

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1069/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Balasuriya
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>RECOMMENDED DECISION:</b>	<b>REFUSE</b>

**REASON:**

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and Approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size, design and siting would harm the objectives of the Metropolitan Green Belt and is contrary to Policies GB2A and GB14A of the adopted Local Plan

**Description of Proposal:**

Erection of a single storey rear extension.

**Description of Site:**

A large detached grade II listed former rectory, dating from the 19<sup>th</sup> century, on the southern edge of Coopersale Village. The site commands panoramic views to the south. The whole site is within the Green Belt.

**Relevant History:**

Various applications for access and garden walls, alterations to outbuildings

EPF/2062/01	Alterations and extensions	withdrawn
EPF/2071/04	Detached garage and store	App/Con
LB/EPF/2072/04	Listed Building application as above	App/Con
EPF/116/05	Attached pool building	refused and appeal dismissed

LB/EPF/117/05 dismissed	Listed Building Application as above	refused and appeal
EPF/0482/05 dismissed	Erection of 2.0m close boarded fence	refused and appeal
EPF/1351/05 dismissed	Single Storey pool room extension	refused and appeal
LB/EPF/1352/05	Listed Building application as above	App/Con
EPF/1390/05	Extension to garage for store	App/Con

### **Polices Applied:**

#### **Structure Plan**

C2 - Green Belt

HC3 - Protection of listed buildings

#### **Local Plan**

HC10 - Listed Buildings

GB2A - Green Belt

GB14A – Residential Extensions in the Green Belt

DBE 9 & 10 - Amenity

### **Issues and Considerations:**

The main issues are the impact of this proposal on the Green Belt, Listed Building, and the amenities of neighbouring properties.

#### **Green Belt**

The current rectory is a large building, which has had various attached outbuildings to the north converted to residential use over the years. The proposal would see the erection of a single storey link with a pitched roof, measuring 6m x 3.6m by 4.7m. This would link the back of the former garage with a proposed games room measuring 8.6m x 6.4m x 5.6m high. The total length of the projection from the former garage to the west is 11.2m. Another glazed link would be constructed to the main part of the house. A patio/garden would be formed in the angle between the house and the extension.

This is a large dwelling on a substantial site. Previous works appear to be limited to a conservatory, which has been erected on the western elevation and a detached garage/store erected on the northern side boundary of the site.

The relevant Local Plan policy is GB14A, which states that limited extensions to existing dwellings may be permitted where:-

- (i) The open character and appearance of the green belt will not be impaired; and
- (ii) The character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and
- (iii) They will not result in disproportionate additions of more than 40%, up to a maximum of 150sqm over and above the floorspace of the original building.

The scheme has been amended since the previous applications that were all dismissed on appeal by reducing the overall size and bulk of the extension.

In the appeal decision, the Inspector commented that although the extension would not be disproportionate to the size of the existing substantial dwelling, the extension would still project

unacceptably into the openness of the Green Belt, partly because it spread beyond the residential curtilage, but also because it spread the complex of buildings into open Green Belt land.

Although reduced in size, the extension still spreads the complex of buildings and thus will not be seen only against the backdrop of the existing. It is considered that the proposals fail to meet criteria (i) of the policy.

Furthermore, since the appeal decisions criteria (iii) has been introduced. The proposed extension would result in an addition with a floorspace of approximately 74sqm. When combined with the existing conservatory, the total additions result in around 91sqm above the original dwelling. This would be contrary to Policy GB14A (iii).

However it is important to add here that negotiations regarding this scheme had been ongoing prior to the adoption of this amended policy. Given this transitional period, members may feel then that it would be harsh to judge the scheme against that criteria, and in view of the reduction that has been incorporated, planning permission could be granted despite the change of policy during the course of considering extensions to this property.

The scheme will not be visible from the east (Coopersale Common), but will be visible from the west, south and north. When viewed from the open fields and footpaths to the south and west the extension will not be unduly prominent against the backdrop of the existing building on the site, but does result in a further spread of the complex of buildings within the Green Belt which invariably detracts from its openness.

### **Listed Building & Design**

The proposal would see the erection of pitched roof extensions with various gable ends. The Council's Conservation Officer has commented that the scheme is acceptable given that Listed Building Consent has been granted for the previous, larger scheme.

### **Amenities**

The neighbouring properties that could be affected are nos 24–30 Vicarage Road. It is the case that the view over the site to the south will be affected by this proposal, but it should be noted that there is no 'right to a view'. Due to the slight slope to the south at this location, a reduction in ground levels on the site, and the design of the building it is considered that there will be little harm to the amenities of the neighbours in visual terms. The proposal will be some 15m from the northern boundary of the site, and the gardens of the neighbours are around another 17m long to their rear elevations. Therefore there would be no adverse impact in term of overshadowing of these gardens.

There is only one window proposed in the roof of the north elevation of proposal but is not so close to the rear boundary to cause any undue loss of amenity. Due to the design of the extension, and its distance from the rear elevations of neighbouring properties, it is unlikely that there would be any appreciable disturbance caused by the domestic enjoyment of the site from the proposed patio area to the south of the extension.

### **Conclusion**

This is a finely balanced case. The applicant has reduced the size of the proposed extension three times. The Inspector at appeal was satisfied that the extension was not disproportionate to the existing dwelling. However, under the new Policy GB14A, any extension that results in the original building being extended by 50sqm or greater detracts from the openness and should be resisted. If this were allowed the combined floorspace of both the existing conservatory and the extension would be approximately 91sqm. The proposal is therefore recommended for refusal. However,

members may feel that planning permission could be granted in this particular case despite the change of policy during the course of considering this application.

**SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Committee object to this proposal which would result in development on green belt for which there appears to be no special justification at all.

16 VICARAGE ROAD – Object, is out of proportion and character with the listed building, is too high, loss of amenity for me and neighbours, would dominate outlook, and will extend the curtilage unreasonably.

18 VICARAGE ROAD – Object this will compromise the openness of the area, will reduce the outlook, is at odds with Green Belt polices, it is not single storey due to its height, contrary to C2, GB2 GB14, DBE10, HC10 and HC3.

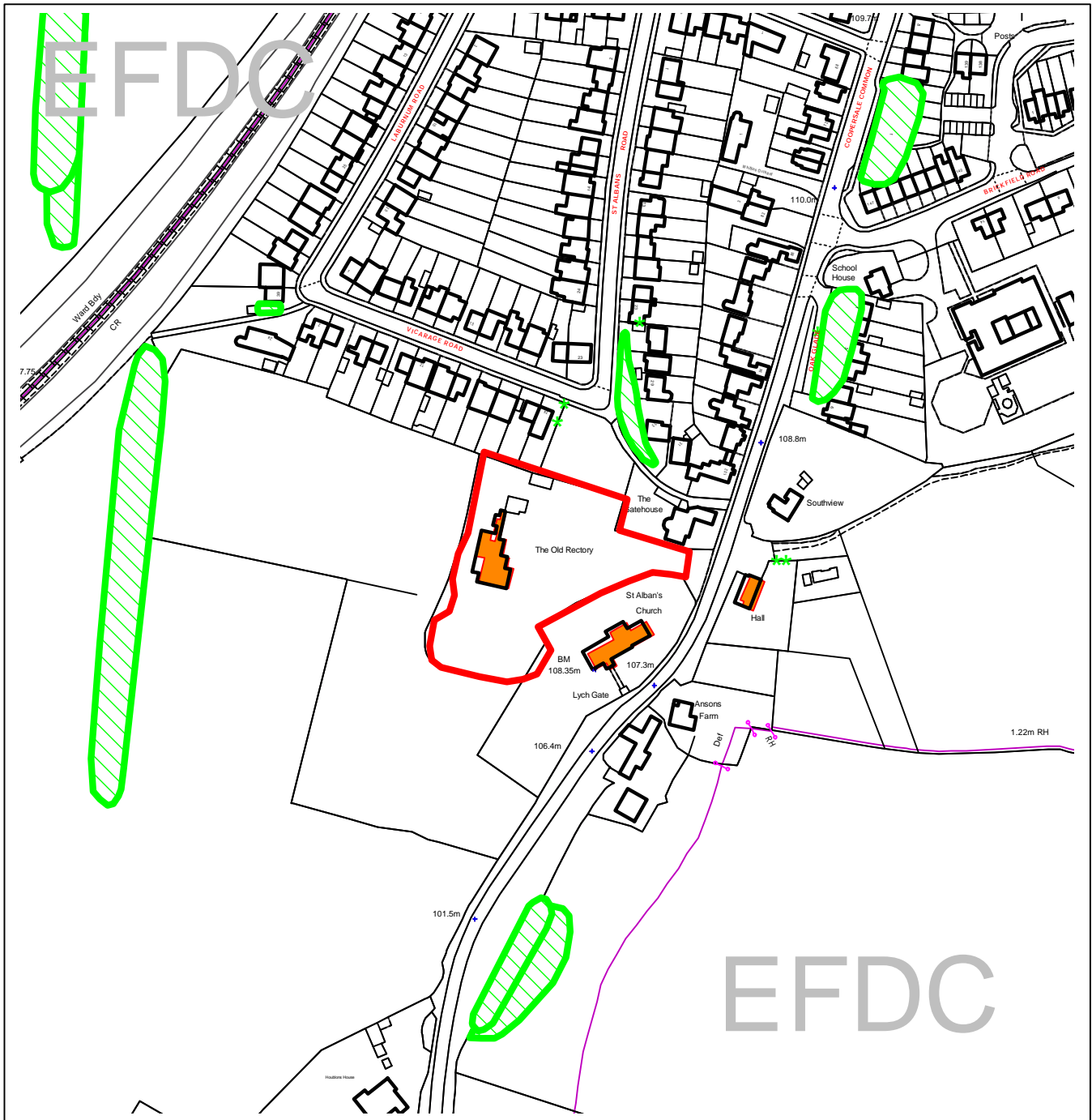
20 VICARAGE ROAD – Object, will be out of character with the listed building, inappropriate in a Green Belt area, will be bulky and overbearing, proximity to adjacent properties would be detrimental to occupiers, not a reasonable extension, not reasonable or necessary.

24 VICARAGE ROAD – Object, loss of light to the rear of our property, the building will be overbearing and out of scale with the properties in Vicarage Road, will remove the reasonably open aspect to the rear of our home.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>1 and 2</b>
Application Number:	EPF/1070/06
Site Name:	The Old Rectory, Coopersale
Scale of Plot:	1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1070/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Balasuriya
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a single storey rear extension.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes, shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the LPA prior to starting work any work on site.
- 5 All new rainwater goods and soil and vent pipes shall be of black painted cast iron.
- 6 A sample plinth brickwork panel minimum 600 x 600mm shall be provided for agreement by the local planning authority reusing historic bricks and with a flush lime mortar joint. All further rebuilding of the plinth shall be carried out in accordance with the approved panel.
- 7 No vents, grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the local planning authority.

### **Description of Proposal:**

Listed building application for the erection of a single storey rear extension

### **Relevant History:**

Various applications for access and garden walls, alterations to outbuildings  
LB/EPF/1194/01 – Conservatory - Approved  
LB/EPF/2072/04 - Detached garage and store - Approved  
LB/EPF/117/05 - Attached pool building - Approved  
LB/EPF/1352/05 - Single storey rear extension - Approved

### **Policies Applied:**

HC10 - Listed Buildings

### **Issues and Considerations:**

The only issue is the impact of this proposal on the Listed Building.

The Council's Conservation Officer has commented that the scheme is acceptable given that Listed Building Consent was granted for the previous larger scheme.

Members may recall that the previous proposal was granted permission at Area Plans Sub B committee on the 12<sup>th</sup> October 2005. As this extension is smaller and of same design it would have even less impact on the character of the listed dwelling than the previously approved scheme.

The proposal is considered to comply with Policy HC10 and is duly recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Committee object to this proposal which would result in development on green belt for which there appears to be no special justification at all.

16 VICARAGE ROAD – Object, is out of proportion and character with the listed building, is too high, loss of amenity for me and neighbours, would dominate outlook, and will extend the curtilage unreasonably.

18 VICARAGE ROAD – Object this will compromise the openness of the area, will reduce the outlook, is at odds with Green Belt policies, it is not single storey due to its height, contrary to C2, GB2 GB14, DBE10, HC10 and HC3.

20 VICARAGE ROAD – Object, will be out of character with the listed building, inappropriate in a Green Belt area, will be bulky and overbearing, proximity to adjacent properties would be detrimental to occupiers, not a reasonable extension, not reasonable or necessary.

24 VICARAGE ROAD – Object, loss of light to the rear of our property, the building will be overbearing and out of scale with the properties in Vicarage Road, will remove the reasonably open aspect to the rear of our home.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1086/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Balasuriya
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to curtilage of residential garden.
<b>RECOMMENDED DECISION:</b>	<b>REFUSE</b>

**REASON:**

- 1 The site is within the Metropolitan Green Belt. The proposed development represents inappropriate development and is therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Approved Essex Structure Plan in that it does not constitute a reasonable extension to an existing curtilage. Thus this application is unacceptable because the change of use, by reason of its size and use as domestic curtilage would significantly encroach into previously undeveloped Green Belt land, materially harming the open character of the landscape. This would be contrary to Policy C2 of the Essex and Southend on Sea Replacement Structure Plan and Policies GB2A and GB4 of the adopted Local Plan and Local Plan Alterations.

**Description of Proposal:**

Retrospective consent is being sought for the extension of the residential curtilage. This consists of two areas, one to the west of the property, approximately 23.5m deep by 80m wide (although becomes thinner south of the dwelling) and a smaller triangular area at the south end of the plot.

**Description of Site:**

A large detached grade II listed former rectory, dating from the 19<sup>th</sup> century, on the southern edge of Coopersale Village. The site commands panoramic views to the south. The whole site is within the Green Belt.

**Relevant History:**

Various applications for access and garden walls, alterations to outbuildings

EPF/2062/01	Alterations and extensions	withdrawn
EPF/2071/04	Detached garage and store	App/Con
LB/EPF/2072/04	Listed Building application as above	App/Con



EPF/116/05 dismissed	Attached pool building	refused and appeal
LB/EPF/117/05 dismissed	Listed Building Application as above	refused and appeal
EPF/0482/05 dismissed	Erection of 2.0m close boarded fence	refused and appeal
EPF/1351/05 dismissed	Single Storey pool room extension	refused and appeal
LB/EPF/1352/05	Listed Building application as above	App/Con
EPF/1390/05	Extension to garage for store	App/Con

### **Policies Applied:**

#### **Structure Plan Policies**

C2 – Development within the Green Belt

HC3 Protection of listed buildings

Local Plan Policies

GB2A – Development within the Green Belt

GB4 – Extensions to residential curtilages

HC10 Listed Buildings

LL2 - Development in the countryside

### **Issues and Considerations:**

Main issue is whether this is considered appropriate development in the Green Belt and its impact on it.

Within the Green Belt there is strict control of development. The proposal does not fall into the limited categories of development referred to in Structure Plan policy C2, which may be permitted, where the openness of the Green Belt would be preserved and where there is no conflict with the objectives of including the land within the Green Belt. However, Local Plan policy GB2A does allow planning permission to be granted where development is in accordance with another Green Belt policy.

Local Plan policy GB4 provides criteria for extensions to curtilages within the Green Belt. These criteria require that the extension of curtilage would not have an adverse effect on the open character of the landscape; relates well to the curtilages of any adjoining residential properties and would not be excessive in size.

It is considered that by extending the domestic character of the garden area of The Old Rectory into the proposed site, the development would be harmful to the visual amenity of the Green Belt through the potential introduction of formal planting, fencing, children's play equipment, washing lines and other structures that could materially effect the openness of this part of the Green Belt.

Whilst it is appreciated that existing residential curtilage projects only 6m to the west of the dwelling, there is a large section of garden to the south of the property, over 1500sqm in size.

The applicant argues that given the substantial size of the property the rear garden is inappropriate and that the extended curtilage would provide a reasonable and not excessive curtilage providing a better sized garden more in keeping with the size and status of the listed building.

The previous applications also proposed an extension to the residential curtilage of similar size. This formed one of the reasons for refusal under EPF/116/05 and was commented upon by the Appeal Inspector who argued that,

“To my mind, extending the curtilage in the manner proposed would, in itself, materially harm the open character of the landscape and conflict with the requirements of LP Policy GB4”.

EPF/1351/05 considered a 2m increase in the depth of the curtilage. Again this was commented on the Inspector at appeal, who argued here that,

“The addition to the curtilage would clearly be more modest than in the Appeal A/B [EPF/116/05 and LB/EPF/117/05] proposal, but would still represent a significant encroachment into previously undeveloped land”.

There are no special circumstances here to justify an extension of the curtilage that would outweigh the harm to the openness of the Green Belt that would result.

It is considered therefore that the proposal is at odds with Policy C2 of the Structure plan and Policies GB2A and GB4 of the Local Plan.

There would be no adverse impact on the character or setting of the listed building.

Conclusion

Based on the above, the proposal is recommended for refusal.

### **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL – Object to this proposal, which would result in development on green belt for which there, appears no special justification at all.

20, VICARAGE ROAD – Object on the grounds that it would be harmful to green belt and effect on the lives of the neighbours.

14 VICARAGE ROAD – Object as the extension is opposed to Council's policy of preserving green belt and safeguarding listed buildings; could leave gate open for more development.

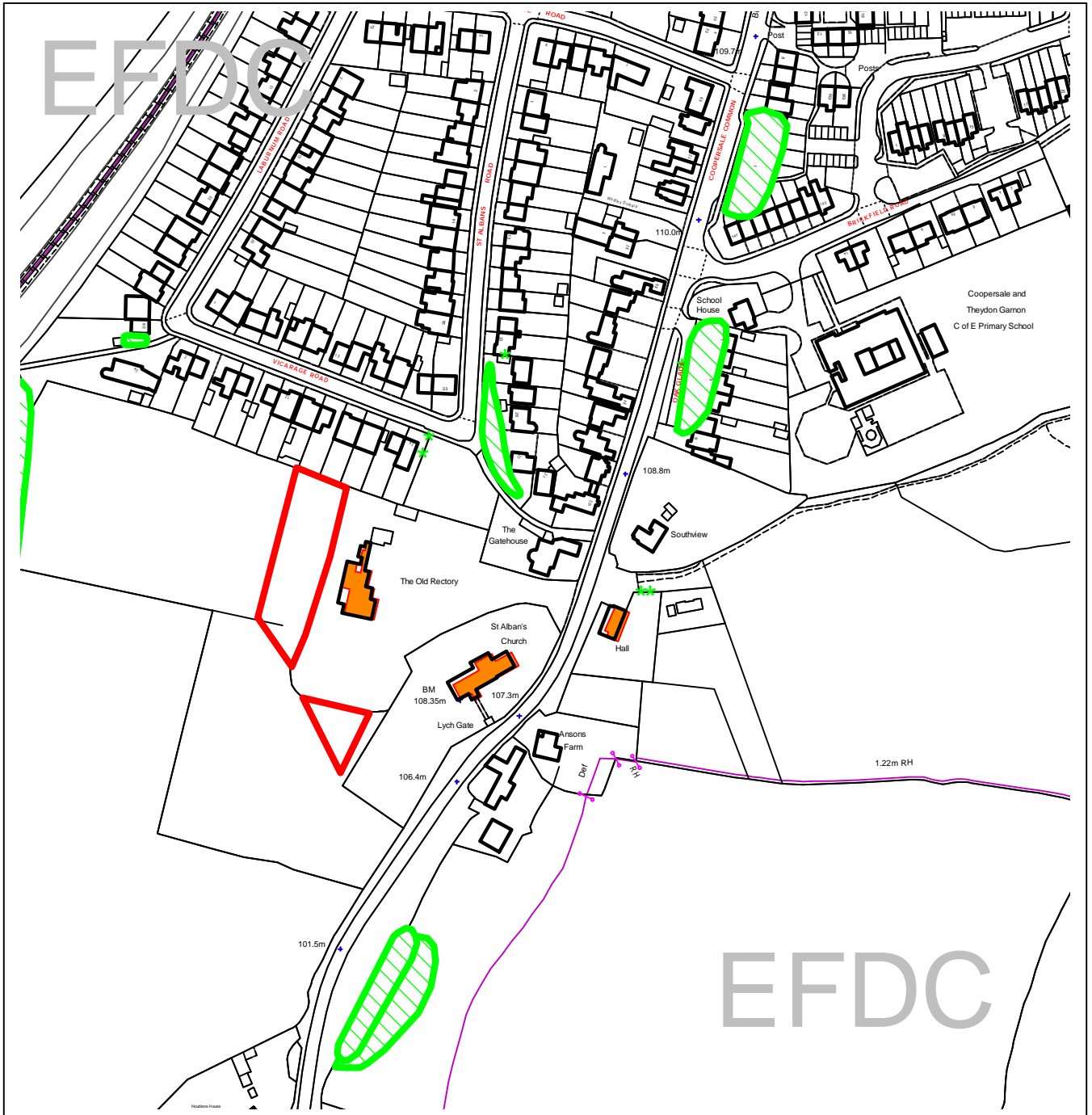
16 VICARAGE ROAD – Object, further invasion of the green belt.

18 VICARAGE ROAD – Object, reduce openness of the area; objections raised by planning department previously are still valid.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1086/06
Site Name:	The Old Rectory, Coopersale
Scale of Plot:	1/2500

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1256/06
<b>SITE ADDRESS:</b>	175 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr R Bell
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from hairdressing salon to mixed use as coffee shop/wine bar/ hairdressing salon.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITION:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Description of Proposal:**

This application is for the change of use of the existing hairdressers to a mixed use of hairdressing salon/coffee shop/wine bar. The existing use is A1 retail and the proposed use is mixed A1/A3 and A4 use. The applicant's intention is that the hairdressing business will continue to operate but that there will be greater scope to serve drinks etc and diversify the business.

**Description of Site:**

Number 175 is a ground floor shop unit within a three storey building on the western side of Epping High Street. The unit is currently in use as a hairdressing salon. The upper floors have office use.

**Relevant History:**

None relevant.

**Policies Applied:**

Local Plan Policies

TC3 relating to maintaining the vitality and viability of the town Centre

RP5A relating to environmental impacts.

CP6 Sustainable development.

### **Issues and Considerations:**

The shop unit is within the identified Epping Town Centre but is outside the Key Frontage in which loss of retail use is strictly controlled. The main concern therefore is whether the proposed mixed use is appropriate to the Town Centre.

Policy TC3 of the adopted Local Plan allows for Town Centre uses that make the centres attractive and useful places to shop, work and visit throughout the day and evening. The mixed use now proposed fulfills this definition. The mixed use will encourage the use of the premises by a wider range of customers and for potentially more hours extending what is currently mainly a daytime use into the evenings as well. As such it is considered that the proposal will help add to the vitality and viability of the town centre.

Being in the Town Centre and with offices rather than residential use above, it is not considered that the mixed use proposed will cause problems of noise and disturbance.

The site is within the Epping Conservation Area but no external alterations to the building are proposed and it is not considered that the change of use will be harmful to the character of the conservation area.

The proposal does not result in the loss of a retail unit, it merely allows the existing use to diversify and adapt to meet changing requirements. The site is in any case outside the key frontage area in which retail frontage is strongly protected. Concern has been raised by an existing local business that the proposal will impact on their trade, this is matter of competition which is of little weight in the consideration of the application.

The proposal is in accordance with the adopted policies of the Local Plan and the application is recommended accordingly.

### **SUMMARY OF REPRESENTATIONS:**

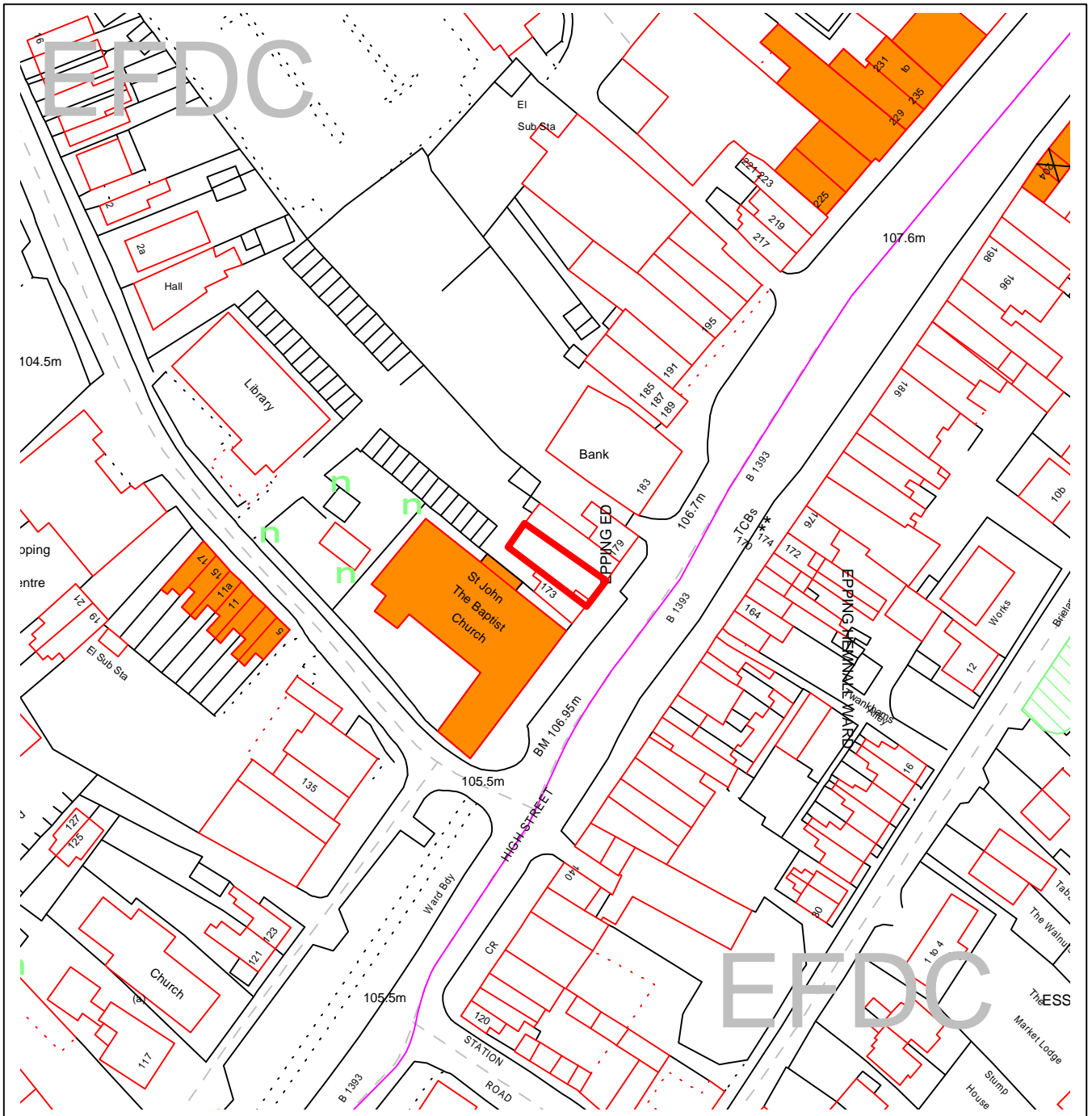
TOWN COUNCIL – The Committee objected to this application and deplored the loss of further retail capacity within the High Street.

169 HIGH STREET - Object. This will affect my business. It seems permission has already been granted before this goes to committee as the changes to the building are already underway. People seem to be allowed to do what they want and the Council have no powers to stop them. It's about time the Council started looking after the town.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1256/06
Site Name:	175 High Street, Epping
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1467/06
<b>SITE ADDRESS:</b>	17 Lynceley Grange Epping Essex CM16 6RA
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mrs Gillan
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey extensions to side and rear, detached garage and elevational changes. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 3 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 4 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 5 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

### **Description of Proposal:**

Two storey extensions to side and rear, detached garage and elevational changes. (Revised application)

### **Description of Site:**

The site is located on the north-eastern end of Lynceley Grange, which is a cul de sac.

Lynceley Grange is an established residential area with mainly semi-detached dwelling and detached dwellings.

### **Relevant History:**

EPF/0342/06: *Refused permission* on 07/04/2006 for *Two storey extensions to side and rear, detached garage and elevational changes.*

### **Policies Applied:**

DBE9 – Affect on neighbouring occupiers  
DBE10 – Appearance of proposal and street scene

### **Issues and Considerations:**

The main considerations for this proposal are:

- 1) Scale, design and size of extension
- 2) Effect on neighbouring occupiers
- 3) Traffic and parking

- 1) Scale and size of extension

The extensions would project out to the side by a maximum of 4 metres towards no. 28 Lynceley Grange and would further project out to the rear with a maximum depth of 11.1 metres. A ground floor extension will project out to the rear to a maximum of 2.4 metres facing no. 15 Lynceley Grange.

A new garage is proposed close to no. 28 Lynceley Grange with dimensions of 5.5 x 5.5 metres. The garage will be accessed via the existing crossover from which a new driveway will be proposed across the front of the property.



The proposed new first floor will project out to the side and rear, similarly with the ground floor extensions. The first floor will have two new dormer windows on the front elevation and the flank wall towards the new garage will have a new dormer window, the proposed rear will have a new dormer window and the elevation facing the rear garden will have a new dormer window. All the proposed new dormer windows will match the existing dormer window on the rear & front elevations as well as the surrounding dwellings.

The overall extensions would be considered acceptable in relation to the site area as the site has substantial amount of land associated with the dwelling when looking at the overall context of the surrounding area.

The previous application (ref: EPF/0342/06) was refused on scale and design, as it was not in character with the surrounding area.

The provision of rooms in the sloping roof will have less impact on the character of the street scene than the previously refused scheme.

The proposal has addressed the previous reason for refusal and pre-application discussions have taken place, therefore the proposed scale of the two-storey rear and side extensions would be considered acceptable and within the Council Guidelines.

## 2) Effect on neighbouring occupiers

It is not considered that the proposed development would have an adverse impact on the neighbouring properties, particularly nos. 11 and 28 Lynceley Grange. Although new dormer windows are being proposed the first floor bedroom dormer windows are positioned in such a way that they would have minimum impact with the neighbouring occupiers.

One of the bedroom windows overlooks the front garden of no. 28, which is not deemed to be private amenity space. Another bedroom window is facing no. 15 but this is set way by 9.3 metres from the boundary wall, therefore the new dormer window would be considered acceptable. A further bedroom, which is adjacent to the existing garage, would overlook the existing front driveway of the site and the rear amenity space of the site.

The proposal is considered acceptable from a neighbouring amenity point of view and is an improved scheme from the previous application.

## 3) Traffic and parking

The site is located at the end of a cul de sac in which parking problems due occur. However the extension would not be the sole reason for parking problems and to compensate for the extra bedrooms the proposal is providing a new driveway with a new garage, which is welcomed. It would be unfair to suggest the extension will create excessive amounts of parking problems, which are already occurring on the highway and would not be a reason for refusing this application.

## Conclusion

The proposed two storey extensions to side and rear, detached garage and elevational changes would not cause any detrimental harm to the amenities of neighbouring occupiers and would not be out of character with the existing dwelling and the surrounding area and therefore is recommended for approval.

## **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL - Committee object to this application and is concerned that although the property stands on a very large plot, because of the location of the application and extensions on the site, the application will be intrusive to neighbouring properties and will appear out of scale in the street scene.

3 LYNCELEY GRANGE – Object as the application is little improvement of last application, spoil the character of the area and estate and proposal is an over development of the area which would ruin the character of the estate.

5 LYNCELEY GRANGE – Object to the proposal as the area is mainly occupied by retired people in which the development will be out of character with the surrounding area and will ruin the small area that people live in.

6 LYNCELEY GRANGE – Object as proposal not in keeping with other properties in the street, would set a precedent as an overdevelopment building in an area designed mainly as a two bedroom bungalow estate which are mainly elderly and retired people.

7 LYNCELEY GRANGE – Object to the proposal as the new development will intrude on the character and intention of the small scale cul-de-sac of small dwellings, if granted the proposal would set a precedent to turn existing properties into family homes, development will infringe on the privacy of nos. 3, 5, 7, 9, 11 and overdevelopment of the site.

8 LYNCELEY GRANGE – Object to the proposal as overdevelopment of site of out of character with the existing dwelling on the street and will set a precedent for future development in area.

11 LYNCELEY GRANGE – Oppose the revised application due to the loss of privacy as first floor windows overlooking and to proposal too close to boundary line, proposal out of scale in relation to the surrounding bungalows, development will cause pollution & noise and proposal will create access and parking problems to emergency vehicles and neighbouring properties. Object to the planning application as development will be out of scale with existing bungalows, very different to previous developments in the area, cause detrimental impact to neighbouring properties, revised proposal greater in size than previous proposal, revised proposal although the bedroom have decreased the room sizes have increased and dormer windows will overlook and impact privacy on neighbouring properties. Plans are misleading, concerns over parking and vehicle movement, proposal is totally out of character and the development will lead to the demise of Lynceley Grange.

13 LYNCELEY GRANGE – Object to the proposal as the proposed plans are unsatisfactory, building will be out of scale and overbearing to neighbouring properties, loss of privacy in garden, development will cause noise and traffic problems and development will not be keeping with properties in the street.

20 LYNCELEY GRANGE – Object to the proposal as parking problems on the highway as it is, house will be occupied by people with one than 1 car and new development out of character with area.

26 LYNCELEY GRANGE – Object to proposal as cause problems to vehicle movements, vehicle parking, restrictive access to turning area, latest proposal larger than previous scheme, study could be still used as a bedroom and development will set a precedent for future schemes which would lead to the loss of character to the street and area.

28 LYNCELEY GRANGE – Object to the proposal as Inappropriate to the area, will set a precedent for future development in the street, will overlook bathroom and bedroom windows, the

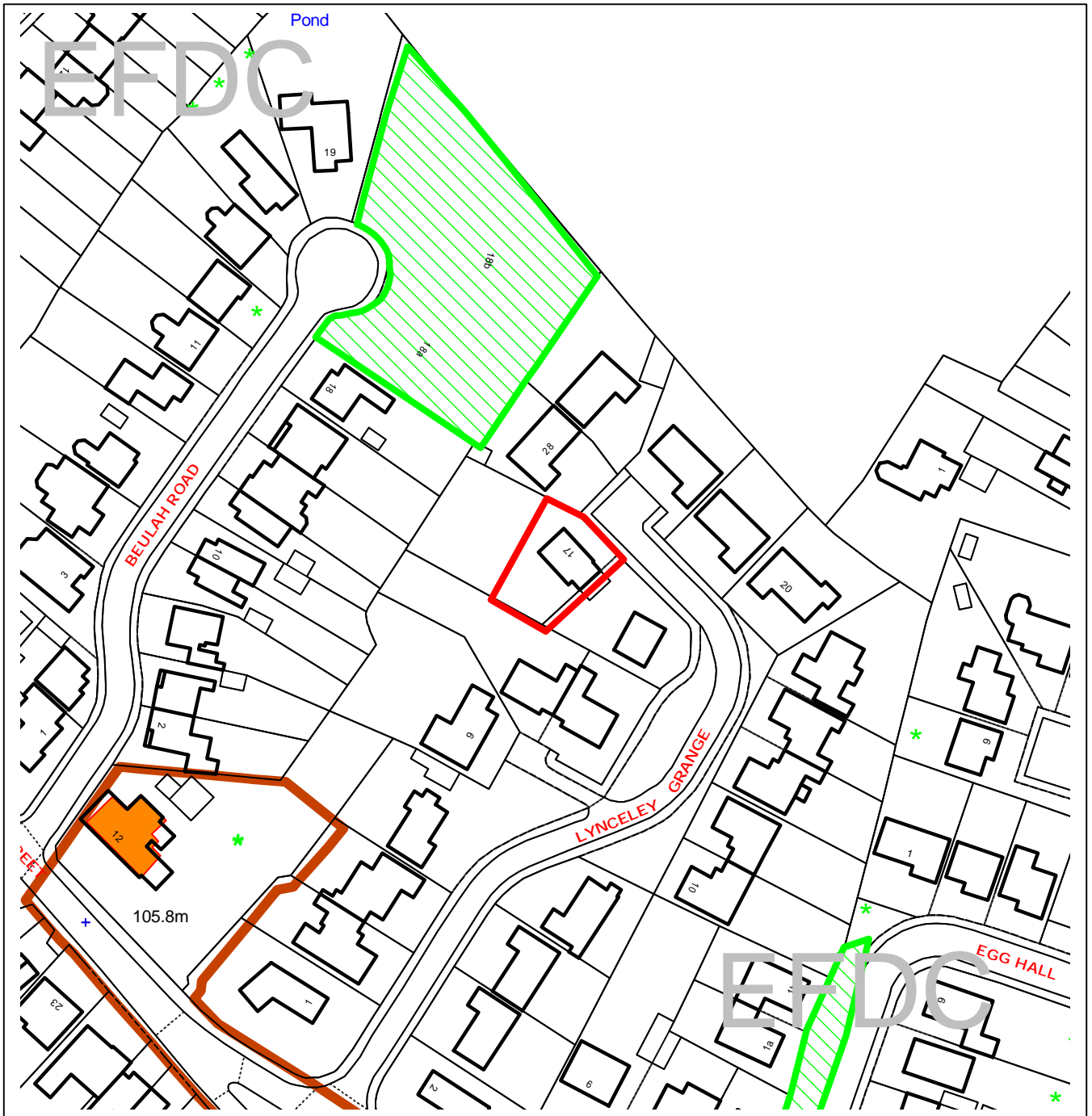
new access drive would be too narrow and cause further problems with parking and the size of new building will be out of character.

18 BEULAH ROAD - Object to the proposal as the revised application continues to envisage an extremely large expansion of the existing property, total floor area appears to be larger than the previous application, although bedrooms have decreased from 4 to 3 the sizes of the bedrooms are larger, misleading of plans as inaccurate, not addressed the scale of the previous refusal, proposal would result in overdevelopment of site which would be out of proportion with the street.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/1467/06
Site Name:	17 Lynceley Grange, Epping
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1430/06
<b>SITE ADDRESS:</b>	North Weald Airfield Merlin Way North Weald Epping Essex
<b>PARISH:</b>	North Weald
<b>APPLICANT:</b>	EFDC
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of two 150mm x 7m tubular steel CCTV masts one at main gate and one to west of Jet centre.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITION:**

- 1 The CCTV masts hereby approved shall be removed if no longer required.

**Description of Proposal:**

The District Council application seeks for the retention of 2 CCTV masts (150mm x 7m) at North Weald Airfield.

Mast A is situated at the main gate to the east of the airfield and is required for the recording of vehicles entering the airfield between 19:00 and 09:00, when staff are not on duty.

The other mast (B) is positioned to the west, close to the Jet Centre. The justification for its installation is to give night and day recordable pictures of the western side of the airfield.

**Description of Site:**

This development is contained entirely within North Weald airfield, which is included in the Metropolitan Green Belt.

The M25 runs to the east of the airfield, although only mast A is visible from a public highway, (Merlin Way via the main airfield entrance).

**Relevant History:**

None relevant

### **Policies Applied:**

#### *Adopted Local Plan:*

GB2A- Development within the Green Belt.

RST27- North Weald Airfield use and development

DBE9- Amenity

### **Issues and Considerations:**

The key issues relevant to this application, are the appropriateness of the masts in light of Green Belt and tourism, sport and recreation policy and any impact upon amenity in the locality.

Green Belt policy allows for small scale development associated with outdoor participatory sport and recreation. The areas of the airfield in which the CCTV masts are accommodated, are earmarked as such within the Adopted Local Plan. While the masts are not 'buildings' directly relating to the airfield, they are clearly a reasonable addition for the safety and security of airfield users. The masts themselves are not of out of character with other paraphernalia associated with the airfield and as such have minimal impact of the open character of the Green Belt.

The masts are required on site to give the best possible coverage to weak areas of the airfield and to monitor vehicles entering the site when no staff are on duty. On this basis the development is in accordance with Local Plan Policy RST27, which seeks to promote and enable the use and development of the airfield as a 'multi-functional recreation and leisure centre and showground'. The promotion and enhancement of such uses are aided through improved management and security of the site, which is enhanced through the CCTV surveillance.

In terms of amenity, the intrinsic character and historic interest of this former RAF airfield is not degraded, (as a result of the masts) and the overall visual impact is minimal.

### **Conclusion:**

The CCTV masts are a reasonable additional to the functioning and security of North Weald Airfield and present minimal visual impact. As such approval is recommended.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL - No comments received

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1367/06
<b>SITE ADDRESS:</b>	7 Forest Drive Theydon Bois Epping Essex CM16 7EX
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr J Phillips
<b>DESCRIPTION OF PROPOSAL:</b>	Loft conversion with front and rear dormer windows.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 25 July 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Description of Proposal:**

Consent is being sought for a loft conversion with front and rear dormers. The dormer in the front roofslope will be 1.4m wide and that in the rear 2 metres wide. They are located in the centre of each roofslope.

**Description of Site:**

A two storey, 2 bedroom-terraced house built in 1999/2000 and lies to the western side of Forest Drive. It is adjacent to a recently built two/three storey flats complex, known as The Heights. The roofline in relation to this development is subordinate. The local shops across the road and its side return have similar flat roofed dormers. The parade of shops to its north, have 2 similar flat roofed dormers.

**Relevant History:**

Former disused shop, which was given change of use permission under application number EPF/1640/98 for residential development on 26 May 1999. The proposal was implemented in 1999/2000.

### **Policies Applied:**

DBE 9 and DBE 10: Residential Design Development Policies of the Approved Local Plan Alterations 2006.

### **Issues and Considerations:**

The key issue relating to this application is the design of the dormers and subsequent impact on the visual amenities of the surrounding area.

#### Design:

The sizes of the dormers have been reduced. The amended drawing shows a reduction of 1 metre in the width of the front and 500mm in the rear. This is a substantial improvement over the original proposal.

The dormers are set well within the roof slopes and their sizes are moderate. The dormers will not dominate the roof slopes and will not form an intrusive feature in the street scene. It is, therefore, considered that the roof alteration will not adversely affect the appearance of the building to the detriment of the surrounding area. It is considered that the proposal will conform to the objectives of Policy DBE9 and DBE10 of the Adopted Local Plan. The scheme is in keeping with the surrounding dormers above shops.

#### Amenity:

The proposed dormer windows will serve a new bedroom being created in the loft area of this house. The nearest flats to the rear lie at approximately 30 metres from the rear dormer. This distance is sufficient to avoid any loss of light, over-shadowing and overlooking on the surrounding properties. It is therefore considered that the proposed development will not cause any detrimental impact on the living amenities of the surrounding properties.

#### Conclusion:

Overall it is considered that the proposed dormers are consistent with policies DBE9 and DBE10 of the Adopted Local Plan. In reaching the recommendation to grant permission, specific consideration was given to the nearby similar front dormers and their impact on the surrounding properties and the character of the area as a whole.

The proposal, on its planning merit, is recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

THEYDON BOIS PARISH COUNCIL - Objects to the front dormer. The Council feels that its installation will result in detrimental terms to the street-scene.

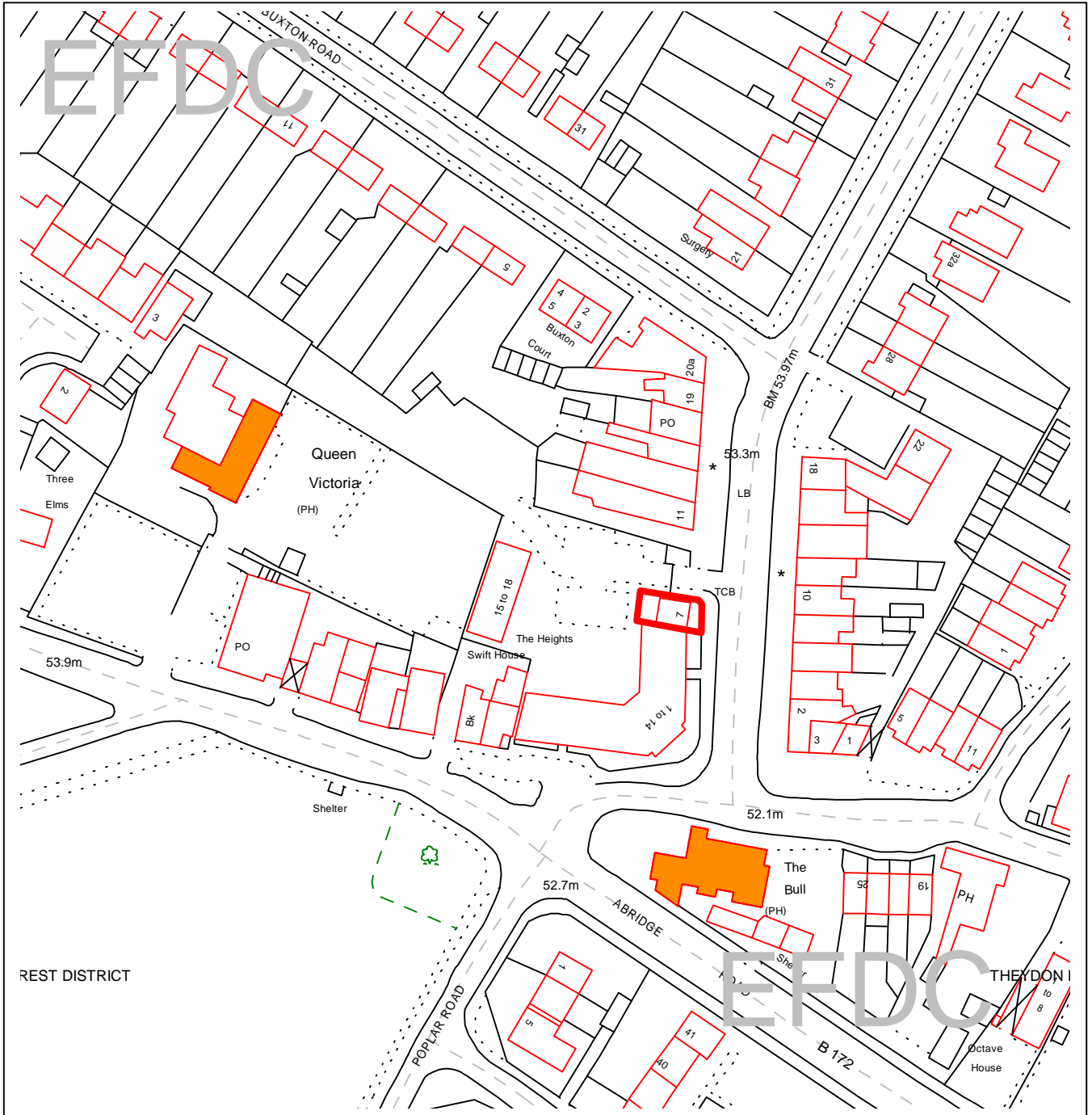
THE DIRECTORS OF THE HEIGHTS RESIDENTS ASSOCIATION - has objected to this proposal they feel that the proposal will be bulky, out of scale and lead to loss of privacy for its neighbours.





# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>7</b>
<b>Application Number:</b>	EPF/1367/06
<b>Site Name:</b>	7 Forest Drive, Theydon Bois
<b>Scale of Plot:</b>	1/1250