

Report Item No: 1

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| APPLICATION No: | EPF/1069/06 |
| SITE ADDRESS: | The Old Rectory Coopersale Common Epping Essex CM16 7QT |
| PARISH: | Epping |
| DESCRIPTION OF PROPOSAL: | Single storey rear extension. |
| DECISION: | REFUSE |

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.

Report Item No: 2

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| APPLICATION No: | EPF/1070/06 |
| SITE ADDRESS: | The Old Rectory Coopersale Common Epping Essex CM16 7QT |
| PARISH: | Epping |
| DESCRIPTION OF PROPOSAL: | Grade II listed building application for a single storey rear extension. |
| DECISION: | GRANT |

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, roof lights, eaves, verges, fascias, sills, 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.

Report Item No: 3

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| APPLICATION No: | EPF/1086/06 |
| SITE ADDRESS: | The Old Rectory Coopersale Common Epping Essex CM16 7QT |
| PARISH: | Epping |
| DESCRIPTION OF PROPOSAL: | Extension to curtilage of residential garden. |
| DECISION: | REFUSE |

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.

Report Item No: 4

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

CONDITION:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 This permission is for a mixed use of A1 with A3 and A4 or A1 with A3 or A4 and shall inure solely for the benefit of the applicant, R. Bell, and for no other person or persons.

Report Item No: 5

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| APPLICATION No: | EPF/1467/06 |
| SITE ADDRESS: | 17 Lynceley Grange Epping Essex CM16 6RA |
| PARISH: | Epping |
| DESCRIPTION OF PROPOSAL: | Two storey extensions to side and rear, detached garage and elevational changes. (Revised application) |
| DECISION: | REFUSE |

REASONS:

- 1 The proposals represent overdevelopment of the site resulting in a building out of scale and character with the surrounding properties and thereby harmful to the amenities of the area, contrary to policies BE1 of the Replacement Structure Plan and DBE10 of the adopted Local Plan.
- 2 The proposals will result in undue overlooking of the adjacent properties contrary to policy DBE9 of the adopted Local Plan.

Report Item No: 6

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

CONDITION:

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

Report Item No: 7

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| APPLICATION No: | EPF/1367/06 |
| SITE ADDRESS: | 7 Forest Drive Theydon Bois Epping Essex CM16 7EX |
| PARISH: | Theydon Bois |
| DESCRIPTION OF PROPOSAL: | Loft conversion with front and rear dormer windows. |
| 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 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.