

Report Item No: 1

APPLICATION No:	EPF/1375/06
SITE ADDRESS:	Drummaids Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
APPLICANT:	Mr S Reynolds
DESCRIPTION OF PROPOSAL:	First floor side extension.
RECOMMENDED DECISION:	REFUSE

REASON:

1. The site is within the Metropolitan Green Belt. The proposed development is at odds with government advice, Policies GB2A and GB14A of the adopted Local Plan and Policy C2 of the adopted replacement structure plan for Essex and Southend on Sea in that proposed extension does not constitute a reasonably sized development. Thus this application is unacceptable, because the proposal, by reason of its size, height, bulk and siting would harm the open character of the Metropolitan Green Belt.

Description of Proposal:

Consent is being sought for a first floor side extension accommodating an enlarged bedroom with ensuite bathroom. It would have a pitched roof with front and rear facing gables. It would also result in an increase to the roof by approximately 1100mm above the existing garage bringing it in line with the remainder of the ridge. The depth of the extension would be 7.8m.

Description of Site:

A detached chalet bungalow style dwelling located on the southeastern side of Parsloe Road. The dwelling sits within a rectangular plot within the Metropolitan Green Belt. It forms part of a development close to the district boundary with Harlow to the northeast.

Relevant History:

EW/EPO/209/56 - Erection of Bungalow - approved
EW/EPO/280/60 – Extensions – approved
EPF/807/85 – Single storey side extension and dormer window - Approved
EPF/632/87 - Single storey and two storey side extension - refused

EPF/1203/87 - As above, revised scheme - approved
EPF/292/91 - Replacement garage - refused - allowed on appeal
EPF/533/99 - Single storey rear extension - approved
EPF/1428/03 - First floor extension - refused
EPF/1897/03 – First floor extension - refused and dismissed on appeal

Policies Applied:

Structure Plan
C2 Green Belt Policy

Local Plan
GB2A – Development in the Green Belt
GB14A – Residential extensions within the Green Belt
DBE9 and DBE10 – Residential Development policies

Issues and Considerations:

The main issues are the impact of this proposal on the Green Belt and design of the extension, and whether this application overcomes the reasons for refusal of the earlier 2003 application (EPF/1428/03). These were the increase in height, size and bulk of the extension having an unacceptable adverse impact on the green belt, and the adverse effect on the visual amenity of the existing building due to the height, size and bulk of the extension.

Green Belt

Whilst the extension has been revised in order to reduce the visual impact on the surrounding area, the fact remains that the dwelling has already been extended vastly over the years. The original volume of the property was 413m³, and the current volume of the house is 976m³, an increase of 136%. Whilst this proposal would remove a section of roof and rear dormer above the garage resulting in a reduction of 60 cu.m., the additional volume created would be greater than that which is being removed, increasing the volume percentage increase over and above the original dwelling to more than the current 136%. This is clearly above the current acceptable level under Policy GB14A of 40% increase over and above the size of the original dwelling. Furthermore, the extension granted permission in 1987 is in itself greater than the 50 sq.m. floorspace limit allowed by the same policy with subsequent extensions being added, in the form of an enlarged garage and rear conservatory in 1991 and 1999 respectively.

The Inspectors words regarding the appeal of the previous albeit larger proposal is pertinent here. He argues, inter alia, under paragraph 6 of his decision that,

“...this dwelling has already been extended a number of times in the past to provide additional accommodation. These extensions appear to have more than doubled the size of the original property...As a result the house already has disproportionate additions over and above the side of the original building that would be contrary to Policy.”

Although the decision was made taking into regard the old policy GB14, the spirit of the policy remains the same. If anything, the replacement policy attempts to restrict extensions in the Green Belt further by imposing a maximum floorspace figure that was not applicable under GB14. The dwelling has been extended greatly over and above that figure of 50 sq.m.

It is considered therefore that the dwelling has been extended to its maximum and any other additions would compromise further the openness of the Green Belt. Therefore it does not overcome the previous reasons for refusal and is contrary to Policies C2 of the Structure Plan and GB2A and GB14A of the Local Plan.

Amenity

No increased level of overlooking or loss of amenity relating to the dwelling to the east, namely The Cottage.

Conclusion:

The dwelling has been extended far and beyond what would now be acceptable in policy terms. It is considered therefore that the property has been extended as much as possible and any further additions would compromise the openness of the Green Belt.

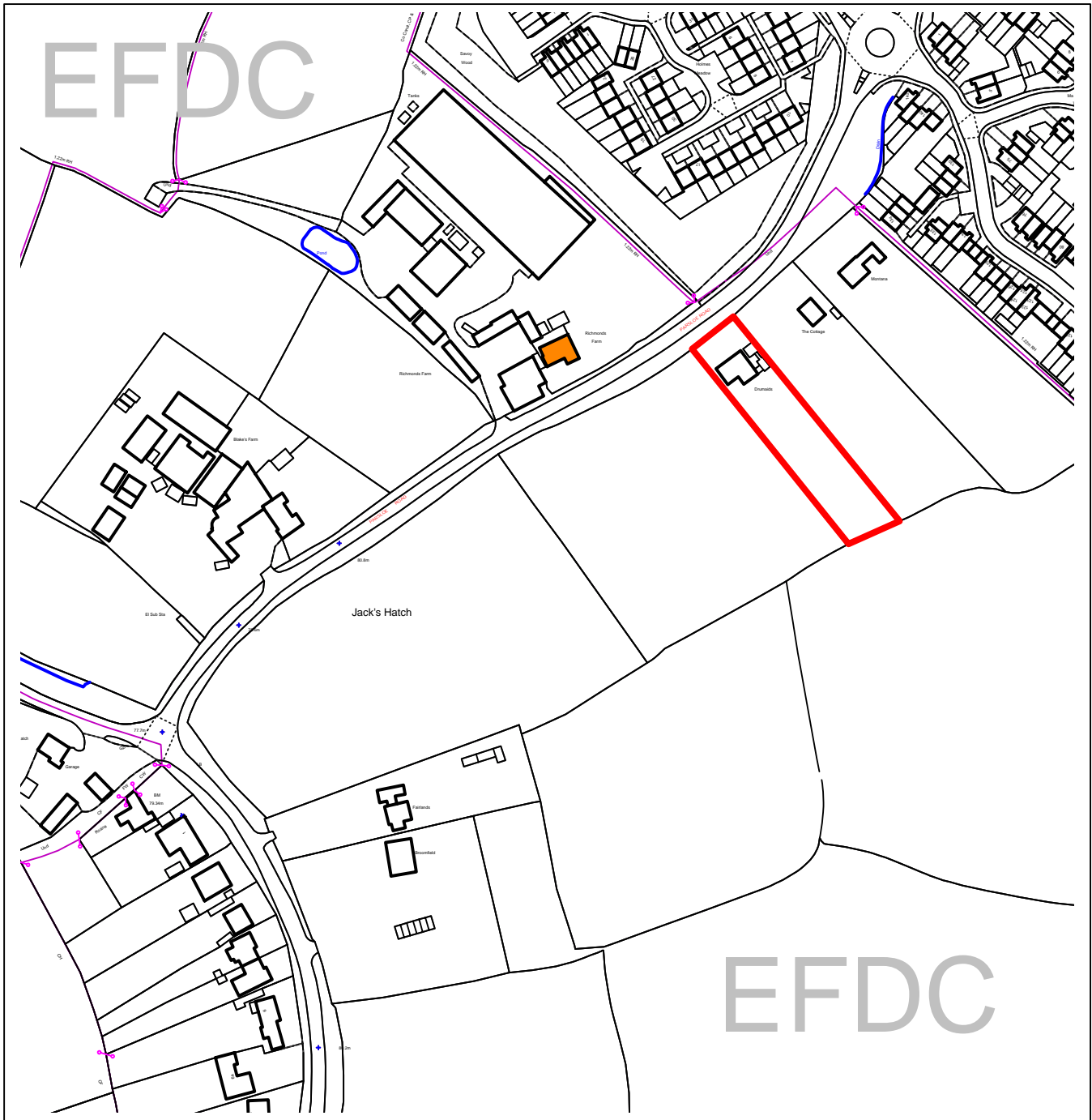
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Support the application.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1375/06
Site Name:	Drummaids, Parsloe Road, Epping Upland
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/1608/06
SITE ADDRESS:	32 Pecks Hill Nazeing Essex EN9 2NY
PARISH:	Nazeing
APPLICANT:	Mr G Hill
DESCRIPTION OF PROPOSAL:	First floor side extension.
RECOMMENDED DECISION:	GRANT

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 extension shall match those of the existing building.
3	<p>No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.</p> <p>The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837: 2005) and no access will be permitted for any development operation.</p> <p>The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.</p> <p>The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.</p>

	<p>The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).</p>
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	<p>The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.</p>
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Description of Proposal:

Conversion of integral garage to room and erection of detached garage in front of house.

Description of Site:

Detached house recently built (2004) set well back from road with shared paved forecourt and single access for the 3 dwellings.

Relevant History:

None.

Consent for works to Oak tree January 2006. 2256/05.

Policies Applied:

Design and amenity policies DBE9 and 10, and landscaping policies LL10 and 11.

Issues and Considerations:

1. Amenity

The garage will be 4m back from the carriageway on top of a steep bank some 18m in front of the house. The existing double garage to No. 30 to the south is already sited midway between that house and the road. Whilst the proposed garage will be visible from the adjoining houses on either side, it will be sufficiently distant not to cause any adverse effects. The same goes for the houses on the other side of Pecks Hill, which will be 20m away, and the objections from No's. 25, 27, 29 and 30 are not strong enough on planning grounds to warrant refusal.

2. Design/appearance

There are mature Willow trees in the front garden of No. 30 and there is a preserved Oak between the proposed garage and the road, so that from the south the garage will not be unduly conspicuous and in street scene terms, coming from the north (up Pecks Hill) the garage will be

clearly visible but not obtrusive or visually dominant, as it will be seen against the back cloth of the Willow trees. The design is traditional with a good roof pitch and half hipped ends which will blend well with similar features of the main house. The replacement of the existing integral garage door by matching fenestration will also be in keeping.

3. Landscape/trees

The preserved Oak tree is not a good specimen, but it does perform an acceptable role in the street scene. Methods of construction will need to minimise any risk to the root system of this tree and this has been covered by the standard protection condition.

4. Highways and traffic

There are no objections from ECC.

This is a satisfactory proposal and approval is recommended.

SUMMARY OF REPRESENTATIONS:

25 PECKS HILL - Complete eyesore; harm to Oak tree; loss of light; precedent for more garages.

27 PECKS HILL - Complete eyesore; harm to Oak tree; loss of light; precedent for more garages.

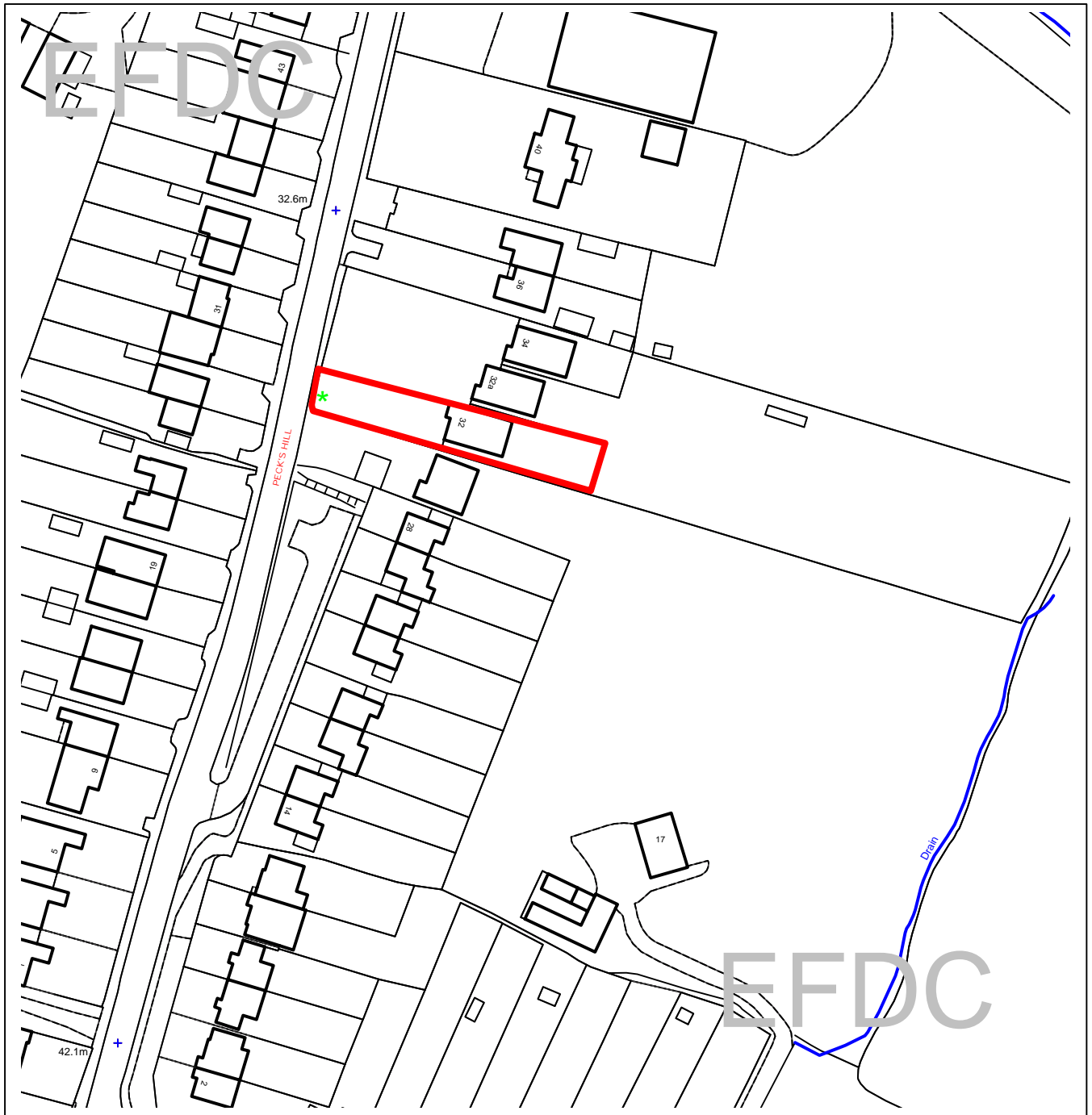
29 PECKS HILL - Damage of Oak tree; affect sight lines to No. 30; dangerous road; unattractive outlook; create precedent.

30 PECKS HILL - Impede sight lines and block vision; destroy Oak tree; precedent for other properties; building overbearing; loss of light from house.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/1608/06
Site Name:	32, Pecks Hill, Nazeing
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1111/06
SITE ADDRESS:	Town Mead Sports and Social Club Townmead Waltham Abbey Essex
PARISH:	Waltham Abbey
APPLICANT:	Waltham Abbey Town Council
DESCRIPTION OF PROPOSAL:	Proposed extensions and alterations to social club and overspill car park to existing.
RECOMMENDED DECISION:	GRANT

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 extension, shall match those of the existing building.
- 3 Prior to the commencement of the development details of the proposed surface materials for the car park shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 4 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 5 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 6 The car park to be constructed shall be marked out in permanent materials and used only for the parking of cars and not for the storage of cars or the storage of materials.
- 7 Provision of secure parking for cycle/motorcycles is required to ensure the development accords with the Essex Planning Officers Associated Parking Standards 2001.

Description of Proposal:

Consent is being sought for an extension to the existing Townmead Social club, with additional car parking for a further 40 vehicles. The extension proposed would have a gross floor area of approximately 286sqm, with a ridge height between 6m (matching the existing) and 6.6m. The extension would mainly be to the northern end of the existing building. The car parking would be sited some 35m from the building, linking up with the existing 44 spaces already available. It would enlarge the existing parking area to the west, accommodating an area of grassed land between the two existing playgrounds. To the west lies the large expanse of sports ground. The car park would be separated from the sports ground by 3 additional lime trees to link with the 10 existing trees, providing some amount of screening.

Description of Site:

The subject site is located on the eastern side of the Townmead Recreation Ground. To the west of the lies a large area of sports ground used for football, rugby and baseball. To the northwest lies a football pitch with running track. To the east is the Brooker Road Industrial estate. The subject building lies adjacent to the boundary with these industrial buildings. The site lies just within the Metropolitan Green Belt and the Lee Valley Regional Park.

Relevant History:

EPF/2197/04 – Golf Driving Range – App/Con

EPF/2291/04 – Floodlights along north side of football training pitch – App/Con

Policies Applied:

GB2A – Green Belt

RST1 – Recreational, sporting and tourist facilities

RST24 – Lee Valley Regional Park

DBE9 – Amenity

Issues and Considerations:

The main issues here relate to the appropriateness and impact within the Green Belt, impact on LVRP, and any design and amenity issues.

Green Belt

Policy GB2A argues that “planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the green belt unless it is appropriate in that it is (ii) for the purposes of outdoor participatory sport and recreation or associated essential small scale buildings; or (iv) for other uses which preserve the openness of the green belt and which do not conflict with the purposes of including land in the green belt.”

Furthermore Policy RST1 argues “the council will permit the development of additional recreational, sporting and tourist facilities where it is satisfied these are:

- (i) In the best interests of the local community; and
- (ii) Unlikely to result, either directly or indirectly, in the character of the surrounding area being affected adversely.”

This area of land is used specifically for recreational purposes. It is arguably the largest open area of the purposes of outdoor participatory sport in Waltham Abbey. The applicants in justifying the need for the extension and additional parking spaces argue that twelve football clubs currently use Town Mead as their home ground including three (Walthamstow Avenue, Enfield and Ryan) who play in Senior leagues.

The twelve football clubs are all members of the social club and use the premises. Furthermore Town Mead also hosts national and international baseball tournaments, a Sunday (friendly) cricket league and five darts teams.

In addition to this, a golf driving range was recently granted permission, which, according to the Town Council “...will attract 500 users per week. If as has been suggested, their fee to use the range includes day membership of the Sports & Social Club we can expect at least 10% to visit the club and as many of the users will be doing so in their lunch break the food trade should increase”.

Currently the sports and social club is used for two “private events” a month in the existing bar, however this causes conflict with other existing members who wish to use the bar whilst these events are going on. The main part of the extension would contain a separate function room to cater for up to 100 people. The only other comparable facility is at the Cornmill Suite, off Station Road, Waltham Abbey, however the applicants argue that many enquiries have not been taken up due to the premises being too large for events such as adult birthday parties, christenings, smaller wedding receptions.

Whilst essentially the use of the extension as a function room could not be tied specifically for the purposes of outdoor sport and recreation, given that the extension would result in potentially a greater use of the building by members who do participate in sport, the finances generated by the use of the building for functions could go some way to help support the upkeep of the building and the playing fields around it, which would only be of benefit to the wider community.

In terms of its impact on the openness of the green belt, whilst the extension would be a sizeable addition to the existing social club building, given its location up against the backdrop of the existing industrial buildings, it is not considered that it would result in such an intrusive addition, which would materially harm the open character of the green belt. The car parking would admittedly result in additional impact however, it is argued that the use of this facility for the benefit

of the wider community can be seen as special circumstances which overcomes the intrusive nature of additional car parking. The car parking however whilst replacing an area of green field would not replace an area used specifically for sporting activity. The area whilst grassed divides the two playgrounds, and the proposal's encroachment is not considered to detract from the openness of the area given the size of the car park in relation to the size of the site as a whole.

It is considered that as the Town Council have set aside a good amount of money for this scheme, they feel that this would be of a benefit for the community.

It is therefore considered that whilst the proposal does not strictly accord with Policy GB2(ii) given that it would appear to comply with Policy RST1, there is no conflict of policy here.

Impact on the amenities of Lee Valley Regional Park

The Lee Valley Regional Park Authority informally object to the scheme. The recommendation put forward by the Authority's Planning Officer is that the proposed development would be detrimental to the openness of the Park and contrary to Green Belt Policy.

Whilst the view of the Authority is understood, given the fact that the main impact of the proposal would be with regards to the extension to the building and that this is located close the eastern boundary of the site against the backdrop of existing Industrial building within the Brooker Road estate it is not considered that the extension would adversely affect the openness of either the Park or the Green Belt in general.

Furthermore, the fact that the proposal is in order to benefit the wider community, not only serving existing sports and social members but refurbishing to attract those using the golf driving range, very special circumstances exist not to recommend refusal here.

Design and Amenity

The design of the extension is in keeping with the existing building and would not look out of keeping within the surrounding area. Given the location there would be no impact on neighbouring amenity.

Conclusion:

This is a balanced case. Whilst the land falls within the Metropolitan Green Belt it is considered that given the location of the social club building and the associated car parking, and that the proposal has been put forward to benefit those using the sports ground and the wider community in general, there are special circumstances that can be applied here. In conclusion therefore the proposal is recommended for approval.

The committee is reminded that if it is minded to grant permission the matter will have to be referred to the Government Office for the East of England because of the conflict with the Lee Valley Park Authority.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL – Council application so therefore no observation

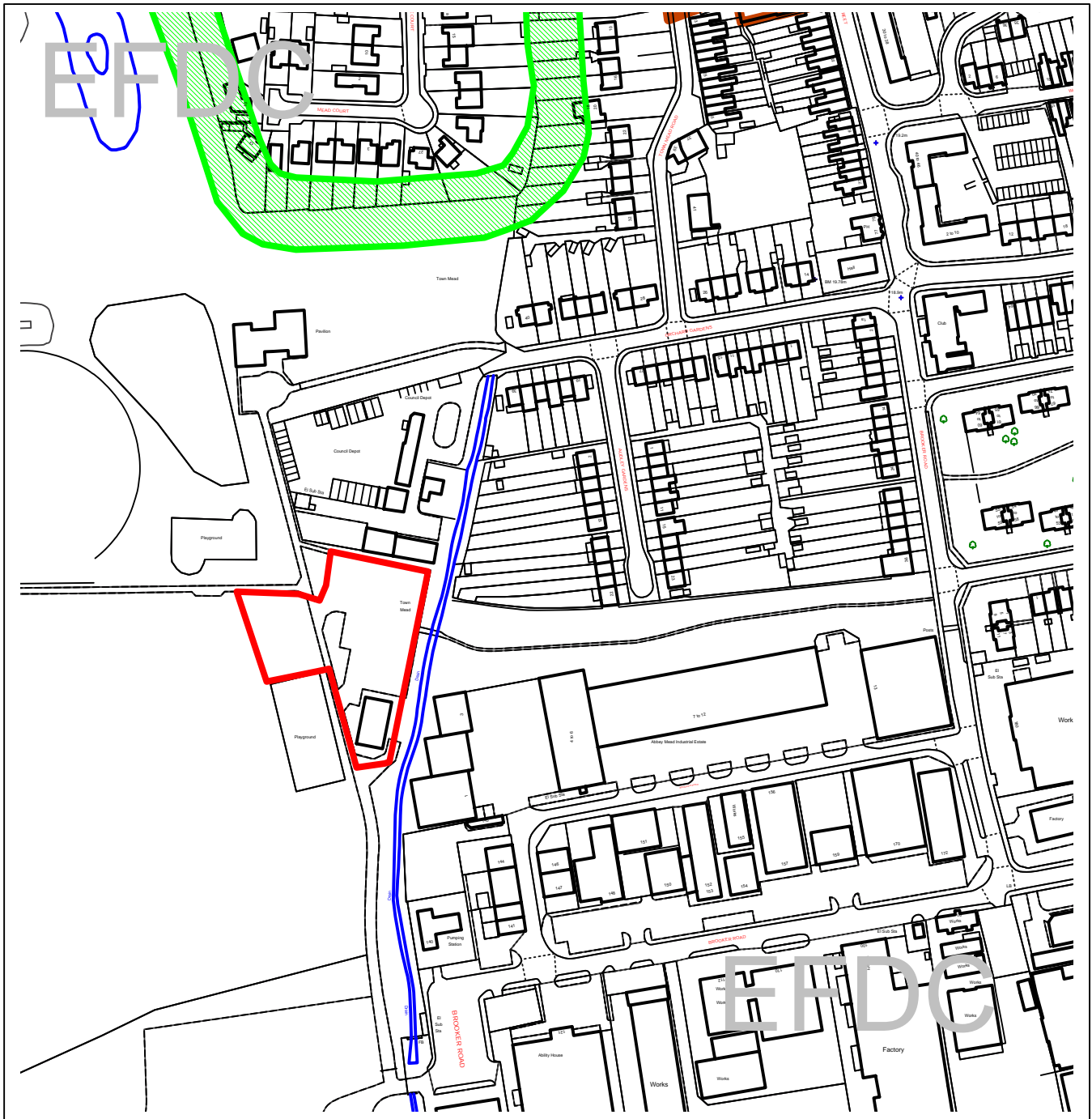
LEE VALLEY REGIONAL PARK – Informal objection as LVRP planning committee meeting to be held on 28 September – development would be detrimental to the openness of the Park and contrary to Green Belt policy.

CAMPAIGN TO PROTECT RURAL ESSEX – It is suggested that due to possible flooding problem, the overspill car park should be porous material not tarmac.



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Agenda Item Number:	3
Application Number:	EPF/1111/06
Site Name:	Town Mead Sports and Social; Club
Scale of Plot:	1/2500