setback behind the principal elevation of No. 20 whilst avoiding a tunnelling effect or loss of light and outlook to No. 22. The relationship with the side entrance to No. 20 is also improved.

Conclusion:

The revised application has overcome the previous reasons for refusal. The proposal is appropriate in terms of its scale, design and appearance and therefore would not result in excessive harm to adjoining property occupiers. It is in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework. Officers therefore recommended that the application be approved subject to conditions.

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

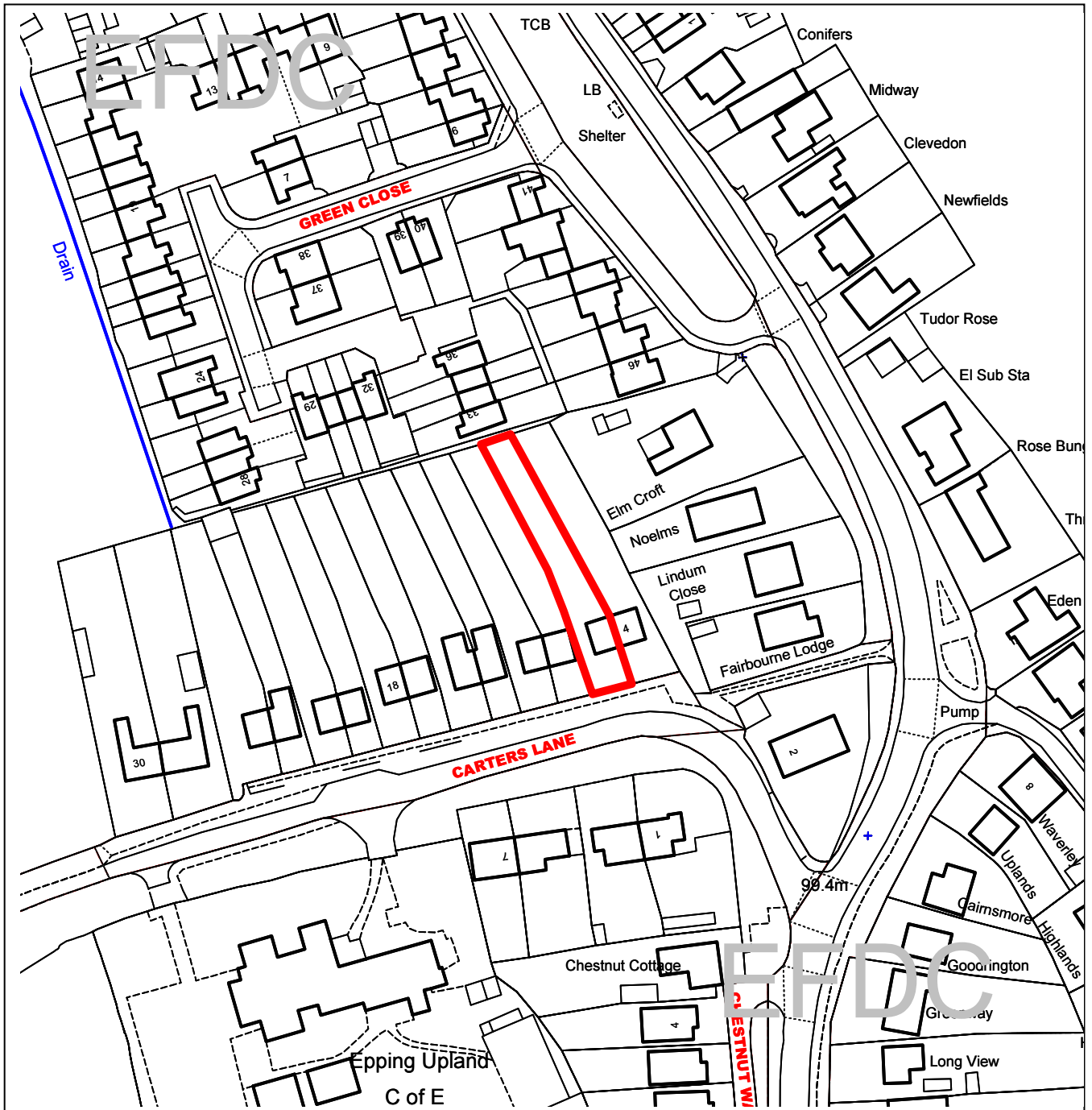
***Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337***

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AGENDA ITEM NUMBER 4



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Application Number:	EPF/2715/13
Site Name:	6 Carters Lane, Epping Green CM16 6QJ
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2715/13
SITE ADDRESS:	6 Carters Lane Epping Green Epping Essex CM16 6QJ
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mrs Sarah Duckett
DESCRIPTION OF PROPOSAL:	Single storey front and rear extensions (Revised application to EPF/2159/13)
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=558232

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site is located on the northern side of Carters Lane approximately 60 metres North West of the B181 within the village of Epping Green. The site itself is relatively level, long and narrow in shape and comprises of approximately 410 square metres.

A double storey semi-detached dwelling that is externally finished from white painted render is located towards the front of the site. One off-street parking space is located on the driveway to the front of the dwelling. A medium size hedgerow is located along the side and rear boundaries of the site which provides screening for a large rear private garden area.

The site is located within a built up residential area that mainly comprises of semi-detached dwellings of varying design. The site is not located within the green belt or within a conservation area and is not within the setting of any listed buildings.

Description of Proposal:

Planning permission is sought for the construction of single storey front and rear extensions to the existing dwelling.

The rear extension would project 4m from the original rear façade and have a width of 6m. The extension would have a flat roof with a skylight and a wall height of 2.8m.

The front extension would project 2m from the front façade, with the bay window and porch projecting slightly further. It too would have a width of 6m however it would have a pitched roof unlike the rear extension.

One parking space would be retained at the front of the dwelling.

Relevant History:

EPF/2159/13 – Single storey front and rear extensions (refused)

Policies Applied:

Local policies:

CP2 Protecting the quality of the rural and built environment
DBE9 Loss of amenity
DBE10 Residential extensions

The above policies form part of the Council's 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.

Summary of Representations

EPPING UPLAND PARISH COUNCIL: Objects for the following reasons:

- Loss of light amenity to neighbouring property, No 4; effect of both front and rear extensions
- Effect on street scene – front of extension would be out of keeping with rest of the properties and loss of front garden
- Concern as to size of extensions in relation to the original footprint of the property
- Concern as to car parking as may leave insufficient room for off street parking

Neighbours:

Five adjoining neighbours notified. No representations received.

Issues and Considerations:

The main issues to be addressed are:

- Design and appearance
- Neighbouring amenities

Design and appearance:

The rear extension would not be visible within the street scene and is a simple flat roofed design which is appropriate to the dwelling and the location.

Turning to the proposed front extension, it should be noted that the previous application ref: EPF/2159/13 for a 3m deep front extension was refused as officers felt that the depth was inappropriate and would be overly prominent in the street scene. The applicant has revised the proposal by reducing the depth of the front extension from 3m to 2m in order to overcome officer's previous concerns.

There are several similar single storey front additions to other properties on this side of Carters Lane and although this proposal is about half a metre deeper, given the set back of some 5.7 metres from the front boundary, it is not considered that the addition will appear overly prominent or harmful to the street scene. The pitched roofed design and the incorporation of a bow window are also considered appropriate design features.

Both the front and rear extension would be in accordance with policies CP2 and DBE10 in that they would be in keeping with the surrounding locality, the street scene and the existing building.

Neighbouring amenities:

Due consideration has been given to the possible harm the development might have upon the amenities enjoyed by adjoining property occupiers.

The house is separated from number 8 by about 2 metres and therefore will have no impact on the amenities of residents of that property.

With regard to the amenities of occupants of the attached property (number 2) the rear extension at 4 metres deep and 2.8m high will result in some overshadowing of the garden area and rear windows, but given the orientation of the property this will be restricted to later in the day and it is not considered that the loss of amenity would be excessive. In addition current Permitted Development Rights would allow a 6 metre rear extension in this position subject to no objection being received from neighbours and no such objection has been received.

The proposed front extension at just 2m in depth will not result in any significant loss of light or outlook.

Other issues:

It is noted that the Parish Council have objected to the development regarding the loss of off-street parking. It is noted that there is room for one vehicle on the driveway at present. There would still be room for one off-street parking space on the driveway following the development. As there is no increase in bedrooms and no loss of parking it is not considered that the proposal will result in increased on street parking. In addition, in the event of any overspill onto surrounding highways, it would be unlikely to harm highway safety or lead to traffic congestion.

Conclusion:

The proposal is considered appropriate in terms of its design and appearance and would not result in excessive harm to adjoining property occupiers. It is therefore in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework and recommended for approval subject to conditions.

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

**Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337**

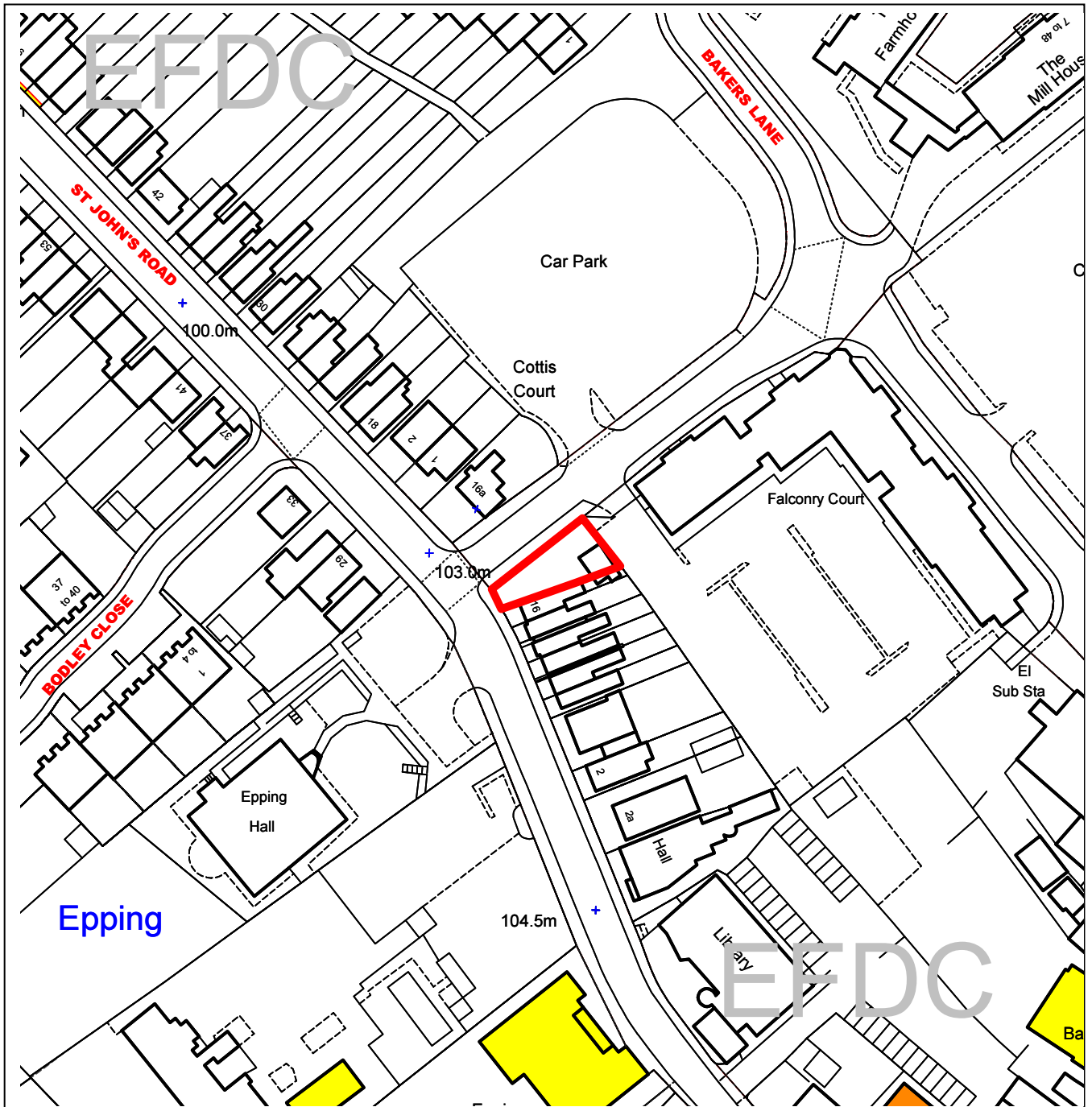
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AGENDA ITEM NUMBER 5



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Application Number:	EPF/0001/14
Site Name:	16 St. Johns Road, Epping CM16 5DN
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0001/14
SITE ADDRESS:	16 St. Johns Road Epping Essex CM16 5DN
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Farringford Developments
DESCRIPTION OF PROPOSAL:	Erection of two new apartment dwellings on vacant land adj existing terraces (Revised application to EPF/1823/13)
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=558330

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: p01b, p02b, p03b, p04b, p05b, p06c and the submitted location plan.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 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 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 07.30 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.
- 6 A flood risk assessment and management and maintenance plan shall be submitted to and approved 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.
- 7 Prior to the first occupation of the development, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not exceed 9 metres and shall be provided with appropriate dropped kerb vehicular crossing of the highway.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 9 No unbound material shall be used in the surface of the access within 6 metres of the highway boundary of the site.
- 10 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

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

Description of Site:

The application site is located on the southern corner of St Johns Road and Bakers Lane within the town of Epping. The site is mainly regular in shape although its frontage is smaller in terms of width than the rear boundary, is relatively level and consists of approximately 305sqm.

Currently located on the site and fronting onto St Johns Road is a double storey end of terrace dwelling externally finished from facing brickwork. A large garage is located within the private garden area towards the rear of the site. The only vehicle access at present is off Bakers Lane in which a driveway extends to the garage. Off street parking is either within the garage or on the driveway itself. Mature vegetation is located along the boundaries abutting St Johns Road and Bakers Lane.

There is a mixture of building forms and styles within the surrounding locality that vary from residential to office uses. The site is not located within the green belt or a conservation area and it is not within the immediate setting of any listed buildings.

Description of Proposal:

Planning permission is sought for the construction of a double storey building that would be attached to the side of the existing dwelling known as number 16 St Johns Road. The new building would comprise of 2 two bedroom flats.

It should be noted that the existing garage to the rear of the site is to be removed to make way for the proposed development.

The principal elevation of the building which fronts onto St Johns Road would provide the communal front entrance for both the new flats and to No. 16 which is within the applicant's ownership. The principal elevation is to be constructed in line with the front elevation of the terrace whilst the northern flank elevation would have staggered setbacks ranging from 1m to 4m from Bakers Lane. The building would have maximum measurements of 7.2m by 14.7m with a height of 8.3m to its ridge which would match that of the terrace.

The existing dropped kerb along Bakers Lane would be extended to provide 3 off street parking spaces, one for each flat and one for No. 16 St Johns Road. A private communal area for the flats would be located to the rear of the site in which a bin storage area has been provided along with a secured bike rack.

Relevant History:

EPF/1823/13 - Erection of 1 pair of semi-detached dwellings on land adj existing terrace (refused 31/10/13).

Policies Applied:

Local Plan policies relevant to this application are:

CP1 Achieving Sustainable development objectives
CP2 Protecting the quality of the rural and built environment
CP3 New Development
DBE1 Design of new buildings
DBE2 Detrimental effect on existing surrounding properties
DBE6 Car Parking in new development
DBE8 Private amenity space
DBE9 Loss of Amenity
ST4 Highway safety
ST6 Vehicle parking
LL10 Adequacy of provision for landscape retention.
LL11 Landscaping Schemes
H1A Housing Provision

The above policies form part of the Council's 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.

Summary of Representations

EPPING TOWN COUNCIL: Committee objects to this application for the following reasons:

- The proposed development has a detrimental effect on the existing No. 16 St Johns Road both in amenity and functional terms, due to the creation of a shared entrance with the proposed first floor flat.
- The proposed development has private amenity space which is not of a size, shape and nature which enables reasonable use. The patio proposed for the front of the property will not have privacy on a continuing basis and the small courtyard at the rear of the property is too small to be of practical use and unlikely to receive sunlight throughout much of the day.
- The scheme appears to be overdevelopment of a small site.

It should be noted that since the Local Authority received the Town Council's comments, the applicant has revised the scheme. The main revisions included amending the size and position of the private communal amenity space so that it is located to the rear of the building and some small fenestration changes in order to provide one communal front entrance instead of two separate front entrances. The Town Council's concerns have been addressed in the below appraisal under the heading of issues and considerations.

EPPING SOCIETY: The Society objects to the application for the following reason:

- The proposal is an overdevelopment of the site with inadequate amenity space and remains vague on landscaping and tree protection.

Neighbours:

Five adjoining occupiers notified by mail and a site notice displayed on site. No representations received at the time of writing this report.

Issues and Considerations:

The main issues to be addressed regarding the proposed development are as follows:

- The principle and siting of the proposed development in this location
- Design and appearance
- Amenity space and living conditions
- Impact on adjoining properties
- Highway safety, traffic impact & vehicle parking
- Landscaping

Principle of Residential Development:

The site lies outside the Metropolitan Green Belt, Employment Area and Commercial Areas and is, therefore appropriate for residential development. The principle of residential development is therefore considered acceptable in land use terms and the provision of additional housing is consistent with Policy H1A as the application site is within an established urban area.

The development site is located within a very built up, predominantly residential area that is close to Epping town centre and other local facilities. Furthermore there are very good transport links within this area with regular bus services and the Epping Underground Tube Station (Central Line) within walking distance from the site.

As such, it is considered that the redevelopment of this site would constitute a sustainable development in transport/location terms which is in accordance with Local Policies CP1 and ST1. The principle of residential development for the site is in accordance with the Adopted Local Policies and the National Planning Policy Framework.

Design and appearance:

The proposal would be in accordance with Local and National policy in that it would achieve a sustainable form of urban development. In particular, it would make the most efficient use of available land by virtue of its urban location and optimise the garden area to the side of the existing dwelling. Although garden land does not fall within the definition of previously developed land, the Framework does not preclude its development provided that the character and appearance is respected.

Following on from the above, and must be given far greater weight, a new development should be satisfactorily located and of a high standard in terms of its design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The development site is within a prominent location at the junction of St Johns Road and Bakers Lane. Whilst this does ensure that a larger building could be suitable for the corner of this site, it also means that the design of the building (including its overall bulk and scale) will need to be sensitively considered.

Although there is nothing particularly architecturally outstanding regarding the appearance of the development, the building has been designed to complement the surrounding locality incorporating local features and materials to complement the existing street scene. The size and proportions are appropriate and the mix of setbacks from Bakers Lane visually breaks up this frontage. There will be a strong visual link to the existing row of terrace housing along this part of St Johns Road, where it will integrate the scheme into its surroundings.

The proposal would be consistent with the guidance set out in paragraph 58 of the Framework in that it should respond to local character, reflect the identity of the surroundings and optimize the potential of the site to accommodate development.

Amenity space and living conditions

The Council's policy seeks to ensure an adequate amount of conveniently located amenity space is provided in new residential developments which is usable in terms of its shape and siting. The supporting text within local policy DBE8 suggests that communal areas for residential flats/units should allow for at least 25sqm of amenity space for each unit. Approximately 40sqm of usable amenity space has been provided to the rear of the site which is slightly below the minimum of 50sqm required for 2 residential units on the site.

Given the site is within a reasonable distance to public parks and playing fields in a town centre location and given that the character of the surrounding area generally consists of small rear garden areas, on balance, the amenity area provided is considered acceptable.

Impact on adjoining properties:

Due consideration has been given regarding the potential impact the proposal would have on the amenities enjoyed by adjoining occupiers in relation to loss of privacy, loss of light and visual blight.

Due to the orientation of the site and the position of the proposed building in relation to adjoining properties, it is not considered that there would not be any significant overshadowing.

The proposed development would not result in a loss of privacy to adjoining properties. Although first floor windows on the rear elevation of the building would have the potential to overlook into the rear garden area of No. 16, officers do not consider this to be a reason for refusal as some minor overlooking into rear garden areas within built up residential areas is expected and is not uncommon.

The proposed development would not be visually intrusive or overbearing to any neighbouring property.

Highway safety, traffic impact & vehicle parking

The Adopted Council parking standards recommends that for a two or more bedroom dwelling, a minimum of 2 vehicle spaces are required. The level of parking may be reduced if the site enjoys a good location in terms of a range of services and public transport.

Given the sustainable location that the site enjoys close to public amenities and transport, officers would expect the provision of one off street parking space for each of the proposed residential units plus one space for the existing dwelling. This has been achieved.

In addition, the Adopted Council parking standards state that the preferred parking bay size for a parallel parking space should be 5.5m by 2.9m. The parking bays provided meet the minimal sizes for parallel parking.

The application was referred to Essex County Council's highways officer who had no objections to the proposal subject to conditions if permission is granted.

Officers consider that the development would not cause traffic congestion within surrounding highways or result in harm upon highway safety.

Landscaping:

There is a large spreading magnolia tree adjacent to the boundary of St Johns Road. This is not being shown to be retained on the submitted plans and is most likely to be removed if permission is granted. The application was referred to Council's landscape and tree officer who stated that the tree is of no particular importance and as such is not worthy of preserving. No other objections were raised.

Other issues:

In relation to the Town Council's concern regarding the proposal being an overdevelopment of the site, taking all the factors into account, although this is an unusual form of development, it would not appear unduly cramped in comparison with surrounding development and would not cause material harm to the appearance of the street scene or to the character of the area generally and it would provide 2 additional small residential units in a sustainable location.

Conclusion:

The proposal is in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework. It is therefore considered to be recommended for approval subject to conditions.

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

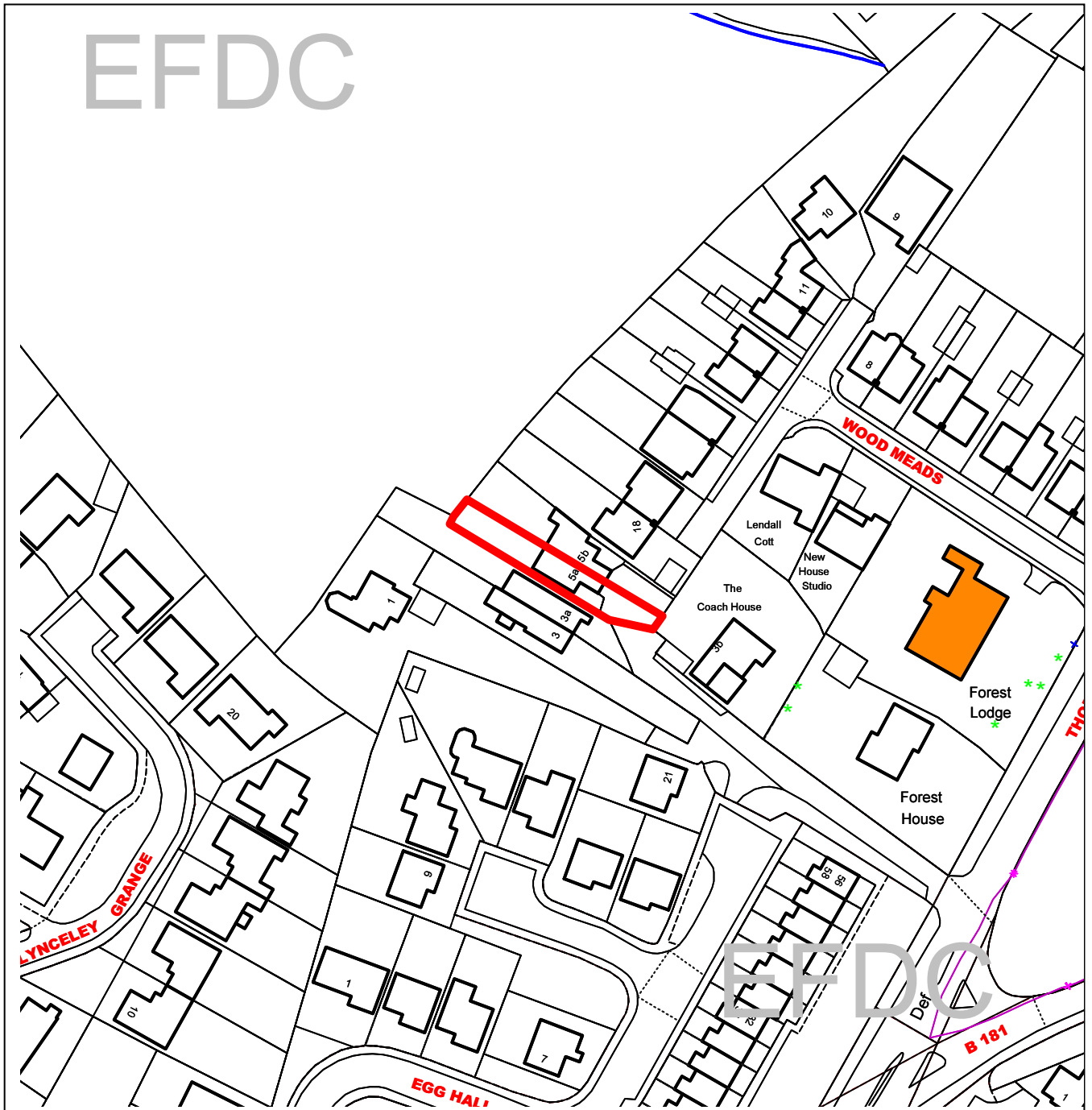
**Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337**

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



Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/0011/14
Site Name:	5A Thornwood Road, Epping CM16 6SX
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0011/14
SITE ADDRESS:	5A Thornwood Road Epping Essex CM16 6SX
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Robert Shackle
DESCRIPTION OF PROPOSAL:	Retention of outbuilding at front of property for storage.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558410

CONDITIONS

NONE

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:

No 5A Thornwood Road is located at the end of a private road which is accessed off Thornwood Road and is within the built up area of Epping, although on the outskirts of town. The house is semi detached and is one of four served by this private road. An area of hardstanding is located to the front of the houses for the parking of vehicles and beyond this is a strip of land serving No 5a and 5b which backs onto a 2.0m wall. The houses are also served by gardens to the rear.

Description of Proposal:

The applicant seeks consent to retain an outbuilding that has been positioned on the strip of land serving No5a on the area of hardstanding on the opposite side of the hardstanding from the house. The building measures approximately 2.7m wide x 1.1m wide x 1.8m high. The structure is finished in fairly typical horizontal boarding with a felt roof.

Relevant History:

No relevant history.

Summary of Representations:

TOWN COUNCIL: Objection. The proposed shed will interfere with parking for two neighbouring properties.

4 neighbours consulted: 2 replies received.

5b THORNWOOD ROAD: Objection. Concern that the shed hinders our ability to manoeuvre a car out of our property. The structure is an eyesore and has put our small strip of garden in the shade.

3b THORNWOOD ROAD: Comment. No objection but this outbuilding should in no way be attached to the wall behind it which belongs to 3B Thornwood Road. No permission has been given.

Policies Applied:

CP2 –Protecting the Quality of the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE9 – Loss of Amenity

ST4 – Road Safety

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

Issues and Considerations:

The layout of the properties is slightly unusual in that there is an area of hardstanding to the front which has the feel and appearance of a shared space. However the applicant demonstrates ownership of the strip of concrete running from the two outside edges of his house to a fence. It is the Council's understanding that the occupants of 5b have a right of access across the land and indeed would need it to reach their house.

It is not considered that there are any issues with regards to the amenity of neighbours and it cannot be envisaged how the shed would have an impact from this perspective.

From a design viewpoint the building is fairly standard, has obviously been constructed professionally and is well maintained, and as such raises no issues. Conventionally such a structure would be located in the rear garden area and there seems no clear reason why this could not be achieved in this instance. However the applicant has applied for retention of the building to the front and this is what must be judged. In terms of impact on the streetscene the structure is in place, photographs exist on file, and this aids a determination. On consideration of these photographs it is difficult to argue that this structure has an adverse impact. As stated the properties have an unusual layout and in some respects the construction of a shed on the strip of land is a better utilisation of what could be redundant space. The adjacent neighbour has similarly made better use of their piece of land by planting it with shrubs. The impact of the shed on the streetscene is reduced by the fact that it backs onto a 2.0m wall and cannot be seen when walking down the road towards the houses. As stated, any serious impact on the character of the streetscene is hard to argue and its retention in this position is generally acceptable.

The main issue of contention raised by the representations received is that the outbuilding is leading to issues with regards to parking and the movement of vehicles on the hardstanding. The building is located on what was a planted area, not hardstanding and it is evident that there will be no impact in terms of parking space that can be achieved around these houses. The occupants of No 5b have stated that the shed makes it difficult to manoeuvre a car within the site, particularly when the doors are open. The doors are very small elements of this structure and it is difficult to appreciate how they would have any impact on vehicle movement. Furthermore the distance from

the edge of the garage at 5b to their own strip of land is some 11.0m and the occupants also have the benefit of a strip of land that runs along the side of the area of hardstanding. Bearing in mind the applicant has a right of access across 5b it appears that sufficient space to exit the site would exist. The shed would have no impact on any ability to turn within 5b and would not hinder a car user's ability to exit from the adjacent site safely.

If 5b have a legal right of access over the specific area occupied by the shed then this can be pursued through civil legal means and is not planning grounds for removal.

Conclusion:

The proposed outbuilding is considered to have minimal impact on the streetscene and would also not lead to concerns about vehicle movements or road safety. It is therefore considered that consent is granted.

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

Planning Application Case Officer: Mr Dominic Duffin

Direct Line Telephone Number: (01992) 564336

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