

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2086/06
<b>SITE ADDRESS:</b>	Broughton Hall Woodman Lane Waltham Abbey Essex E4 7QR
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	Mr Ward
<b>DESCRIPTION OF PROPOSAL:</b>	TPO 9/86; Cypress: Fell and replace.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (with conditions)</b>

**CONDITIONS**

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Description of Proposal:**

T1. Monterey cypress. **Fell and replace.**

**Description of Site:**

This 16m tall tree is located to the west of the main residence in a modestly sized rear garden within close proximity of outbuildings to the north and west of it. It forms a highly visible landscape feature at this point in this unmetalled residential lane. A 1.8m tall wooden boundary fence only marginally obscures the lower crown and stem from view.

**Relevant History:**

TPO/EPF/9/86 was served on 7 cypress trees and one poplar as a result of a planning application to develop part of the site.

TRE/EPF/623/03 permission was granted for the removal of 4 cypresses and 1 poplar following two refusals. The decision was based primarily on the presence of Coryneum Canker disease.

### **Relevant Policies:**

LL9: The Council will not give consent to fell a tree ..... protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified. ....any such consent will be conditional upon appropriate replacement of the tree.

### **Issues and Considerations:**

The application is made on the basis that the tree stands close to a building and its roots are near to the drainage system. These observations alone are not justifiable reasons for removal, where no clear evidence of damage has been produced. A visual inspection does, however, reveal the tree to be diseased with Coryneum Canker and this bears most heavily on the argument to allow the loss of this striking tree.

Consideration of this proposal turns on an assessment of the following matters:

1. The seriousness of the disease to this tree.
2. The impact on amenity that would be caused by the felling of the tree.
3. Any other material considerations.

#### *1. How serious is the disease to this tree?*

The signs of disease are plainly visible throughout the crown; typical of this slow but ultimately deadly fungal infection (*Seiridium cardinale*).

Previous cases have permitted the removal of trees infected in this way and it is clear that the future of this tree will be foreshortened even with extensive pruning of affected foliage. If left to nature, in time the tree's visible appeal will diminish as the disease spreads throughout the crown. The disease must therefore be deemed serious to the health and future of this tree.

#### *2. How great would be the loss to amenity in the felling of the tree?*

When viewed from Woodman Lane, the tree is strikingly visible at a number of viewpoints and contributes to the landscape character of the locality. Its loss will have a powerful impact on the area. However, the requirement to replant has been discussed with both the applicant and his appointed landscape consultant which has resulted in a proposal to plant a large Holm (Evergreen) oak sapling replacement at a location somewhat closer to the lane for greater long term visual impact.

#### *3. What other matters should be considered?*

Consideration was given to categorise the tree as exempt on the grounds of being either dying or dangerous. The current degree of infection is such that it was felt that this classification was not yet justifiable and that the case should be brought before members.

### **Conclusion:**

The fact that the tree is clearly displaying signs of an ultimately fatal disease strengthens a conclusion to recommend approval of the proposal, in this case. This is reinforced by the conditioned requirement to replant with a suitable feature tree to provide future amenity.

It is therefore recommended to grant permission to this application on the grounds that the proposal is consistent with good arboricultural practice and in accordance with Local Plan Landscape Policy LL9.

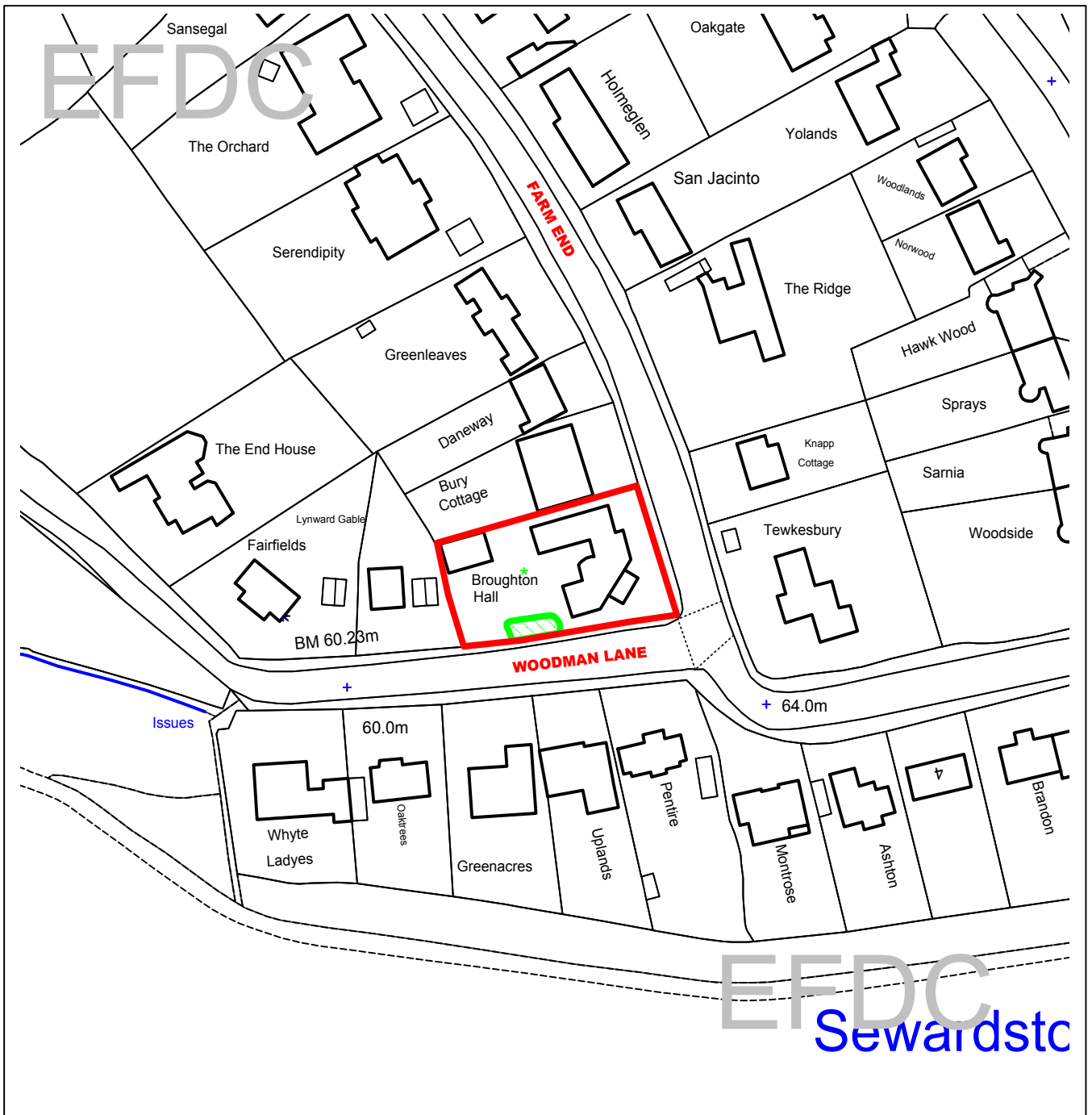
**Summary of Representations Received**

Waltham Abbey Town Council:- no objection.



# Epping Forest District Council

## Area Planning Sub-Committee D



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<b>Agenda Item Number:</b>	<b>ONE</b>
Application Number:	EPF/2086/06
Site Name:	Broughton Hall, Woodman Lane, Waltham Abbey
Scale of Plot:	1:1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2176/06
<b>SITE ADDRESS:</b>	Land to rear of: 81 Monkswood Avenue Waltham Abbey Essex EN9 1LD
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	Mrs R Willis
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a detached two bedroom house with parking.(Resubmitted application)
<b>RECOMMENDED DECISION:</b>	<b>REFUSE</b>

**REASON FOR REFUSAL**

- 1 The proposed new dwelling on this restricted site would result in a cramped appearance to the property, which detracts from the character of the area and would be out of keeping with the prevailing pattern of development, thus detrimental to visual amenity. It is therefore contrary to policies DBE1 and CP7 of the adopted Local Plans and Alterations.
- 2 The proposed development would by reason of its proximity to neighbouring properties cause an overbearing impact and a loss of privacy which would have an adverse effect on the living conditions of adjacent occupiers contrary to Policies DBE2 and DBE9 of the adopted Local Plans and Alterations..

**Description of Proposal:**

The application is seeking permission for the construction of a two storey detached dwelling to be sited at the rear of 81 Monkswood Avenue, Waltham Abbey.

The proposed dwelling at both ground floor and first floor will have a width of 5.8 metres by a depth of 7.5 metres. The dwelling will have a height of 8.5 metres to the ridge of a gabled roof. Materials are to comprise yellow brick and red concrete tiles.

The dwelling will be set back 5.4 metres from the front boundary, 1.2 metres from the western side boundary, 0.3 of a metre from the eastern side boundary and 6.5 metres from the rear boundary.

The site will include a private open space area of approximately 67 square metres to the rear of the dwelling.

### **Description of Site:**

Currently located on 81 Monkwood Avenue is a two storey semi detached dwelling with a garage located to the rear of it. The site itself is relatively level and is enclosed by a large hedge on the side and rear boundaries. Currently the site has vehicle access via a private road, which also provides off street car parking for residents.

The site is to be subdivided into two plots to accommodate the new dwelling. The new plot will form an 'L' shape with a frontage of 7.4 metres, a width of 10.4 metres towards the rear and a depth of 20.3 metres. The total site area would be approximately 166 square metres.

A new vehicle crossover will be constructed on Monkwood Avenue to provide vehicle access and off street parking to the site. A telegraph pole would have to be moved to form the access. There would be potential room for a vehicle to park on the hard surface towards the front of the dwelling.

Buildings within the surrounding area consist of two storey semi detached dwellings with the majority of them comprising of similar materials, bulk, and scale. The dwellings in the area generally have large private open spaces to the rear and consistent front setbacks from the highway. To the north of the subject site there is a school.

### **Relevant History:**

EPF/587/98 – Two storey side extension (approved)

EPF/1149/06 – Erection of a detached two bedroom house with parking (refused)

### **Policies Applied:**

Structure Plan;  
BE1 Urban Intensification  
H4 New Residential Developments

Local Plan;  
DBE1, DBE2, DBE6, DBE8 and DBE9 relating to design, impact on neighbours and locality.  
LL10 Impact on existing landscaping  
LL11 Landscaping provisions  
T14 Car Parking

Local Plan Alterations;  
CP1 Sustainable Development  
CP3 New Development  
H1A Housing Land Availability  
H3A Residential outside Green Belt

### **Issues and Considerations:**

The proposed scheme is a revision to the proposal that was refused (EPF/1149/06) in mid 2006. It should be noted that the previous application was refused as Council considered the development would appear cramped and an overdevelopment of the site which would have an adverse impact on the character of the street scene and visual amenity.

The only difference between the scheme that was refused previously and the current application is that the applicant has made amendments to provide a larger private open area to the rear of the

dwelling. There has been no change in relation to the design, layout or the location of the dwelling on the site.

It is considered that increasing the size of the plot by approximately 19 square metres to the rear of the site is not enough to satisfy Council's initial concerns regarding the proposed development. The proposed development would still be an overdevelopment of the site and still appear cramped. Consequently the development would continue to have a significant adverse impact on the character of the street scene. Furthermore, it is considered that the relationship of the house to 83 Monkswood Avenue would result in excessive overlooking of the rear part of the rear garden of No 83.

Representations received expressed concern about the impact of the development on drainage, and sewerage systems. The suitability of such existing infrastructure is not considered to be an issue that would warrant a reason for refusal for this particular development in its own right because of its limited scale within an urban area. Moreover, these are matters that are largely outside the planning system and could be dealt with under separate powers, e.g. building regulations. In any event, land drainage officers have raised no objections subject to the submission of a flood risk assessment.

Representations received have also expressed concern about traffic generation. It is considered that if the proposed development were to be approved, there would be sufficient room for off street parking and that there would be no adverse effects on traffic movement in Monkswood Avenue. The removal of the telegraph pole would undoubtedly need to be agreed with British Telecom.

**Conclusion:**

For the reasons outlined above it is recommended that planning permission be refused as the proposed development is in contrary to Policies CP7, DBE1, DBE2 and DBE9 of the Local Plan and Local Plan Alterations.

**SUMMARY OF REPRESENTATIONS:**

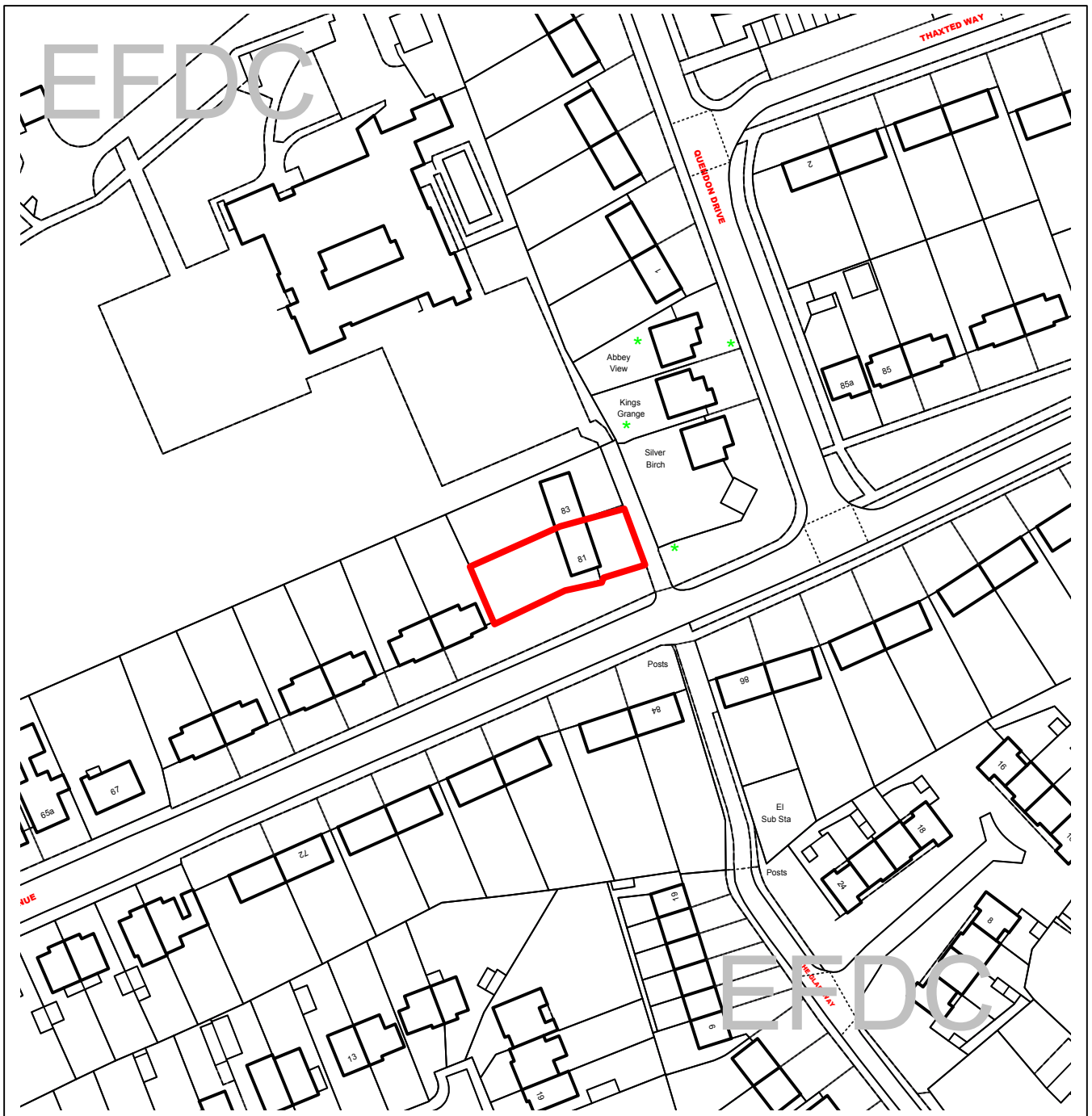
WALTHAM ABBEY PARISH COUNCIL:- The committee objects to the application as it is considered to be an overdevelopment of the site.

NEIGHBOURS: - Two representations were received expressing concern about the impact of the development on drainage and sewerage systems and traffic generation.



# Epping Forest District Council

## Area Planning Sub-Committee D



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<b>Agenda Item Number:</b>	<b>TWO</b>
Application Number:	EPF/2176/06
Site Name:	Land R/O 81 Monkswood Avenue, Waltham Abbey.
Scale of Plot:	1:1250



<b>APPLICATION No:</b>	EPF/2189/06
<b>SITE ADDRESS:</b>	Crossways 1 Middle Street Nazeing Waltham Abbey Essex EN9 2LB
<b>PARISH:</b>	Nazeing
<b>APPLICANT:</b>	Teejay Construction
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and erection of 2 no. house and 1 no. chalet bungalow.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (with conditions)</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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor rear elevations of plots 1 and 2 shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank and rear walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a

timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 Prior to the commencement of the development details of the proposed surface materials for the accesses and parking areas 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.
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 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 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 first occupation of the building hereby approved and shall be adequately maintained.
- 9 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

### **Description of Proposal:**

This application is for the demolition of an existing dwelling and erection of two 4-bedroom houses and a 3-bedroom chalet bungalow. The two houses are semi detached fronting North Street; they are set 6m back from the wide verge between the public footway and the site boundary. The bungalow is sited towards the junction of North Street and Middle Street.

The scheme utilises two existing access points with plot 1 having a private drive and plots 2 and 3 a shared drive. Each property has a single garage.

### **Description of Site:**

The property is a detached 3-bedroom bungalow located at the junction of Middle Street and North Street. The front elevation faces North Street and panel fencing and trees at its boundary with the adjoining roads enclose a large side garden. An electricity sub station is located between the site and number 4 North Street. To the east is Bentley; a bungalow set 1.2m from the boundary. A 1.8m high timber panel fence encloses the boundary.

The site is within an established residential area characterised by a mix of two-storey housing and bungalows in varying plot sizes.

### **Relevant History:**

EPF/327/2005 Outline application with just siting and access to be determined for demolition of the existing bungalow and erection of 2 two-storey houses and 1 bungalow. Approved 5/07/06

### **Policies Applied:**

#### Structure Plan

- CS1- Sustainable urban regeneration.
- CS2 - Protecting the natural and built environment
- CS4 - Sustainable new development
- BE1 - Urban intensification
- H2 - Housing development sequential approach
- H3 - Location of residential development
- H4 - Development form for new residential development
- T3 - Promoting accessibility
- T7 - Road hierarchy
- T12 - Vehicle parking

#### Local Plan and Local Plan Alterations

- CP1- Sustainable Development
- CP2 – Quality of rural and built environment
- CP7 - Urban form and quality
- H2A - Previously developed land
- H3A – Housing density
- DBE1 – Impact on neighbours
- DBE3 – Development in urban areas
- DBE6 – Car Parking
- DBE8 – Private amenity space
- DBE9 – Impact on amenity
- LL11 – Landscaping schemes
- ST2 – Accessibility of development
- ST6 – Vehicle parking.

### **Issues and Considerations:**

This is a full planning application, but it follows the approval last year of an outline scheme that was very similar. The access proposed remains as approved but the size of the dwellings has increased slightly.

The development complies with the policy preference for providing new dwellings within existing urban areas with good access to community facilities as set out in national planning guidance and adopted local planning policy. The principle of the development of three dwellings on the site utilising two accesses has already been agreed, the main concerns therefore relate to the size and design of the three dwellings and their impact on the street scene and on neighbouring residents.

### 1. Street Scene and Design:

It is considered that the proposed development is appropriate to its setting and that the buildings proposed will fit well within the existing street scene of mixed residential development. They are suitably sited to maintain the building line and, subject to details of the materials, will blend well with the surrounding development.

Although the rear elevations of the two storey dwellings include gable ends with no first floor window (to avoid overlooking problems) which is not ideal in design terms, these elevations will not be readily visible from any public area and it will not therefore have an adverse impact on the amenity of the area.

No landscaping scheme has been submitted with the application, but this can be required by condition. The intention is that the trees along the roadside boundaries of the site will be retained to maintain the leafy character of this part of Nazeing.

Each of the dwellings has private amenity space and parking space sufficient to meet the current adopted standards and will provide suitable living conditions.

### 2. Impact on Neighbours:

Since the site is separated from 4 North Street by the width of the site of the electricity sub station (8m) it is not considered that the development will have any adverse impact on the amenities enjoyed by the occupants of that property.

The flank wall of Bentley only contains a secondary window to a habitable room and this is within 1.2m of a 1.8m high fence. The development has been carefully designed to ensure that there are no first floor windows overlooking the garden of Bentley and there will not therefore be any loss of privacy as a result of the development.

The rear of the two storey dwelling proposed for plot 1 will be closer to the side boundary of the rear garden of Bentley than the originally approved siting, (by about 4m) but due to the position of the property this nearer element will not be readily visible from the rear windows of Bentley and most of the dwelling is still some 12m from the boundary. This positioning will not result in undue overshadowing and it is not considered that the development will be overbearing.

### 3. Access:

As has been stated, the proposed scheme utilises two existing accesses with amended alignment and width of that for plots 2 and 3 to enable two cars to pass on the access. This is as was approved in the outline application. Although it is recognised that this access is very close to the traffic lights at the junction of Middle Street with North Street, such that at busy times access to the site may be difficult, it is not considered that this is sufficient ground to warrant refusal of the application. That is because traffic generated by the proposal will be low and certainly no more than that which would be generated by the approved Outline scheme. Accordingly, the development would not cause harm to the free flow of traffic on the adjacent roads.

### Conclusion.

In conclusion, it is considered that this application makes good use of existing previously developed land and that the scheme is appropriate to the plot and will not have any adverse impact on amenity or the character of the area. The proposal is in accordance with the adopted policies of the Structure and Local plans and the application is therefore recommended for approval.

**SUMMARY OF REPRESENTATIONS:**

NAZEING PARISH COUNCIL – Although members are aware that outline planning has been granted on this site, concerns were raised in respect of the positioning of the properties closer to the adjacent property than the outline plans indicated. Concerns also regarding the positioning of the drive/drives onto the main highway at such a busy junction were raised.

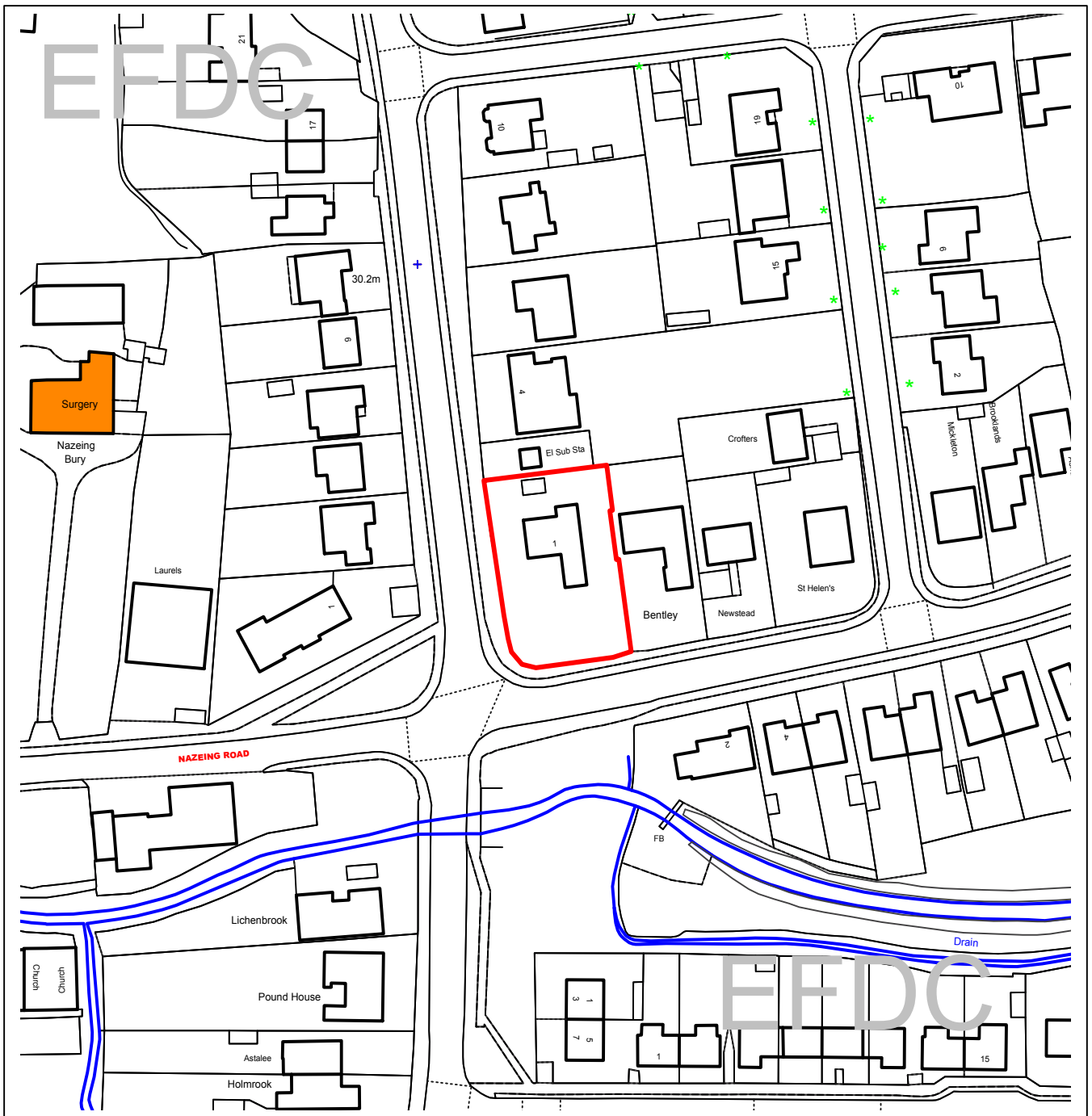
9 NORTH STREET - Overdevelopment exacerbating the already existing traffic problems in the area. The access routes are often completely blocked by traffic. This part of the road already has a high accident rate.

BENTLEY – I object to the movement of the two new houses closer than previously approved to my dwelling and request that the original spacing is maintained.



# Epping Forest District Council

## Area Planning Sub-Committee D



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<b>Agenda Item Number:</b>	<b>THREE</b>
Application Number:	EPF/2189/06
Site Name:	Crossways, 1 Middle Street, Nazeing.
Scale of Plot:	1:1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2312/06
<b>SITE ADDRESS:</b>	Springfields (1-96) Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	EFDC Housing Services
<b>DESCRIPTION OF PROPOSAL:</b>	Building refurbishment, alterations and landscape improvements.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (with conditions)</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 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.

**Description of Proposal:**

This is a council application for alterations and refurbishment of 5 blocks of flats and maisonettes that make up 1-96 Springfields. The works include: provision of barrel vaulted metal roof over the existing flat roofs, over cladding of façade, infilling of existing garage door recesses, new garage doors, new mechanical extract ventilation, replacement of all remaining timber doors and frames, removal of drying areas, resiting and rebuilding of refuse storage compounds, increased parking provision and demarcation of spaces, fencing of undercroft area to rear of garages with metal fencing and lockable gates, new staircase to end of block to improve means of escape.

**Description of Site:**

Springfields is a 1960's Council Housing Estate. The blocks provide 3 storeys of accommodation with undercroft parking below and they stand on elevated land surrounded by housing within the extended Roundhills development. Springfields is different in design to any of the surrounding housing and more prominent. The buildings have walkways at maisonette level, concertina balconies and flat roofs. The existing drying area and refuse areas have been subject to

vandalism and the undercroft areas attract anti social behaviour. Some of the original landscaping has become overgrown.

### **Relevant History:**

None

### **Policies Applied:**

Local Plan and local plan Alterations Policies:  
CP7 Urban Form and Quality  
DBE1 , DBE2, DBE3 relating to design issues.  
LL10, LL11 Landscaping and tree protection

### **Issues and Considerations:**

The main concerns in the determination of this application relate to the impact of the proposed changes on the character and amenity of the area, the impact on residential amenity of residents of the Springfields and the surrounding area, parking, landscaping and amenity space issues.

#### **1. Visual Impact:**

The main visual change in this proposal is the addition of metal barrel vaulted roofs over the existing flat roofed buildings; this will increase the height of the buildings by less than 2m. The proposed material is non-shiny metal, which will dull down over time and will not be excessively bright or reflective. The addition is not entirely sympathetic with the design of the original buildings, which are strongly angular, with no curved elements, but it provides a practical solution to the problem of water pooling on the flat roofs and will not be prominent or unsightly. The recladding of the buildings and enclosure of the undercroft areas will tidy up and improve the look of the buildings.

#### **2. Residential Amenity.**

The changes proposed will not result in any loss of amenity to residents of Springfields or surrounding properties. The visual improvements from the removal of the unsightly refuse areas and improvements to landscaping will have a positive impact on the amenity of residents. The proposed changes to the parking areas do not bring vehicles any closer to surrounding dwellings and there should be no adverse light pollution from the proposed car park lighting, which is oriented to light the car park and access roads and not the surrounding area.

#### **3. Parking.**

The scheme includes the provision of additional parking spaces completing a line of parking located to the rear of Blocks B and C. The additional parking areas are suitably laid out for easy manoeuvring and the area is overlooked by the flats and maisonettes in line with adopted policy. The scheme includes improved lighting of the access and parking areas, which will improve safety and potentially reduce risk of crime.

#### **4. Landscaping.**

The site is currently fairly well treed with amenity trees. The landscape provisions include replacement trees for the few that are to be removed and includes additional tree planting to soften



the visual impact of the new rubbish compounds. It is considered that the proposals are in accordance with the adopted landscaping and tree protection policies.

**Conclusion:**

In conclusion, this scheme has been drawn up in consultation with the residents of Springfields and it is considered that the proposals will enhance the amenity of the area and are in accordance with the adopted policies of the Local Plan and Alterations. The application is therefore recommended for approval subject to conditions.

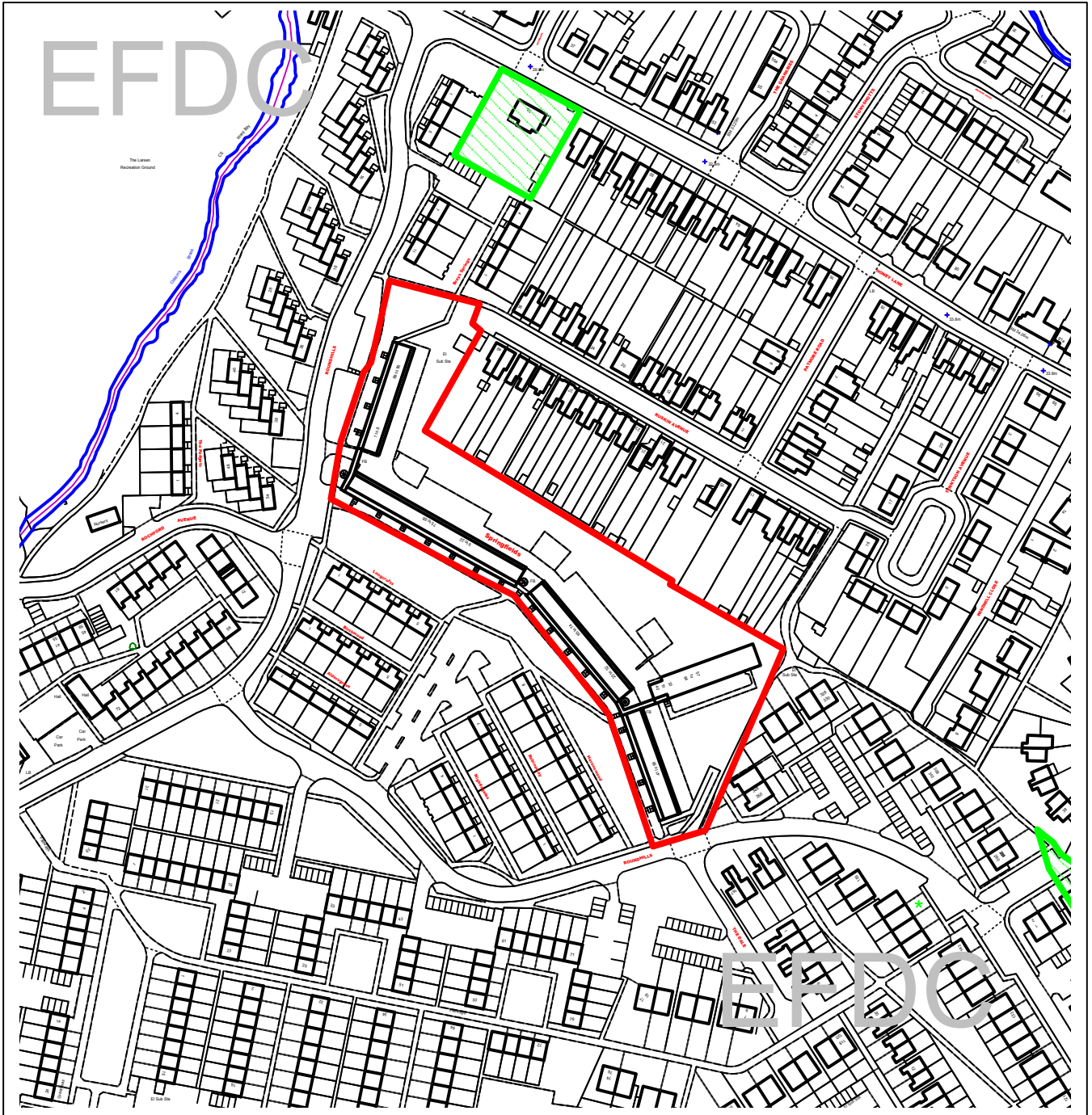
**SUMMARY OF REPRESENTATIONS:**

WALTHAM ABBEY TOWN COUNCIL – No objection



# Epping Forest District Council

## Area Planning Sub-Committee D



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<b>Agenda Item Number:</b>	FOUR
Application Number:	EPF/2312/06
Site Name:	Springfields (1-96), Waltham Abbey.
Scale of Plot:	1:2500

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0067/07
<b>SITE ADDRESS:</b>	Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB
<b>PARISH:</b>	Epping Upland
<b>APPLICANT:</b>	Messrs Woods
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of Essex barn to single dwelling, incorporating two former farmyard buildings to be converted to integral work units.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (with conditions)</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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window opening on the first floor of the northeast elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 The proposed work units to the rear of the converted dwelling shall only be used as ancillary with the main dwelling by the occupiers of that property.

- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Class A to H shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway 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.

### **Description of Proposal:**

The applicant is seeking permission for the conversion of an existing barn into a single dwelling and converting two former farmyard buildings into associated work units. The barn and outbuilding were until recently within the curtilage of a Grade II listed Farmhouse, immediately north of the barn, and remain curtilage listed. Accordingly an application for listed building consent for the associated works to the buildings has been submitted, Ref. LB/EPF/0069/07, and is considered elsewhere on this agenda.

It should be noted that the applicant has also applied for planning permission under a separate planning application, Ref EPF/0068/07, to remove existing buildings on the site and replace them with small B1 business units with secure lock up yards. At the time of writing of this report, that application has not been decided.

This report only relates to the planning merits of the conversion of the barn into a dwelling and farmyard buildings to associated work units.

The proposed conversion of the barn would include the demolition of a single storey lean-to addition to the front elevation, minor external works to the facades of the building, which includes a number of new windows and openings, replacing the cladding to the roof and walls as the original materials are in poor condition and the removal of the existing lean-to facing the highway. There would also be internal alterations to the building to accommodate living areas by removing and adding new walls.

The two farmyard buildings to be converted to work units are attached and were once used as a stock shed and a small barn. They are located behind the existing barn. The only proposed external changes to the two buildings are to re-clad the facades and replace some existing windows as the existing materials are also in poor condition. It is proposed that the two buildings will be used in association with the applicant's business as a home office and, should application EPF/0068/07 be approved, they would also be used to run the proposed B1 use to the rear of the site.

### **Description of Site:**

The subject site is located on the northern side of Parsloe Road approximately 185 metres north east of the Epping Road. The site and relevant buildings until recently formed part of the curtilage of Richmond's Farmhouse, a Grade II Listed Building. The land has now been sold off and is in separate ownership.

The site is irregular in shape and has a frontage onto Parsloe Road. It is relatively level with vegetation located on the side and rear boundaries. The site has a total area of approximately 2 acres. It comprises of a number of outbuildings that are in poor condition and were once used for the maintenance and storage in connection with Richmond Farm.

The application site and the surrounding area to the south and west are located within the Metropolitan Green Belt. To the northeast of the site, the outskirts of the town of Harlow are approximately 100 metres away. The main use of the properties to the south and west of the site are agriculture and horticulture while the properties to the northeast are mainly residential.

### **Relevant History:**

None relevant

### **Policies Applied:**

Structure Plan:

- C2 Development Within the Metropolitan Green Belt
- RE2 Re-Use of Rural Buildings
- HC3 Protection of Listed Buildings
- HC4 Conversion of Listed Buildings

Local Plan:

- HC10 Works to Listed Buildings
- DBE1, DBE2, DEB4, DBE8 and DBE9 relating to design, impact on neighbours and locality.
- LL10 Impact on existing landscaping
- LL11 Landscaping provisions

Local Plan Alterations:

- GB2A Development in Green Belt
- GB8A Change of Use or Adaptation of Buildings
- GB9A Residential Conversions
- ST6 Vehicle Parking

### **Issues and Considerations:**

The application is for the conversion of an existing barn into a dwelling and the conversion of two farmyard buildings into work units associated with the new dwelling. The site is located within the Metropolitan Green Belt where the main issues to be addressed are the impact on the openness of the Green Belt or purposes of including the land in the Green Belt resulting from the change of use, the design of the development and its impact on the amenities enjoyed by the occupants of neighbouring properties.

### 1. Green Belt:

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversion of rural buildings must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected.

The only external changes to the barn and the two farmyard buildings would be new cladding (black feather edge boarding & hand made clay tiles) to replace the existing as it is in poor condition, some new windows and the removal of the existing lean-to. It is not considered that these alterations or the proposed change of use would have a detrimental impact to the Metropolitan Green Belt as they will not detract from the amenities or the character of the rural area or cause a significant increase in traffic and noise.

The proposals for the removal of the lean-to and making good the front elevation of the barn are well designed and sympathetic to the character of the building in that they maintain its appearance as a barn. They also have the benefit of improving the openness of this part of the Green Belt. The Parish Council's concerns about the loss of the lean to are appreciated but given the quality of the design proposed, benefits to the Green Belt, and having regard to the fact that the barn is not listed in its own right, the objection on the basis of the loss of the lean-to cannot be supported.

### 2. Design and the Built Environment:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seeks to ensure that a new development is satisfactorily located and is of a high standard of 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.

Although the proposal is not a new development, the change of use requires alterations to the existing buildings. Building materials are a key factor in determining the local character.

It is considered that the choice of traditional materials such as plain clay tiles and weatherboard for the alterations of the buildings would reflect and blend into the rural location and the street scene.

Given that the buildings are located within the Green Belt and located on the adjoining property there is a listed building, it is important that the detailing of the buildings is of a high standard. It is believed that the application has taken into account the sensitive location that the buildings are within and they have been designed and repaired to replicate the surrounding area in terms of detailing.

It is considered that the proposed change of use to the existing buildings complies with the objectives of the above policies and would integrate with the surrounding environment in terms of scale, form, bulk, materials and detailing.

### 3. Residential Amenity Space:

Policy DBE8 of the Epping Forest District Local Plan in respect to amenity space requires that new dwellings should have at least 20 square metres of private open space for each habitable room in the dwelling over 13 square metres in size. The proposed dwelling would have 7 habitable rooms (five bedrooms, kitchen and living room over 13 sqm), which means that 140 square metres of

amenity space would be required. It is considered that there is an adequate amount of recreational space to serve the needs of the residents behind the proposed dwelling.

#### 4. Highway/Parking Issues:

Policies DBE6 and ST6 of the Epping Forest District Local Plan and Local Plan Alterations states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards.

As the existing crossover would provide access to the proposed B1 units to the rear of the site (to be decided under separate planning application) a new crossover is required to provide vehicle access and off street parking for the proposed converted dwelling. The crossover will be located approximately 18 metres east of the existing crossover. Considering the low amount of vehicle movements to and from the site, it is not considered that there would be a detrimental impact to the safety of entering and exiting the site or affecting the traffic movements along Parsloe Road. It is also believed that there wouldn't be a significant impact to the adjoining property east of the site in relation to noise or headlights. Adequate car parking to service the needs of the residents would be available on the hard surface to the rear of the proposed dwelling.

#### 5. Impact on Neighbours:

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primarily in respect to privacy and overshadowing.

Since the buildings already exist, there would not be a significant difference in relation to overshadowing to adjoining properties.

In relation to protecting the privacy of adjoining properties a new flank window on the north east elevation that is to provide light for bedroom 3 is to be fixed and obscured glazed. It is considered that there would not be any significant amount of overlooking into adjoining properties private open space areas or habitable rooms.

### **Conclusion:**

In conclusion it is considered that the development is appropriate development in the Green Belt, is acceptable in terms of scale, form, bulk and that it would respect the character of the surrounding area appearing appropriate in the street scene, safeguarding the setting of the adjacent listed farmhouse. Furthermore, the development would provide a good standard of accommodation that would not be harmful to the amenities enjoyed by the occupants of adjacent property. Therefore it is recommended that the application be approved subject to conditions

### **SUMMARY OF REPRESENTATIONS:**

EPPING UPLAND PARISH COUNCIL: The committee objects to the application as it has concerns regarding the historical significance of the lean-to that is to be removed and what exactly is the proposed use intended for the proposed work units.

NEIGHBOURS: No representations received.

**Report Item No: 6**

<b>APPLICATION No:</b>	LB/EPF/0069/07
<b>SITE ADDRESS:</b>	Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB
<b>PARISH:</b>	Epping Upland
<b>APPLICANT:</b>	Messrs Woods
<b>DESCRIPTION OF PROPOSAL:</b>	Curtilage Grade II listed building application for change of use of Essex Barn to single dwelling and use of former farmyard buildings as integral work units.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (with conditions)</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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

**Description of Proposal:**

The proposed works relate to works to facilitate the conversion of an existing barn into a single dwelling and converting two former farmyard buildings into integral work units. The buildings were until recently within the curtilage of a Grade II Listed Building and, since they pre-date 1948, are curtilage listed. Even though they are not listed in their own right, therefore, Listed Building Consent is required for the works.

The proposed conversion of the barn would comprise of minor external works to the facades of the building which includes a number of new windows and openings, replacing the cladding to the roof and walls as the original materials are in poor condition and the removal of the existing lean-to facing the highway. There would also be internal alterations to the building to accommodate living areas by removing and adding new walls.



It should be noted that the two farmyard buildings located behind the existing barn are attached together and were once used as a stock shed and a small barn. The only external changes to the two buildings are to re-clad the facades and replace some existing windows as the existing materials are also in poor condition. It is proposed that the two buildings will be used in association with the applicants business as a home office and if granted under a separate application, will also be used to run the proposed B1 use to the rear of the site.

### **Description of Site:**

The subject site is located on the northern side of Parsloe Road approximately 185 metres north east of the Epping Road. The site and relevant buildings until recently formed part of the curtilage of Richmond's Farmhouse which is a Grade II Listed Building. The land has now been sold off and is now in separate ownership.

The site is irregular in shape and has a frontage onto Parsloe Road. The site itself is relatively level with vegetation located on the side and rear boundaries. The site has a total site area of approximate 2 acres.

The site comprises of a number of outbuildings which are in poor condition and were once used for the maintenance, storage and the upkeep of Richmond Farm. The subject site and the surrounding area to the south and west are located within the Metropolitan Green Belt. To the northeast of the site, the outskirts of the town of Harlow is approximately 100 metres away. The main use for the properties to the south and west of the site is for agricultural and horticulture and the properties to the northeast are mainly residential.

### **Relevant History:**

None relevant

### **Policies Applied:**

Structure Plan;  
HC3 Protection of Listed Buildings  
HC4 Conversion of Listed Buildings

Local Plan Polices;  
HC10 Works to Listed Buildings

### **Issues and Considerations:**

The application is for the conversion of an existing barn into a dwelling and the conversion of two farmyard buildings into work units. The site is located within the curtilage of a listed building therefore the main issues to be addressed would relate to if there would be any impacts to the adjoining listed building itself and the historical significance to the surrounding area.

Council's Historic Building advisors have commented on the proposed works and concluded that the proposed alterations are in keeping with the original character of the building and will enhance the setting of the adjacent Grade II listed building (Richmond's Farmhouse). Furthermore, it is

considered the removal of the existing lean-to would not cause material detriment to the original building and that it would not have an impact to the historical significance of the surrounding area.

The proposals for the removal of the lean-to and making good the front elevation of the barn are well designed and sympathetic to the character of the building in that they maintain its appearance as a barn. The Parish Council's concerns about the loss of the lean to are appreciated but given the quality of the design proposed and having regard to the fact that the barn is not listed in its own right, the objection on the basis of the loss of the lean-to cannot be supported.

### **Conclusion:**

In conclusion it is considered that the alterations and change of use to the existing buildings are acceptable as they would not have any adverse impact to the surrounding area in terms of historical importance, would preserve the special architectural and historic character of the existing curtilage listed buildings and would enhance the setting of the adjacent Grade II Listed Building. Therefore it is recommended that the application be approved subject to conditions.

### **SUMMARY OF REPRESENTATIONS:**

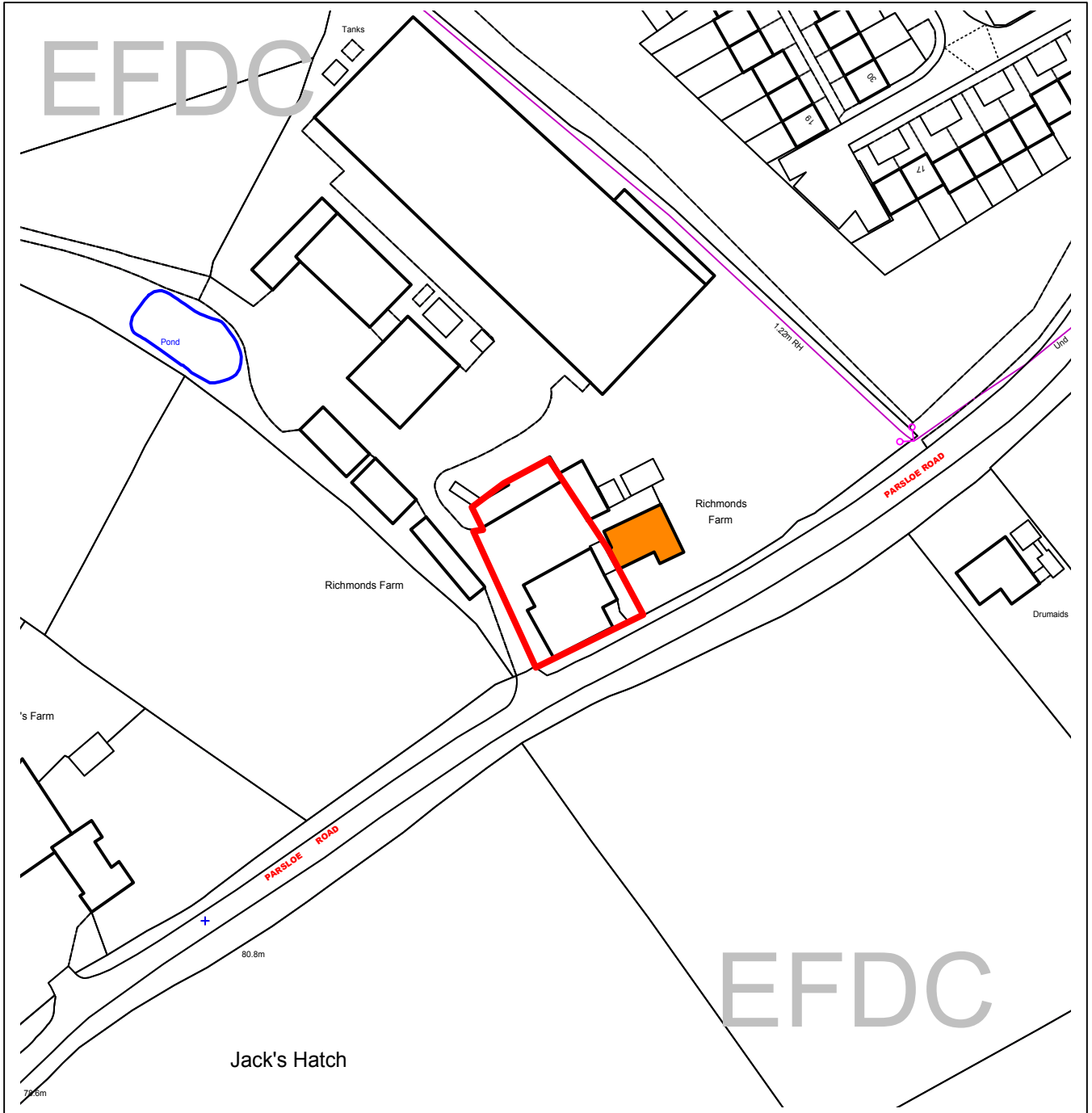
EPPING UPLAND PARISH COUNCIL:- The committee objects to the application as it has concerns regarding the historical significance of the lean-to that is to be removed.

NEIGHBOURS:- No representations received.



# Epping Forest District Council

## Area Planning Sub-Committee D



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<b>Agenda Item Numbers:</b>	<b>FIVE &amp; SIX</b>
Application Number:	EPF/0067/07 & LB/EPF/0069/07
Site Name:	Richmond Farm, Parsloe Road, Epping Upland.
Scale of Plot:	1:1250