

Report Item No: 1

APPLICATION No:	EPF/1008/07
SITE ADDRESS:	Rosebarn Cottage 3 Fiddlers Hamlet Epping Essex CM16 7PG
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Francis
DESCRIPTION OF PROPOSAL:	Proposed carport.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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.

Description of Proposal:

It is proposed to erect a single, open-sided carport 3.3m wide by 5.5m long with an enclosed store, 3.3m wide x 2.2m deep, to the rear. The whole building will be finished with a plain tiled roof to match the dwelling and timber boarded. It is to be located to the side of the dwelling close to its northern boundary.

Description of Site:

A detached cottage on the east side of Coopersale Lane at Fiddlers Hamlet. The dwelling is largely behind a high fence and hedge that screens the site from the road.

Relevant History:

EPF/320/93 – Single storey rear extension – approved
EPF/1880/00 – Porch and pitched roof over extension – approved
EPF/2122/00 – First floor extension – refused
EPF/1162/02 – Change of use of agricultural land to residential garden - approved
EPF/1723/03 – Dropped curb and front fence – approved
EPF/2025/03 – Rear and side extensions – refused
EPF/542/04 – Rear and side extensions – refused
EPF/517/05 – Link to garage and conversion of garage to bedroom – approved.

Policies Applied:

Structure Plan policy C2: Green Belt; and Local Plan policies GB2A: Green Belt, GB14A: extensions in the Green Belt and DBE 4, 9 and 10: amenity.

Issues and Considerations:

The main issues in this case are Green Belt policy and the impact of the outbuilding on the character of the area and in the street scene, and amenity considerations.

1. Green Belt

Green Belt policy states that outbuildings will be considered on their own merits and will be granted when they are in scale and in keeping with the property they serve and do not unduly impact upon the openness of the Green Belt.

It is considered that this outbuilding is appropriately small and will not impact upon the open character of the Green Belt being sited between the dwelling and the boundary hedge.

It is recognised that the need for the carport arises only because consent was given to convert the double garage to habitable accommodation as the only way that additional accommodation could be provided for this cottage. However, the replacement is of minimum size – only half the size of the former garage - and it is not unreasonable for the dwelling to have a single carport.

2. Impact on neighbours

No nearby property will be affected by this proposal.

3. Other Matters

The design of the structure is traditional and poses no issues in terms of its visual appearance.

The curtilage of the cottage has been extended at the rear in times past, but the location of this outbuilding is entirely within the original residential curtilage of the dwelling.

Conclusion

The proposal is considered to be appropriate to this dwelling and not excessive in size. It will have minimal impact upon the countryside and none upon other properties. It is recommended for approval.

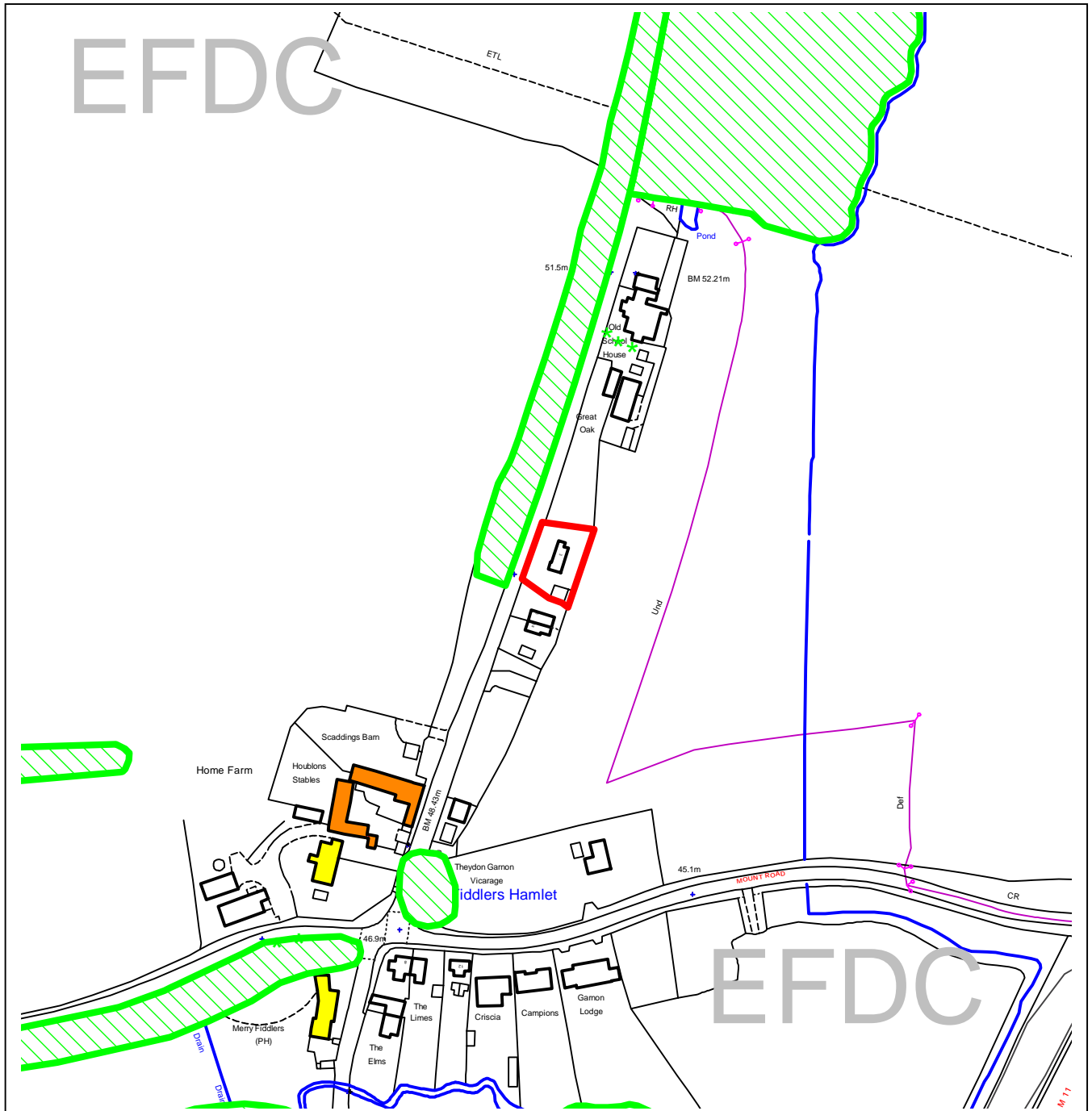
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: Object since in the Green Belt and the property has been extensively remodelled. Additional garden space has been provided and it would appear that following the incorporation of an existing garage into living accommodation there is now an attempt to replace the lost garage space by providing another building for a carport.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1008/07
Site Name:	Rosebarn Cottage, 3 Fiddlers Hamlet, Epping, CM16 7PG
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/0610/07
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Essex
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Coopersale Hall School
DESCRIPTION OF PROPOSAL:	Extension of existing classrooms wing.
RECOMMENDED DECISION:	Grant Permission (Subject to s106)

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, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the Local Planning Authority.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 3 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.

- 4 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.
- 5 Details of all new windows at a scale of no less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved. The works shall be implemented in accordance with such approved details.
- 6 The extensions hereby approved shall not be occupied until new and improved pedestrian facilities along the access road from Flux's Lane to the school grounds have been provided in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.
- 7 The extensions hereby approved shall not be occupied until space has been provided within the proposal site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site, clear of the highway and properly laid out and such space shall be maintained thereafter free of any impediment to its designated use.

Also subject to the prior completion of a satisfactory planning obligation under s106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

1. A school travel plan.
2. New and improved pedestrian facilities in Flux's Lane and at the Flux's Lane/Stewards Green Road and the Stewards Green Road/Brook Road/Bower Hill junctions (details to be agreed with the Highways Authority).
3. The bringing up to current Essex County Council standards of the bus stops located in the vicinity of the proposal site (details to be agreed with the Highways Authority).

Description of Proposal:

The application seeks planning permission for the erection of a two-storey side extension and a single storey extension which would infill a recessed area of the existing school building.

The proposed two-storey extension would provide four additional classrooms together with toilet facilities to the eastern end of an existing single storey addition. The enlargement would be of the same width as the existing building and project 7m beyond the eastern flank at a two-storey level.

It would have a pitched roof up to 2.2m higher than the original addition with the base of the extension below that of the original addition.

The two-storey extension would be largely finished in facing brick but the first 1.5m adjoining the existing extension would be glazed. The two slopes of the pitched roof would be off-set at different heights, the lower being that over the glazed section. The infill extension would be the same height as the existing extension to the building which it would be surrounded by and provides an additional classroom.

Members may recall that both aspects of the proposal were previously considered by the Plans Sub-Committee "B", alongside other additional development, under application number EPF/1525/05. This was refused by the Committee and subsequently dismissed at appeal. However, Members should note that the Inspector did not object to the parts of the proposal which form the present scheme.

Description of Site:

The site is within the Metropolitan Green Belt and the Coopersale Hall School main building is a statutory grade II listed building. The site is bounded by residential properties to the north. To the south and east the land falls away from the existing school buildings. To the south the land is initially open, including a soft surfaced play area. Approximately 50m beyond the south elevation of the building there is a formal garden dominated by mature trees. There is a sloping grassed area immediately to the east of the existing single storey addition to the school beyond which is a hard surfaced play area/tennis court enclosed by 3m high wire mesh fencing with densely planted tree and bushes to the east. The land east of the hard play area/tennis court is used as a small industrial estate with businesses accommodated in a converted single storey building and the estate screened from the south by robust tree planting. To the west and southwest is a tree belt, beyond which is a field in the schools ownership. To the east is a 30m wide gravel surfaced drive/turning area beyond which are Bakers Cottage and Orchard Cottage.

Relevant History:

LB/EPF/0031/85 – Demolition of first floor link between Coopersale Hall and Orchard Cottages. Granted (1985).

LB/EPF/0071/88 – Alterations in connection with change of use to educational establishment. Granted (1989).

EPF/1220/88 – Change of use to educational establishment. Granted (1989).

LB/EPF/0100/89 – Alterations and extension to provide classrooms, toilets and kitchen. Granted (1990).

EPF/1766/89 – Alterations and extension to provide classrooms, toilets and kitchen. Granted (1990).

EPF/0653/04 – Erection of first floor rear and two storey rear extensions to provide additional classrooms. Refused (2004).

LB/EPF/0654/04 – Corresponding application for listed building consent in respect of application EPF/653/04. Refused (2004).

EPF/1516/04 – Erection of first floor rear and two storey rear extensions to provide additional classrooms. Refused (2004).

LB/EPF/1515/04 – Corresponding application for listed building consent in respect of application EPF/653/04. Refused (2004).

EPF/1525/05 - Side and rear extensions to provide additional classrooms and erection of new classroom block to replace existing block and enlargement of existing car park. Refused (2006). Appeal dismissed (2006).

LB/EPF/1526/05 - Grade II Listed building application for extensions to provide additional classrooms and erection of new classrooms block to replace existing car park improvement. Granted (2006).

EPF/1021/06 - Extension of existing car park to form overflow car parking. Granted (2006).
EPF/0611/07 - Removal of existing detached classroom block and replacement with new single storey block. Refused (2007).

Policies Applied:

Structure Plan:

C2 – Development within the Green Belt
CS2 – Natural and built environment
CS4 – Sustainable new development
CS5 – Sustainable transport
EG4 – Energy conservation
HC3 – Protection of listed buildings
T3 – Accessibility
T12 – Parking

Local Plan:

CP2 – Rural and built environment
CP3 – New development
CP4 – Energy conservation
CP5 – Sustainable building
CP9 – Sustainable transport
GB2A – Development in the Green Belt
HC10 – Works to listed buildings
HC12 – Works that affect the setting of a listed building
DBE1 – New buildings
DBE2 - Amenity
DBE4 – Design of new buildings in the Green Belt
RP5A – Environmental impacts
LL1 – Landscape character
LL2 – Development in the countryside
LL10 – Existing features
LL11 – New planting
ST1 – Development location
ST2 – Accessibility
ST3 – Transport assessments
ST4 – Road safety
ST5 – Travel plans
ST6 – Parking
I1A – Planning obligations

Issues and Considerations:

The main issues to be considered in this case are the appropriateness of the development in the Green Belt, the impact of the development on the Green Belt and listed building and the acceptability of the proposal in terms of sustainability matters, character, the amenity of surrounding occupiers, parking and highways matters, landscaping and access.

1. Green Belt Matters:

The proposed extensions are considered by officers to be inappropriate development in the Green Belt that should also only be permitted if very special circumstances exist, sufficient to overcome the harm caused by inappropriateness.

The proposed two-storey extension would exceed the height of existing buildings but it is considered that this alone would not be sufficient to exacerbate the impact of the school buildings as a whole on the open character of the Green Belt. When seen from the east the extension would add interest and variety to the existing extension to the school, which presently terminates in a blank brick wall of no interest. When seen from the north or south the extension would appear as a clear stop to the existing extension and due to its sympathetic design would result in an improved appearance to the school building.

The main vantage point from beyond the immediate vicinity of the building would be from the first floors of Nos. 1 and 2 Coopersale Hall Farm Cottages and Orchard Cottage located to the north and northwest from. From these points, views of the addition would be mainly of the roof of the extension which is considered to be of much greater interest than that of the existing addition but little higher overall. The cumulative impact of the extension would be to increase the bulk of additions to the school, but that increase in bulk would be overcome by the improvement in the appearance of the school buildings as a whole. The two-storey extension is therefore inappropriate development in the Green Belt but its positive impact on the character and appearance of the listed building is significant and considered to amount to very special circumstances sufficient to overcome the harm caused by inappropriateness.

The single storey infill extension is also deemed to have very special circumstances that overcome the harm caused by inappropriateness. These relate to the fact that it would be surrounded on three sides by built development with a height that it would not exceed. This creates a very particular set of circumstances which result in the impact of the extension being nullified. Both extensions are therefore deemed to be acceptable in this instance.

2. Listed Building and Character Matters:

Council policies require that developments respect their setting, relate suitably to the surrounding spaces, are of a size and position that they adopt a significance appropriate to their function, safeguard character and employ materials which are sympathetic to their context. Policies in respect of listed buildings require that works do not detract from the setting, historic interest or architectural character and appearance of listed buildings. The single storey infill extension is considered to be acceptable in all these regards. As was indicated above the design of the two-storey element of the proposal is deemed to make a positive contribution to the overall composition of the building. The proposal is therefore deemed by officers to accord with policies in respect of design, character and listed buildings. It should also be noted that the Council did not object to the proposal on design or listed building grounds when considering the development as part of a wider scheme previously.

3. Amenity Issues:

Having had regard to the size, siting and design of the proposed extensions it is considered that the scheme, as could be controlled with suitable conditions, would be acceptable in all these regards. It is of note that when considering the previous application the Inspector who dealt with the appeal did not refuse the proposal on amenity grounds.

4. Parking, Highways and Access Matters:

The County Council Highways Group have not raised any objections to the proposal and consider that concerns regarding the scheme can be adequately addressed with suitable conditions and a planning obligation. Officers support this approach. Furthermore, this was the position adopted by the Inspector who dealt with the appeal for the previous, larger scheme, for the site.

The obligation proposed would relate to provision of:

1. A school travel plan.
2. New and improved pedestrian facilities in Flux's Lane and at the Flux's Lane/Stewards Green Road and the Stewards Green Road/Brook Road/Bower Hill junctions (details to be agreed with the Highways Authority).
3. The bringing up to current Essex County Council standards of the bus stops located in the vicinity of the proposal site (details to be agreed with the Highways Authority).

5. Sustainability and Landscaping Matters:

Council policies require that proposals make adequate provision for the protection of existing trees and provide suitable landscaping for new developments. Having had regard to the details submitted with the application and the existing landscaping of the site it is considered that these matters can be adequately addressed with suitable conditions in respect of tree protection and new landscaping proposals. It is noted that concerns have been raised that the proposal would fail to accord with planning policies and guidance in respect of sustainability matters. However, having had regard to the requirements of other legislation and the relevant national, regional and local policies and guidance it is considered that the proposal is acceptable in this regard with the conditions and planning obligation recommended.

6. Other Matters:

Concerns have been expressed that the present application is not accompanied by application for listed building consent. Two points are of note in this regard. Firstly, listed building consent for the same works was granted at the time of the previous application being refused planning permission. Secondly, the absence of a listed building application is not a material consideration in the determination of this proposal.

Concerns have also been raised that part two of the application form (which, amongst other matters, asks for details of the nature of business, number of persons employed and vehicle movements) has not been filled in. However, this is only required where proposals relate to industrial, office, warehousing, storage, shops or commercial glasshouses. The present application falls outside any of these categories.

A final objection that has been raised suggests that the application cannot be considered separately from the proposal to erect a new building in the school grounds (refused earlier this year), as they collectively seek the provision of education facilities up to the age of 13 at the site. It is noted that the Inspector who dealt with the previous appeal did not feel that he could give a split decision with both schemes on a single application, as the proposals were so clearly connected. However, as these have now been submitted as separate planning applications it is the officer's opinion that they must be considered on their individual planning merits, irrespective of the overall objective.

Conclusion:

The proposed development is considered by officers to have overcome the reasons for refusing the previous application and on the basis of its individual planning merits is deemed to be acceptable, subject to conditions and the signing of a suitable planning obligation, in this instance. The application is therefore recommended for approval subject to conditions and a planning obligation.

SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL – Committee object to the application because the proposal represents inappropriate development in the Green Belt and because highway access is inadequate to cope with significantly increased use.

COOPERSALE HALL FARM – Objection on grounds of impact on Green Belt, trees and listed building and concern that scheme represents over development and raises traffic concerns.

1 COTTAGE, COOPERSALE HALL FARM – Objection on grounds of noise, traffic, congestion, additional activity, pollution, over development and Green Belt concerns.

FARM BUNGALOW, FLUX LANE – Objection on grounds that the proposal goes beyond an acceptable level for the expansion of the school and result in traffic problems in the area.

BAKERS COTTAGE, COOPERSALE HALL - Objection on grounds of noise, traffic, amenity, pollution and Green Belt concerns.

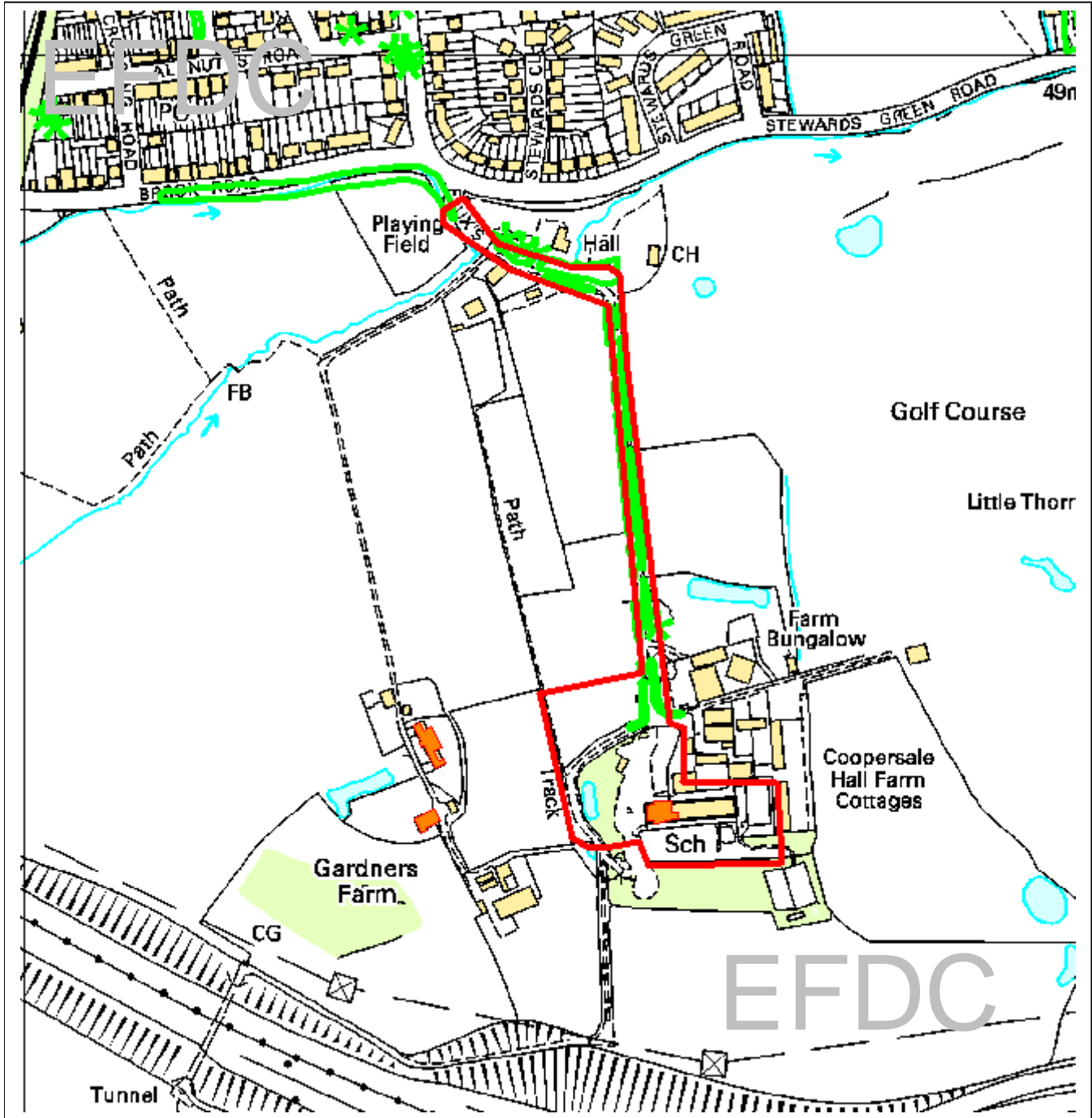
JAMES KIER & ASSOCIATES (on behalf of various local residents) – Objection on grounds of Green Belt, sustainability, highways and policy conflict concerns. It is also suggested that additional information should be provided and that an application for listed building consent should be submitted concurrently with the present application. Furthermore, it is indicated that the two applications are part of a larger scheme and therefore it should not be accepted that only one of the two most recent applications could be approved individually.

106 letters of support have been received from parents of pupils in respect of the application.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/610/07
Site Name:	Coopersale Hall School, Flux's Lane, Epping.
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/0889/07
SITE ADDRESS:	Stable and land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr D Jarvis
DESCRIPTION OF PROPOSAL:	Conversion of existing stables/yard into three apartments with refuse and re-cycling area/secure cycle lock up and three designated parking bays and small amenity space. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 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.
- 4 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.

- 5 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 7 Prior to the commencement of the development details of the proposed surface materials for the driveway 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.
- 8 All rooflights shown in the approved plans shall be of a Conservation Area type and shall be approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.

Description of Proposal:

Conversion of the existing stables to form 3 dwellings, forming a row of three 3 bed apartments. The existing barn on the site would be demolished. 3 parking spaces would be provided with a small amenity space to the west of the site. This is a revised application after a refusal of a similar application in 2006.

Description of Site:

Rectangular plot of land between the car park of the Blue Boar public house and the rear gardens of Goulds Cottages and the Maltsters Arms public house. It is located on the west side of Market Place and currently consists of a disused stable block and a barn, which are used by the occupier of No. 5 Goulds Cottages. It is wholly within the Abridge Conservation Area. The stables are a curtilage listed building (the Blue Boar being the listed building). The barn is not listed.

Relevant History:

EPO/17/72 - Use of stable and yard for motor vehicle repairs and servicing – refused
EPO/663/72 - Use of old brewery stables for preparation and storage of motor vehicles – refused
EPF/1293/80 - O/App for conversion of stable block to six dwellings and provision of 6 car parking spaces with staff accommodation over – withdrawn
EPF/118/81 - O/App for conversion of stables for use as office and staff accommodation and storage with associated car parking – approved
EPF/535/97 - Demolition of barn and conversion to car park – refused
LB/EPF/526/97 - Listed building application as above – refused
EPF/431/05 - Conversion stables and barns to form 6 dwellings – refused
LB/EPF/432/05 - Listed building application as above – approved
EPF/0513/06 - Conversion of stables and barn to form 5 dwellings - refused

LB/EPF/0514/06 - Listed building application as above - refused
Appeal re 2006 applications was dismissed

Policies Applied:

Structure Plan:

BE1 Urban Intensification
T 8 Highways

Local Plan:

DBE1 New Buildings
DBE2 New buildings amenity
DBE6 Residential car parking
DBE8 Amenity Space
DBE9 Residential Amenity
HC6 & 7 Conservation Area development
ST4 Car Parking
ST6 Highway Safety

Issues and Considerations:

The main issues here relate to:

1. The principle of converting the existing buildings;
2. The effect on the surrounding area's amenity and the Conservation Area;
3. Private amenity space considerations;
4. The potential impact on the neighbouring properties;
5. Car parking provision;
6. Highway safety issues.

It will also be considered whether the application overcomes the previous reasons for refusal, which were the intensification of a sub standard road access causing a highway hazard.

The main changes in this scheme from the 2006 scheme are the removal of 2 of the properties from the site and changes to the external fenestration.

1. Building in Context

- The principle of converting the buildings is considered to be acceptable here. Both the barn and stables are lying vacant at present apart from being used for storage and housing for the dogs of the owner of No.5 Goulds Cottages.
- The proposal complies with structure plan policy BE1 in that it is recycling underused land, reusing the existing buildings and reusing an urban site, which is no longer appropriate to its existing use; residential is deemed to be the most appropriate use.
- Lambourne Parish Council have raised concerns that this proposal would be an overdevelopment of the site. However it is considered that this mews development is acceptable given its location and that the dwellings are similar in size to the existing Goulds Cottages and other small dwellings within the locality.
- The reduction from an original 6 dwellings in 2005 to the 3 now proposed will have less impact on the character and appearance of the area.

- The existing barn will also be removed from the site and replaced by a parking area which would serve no 5 Gould Cottages. These changes have resulted in a far less cramped appearance.

2. Amenity & Conservation Area

- It is considered that the sensitive reuse of the building (which this proposal is considered to represent) would not be detrimental to the character, appearance or setting of the Conservation Area. Furthermore, no objections have been raised by Conservation Officers. Much of the existing building and therefore materials would remain and details of new materials can be controlled by appropriate conditions.
- Members should be aware that the Conservation Officer has previously commented “the barn to be demolished provides very little contribution of the character and appearance of the Conservation Area as it is not easily visible from the street, so will not be detrimental to the overall character of the Conservation Area if it is demolished. The subsequent conversion of the stables will add character and appearance by bringing back into use these neglected buildings in a position of visual importance with the Conservation Area. In this sense the stable being brought back into use may be considered to compensate for the loss of the barn”.

3. Private Amenity Space

- The scheme would result in 3 new dwellings with a total of 15 habitable rooms. This is a village centre site and there are fields and amenity areas in close proximity to the site. In adaptation the size of the dwellings would not lend themselves necessarily to families requiring larger areas of private space.
- The applicant has supplied a communal amenity space of about 80m², and whilst not perhaps ideal in terms of location, is in the only logical place for an amenity space. This is above the 75m² stated as adequate in the Local Plan. Therefore a refusal on this ground would not be justified.

4. Residential Amenity

- There will be no loss of light or outlook as a result of the scheme.
- The ground floor of the stables is approximately 1.2m higher than ground level. The disabled access ramp up to the entrances to the proposed dwellings has been changed in orientation and successfully overcomes the previous objection in 2005 on the grounds of overlooking on No 12 London Road.

5. Car Parking

- Car parking is conveniently situated for its intended users and would not visually dominate the street scene. Three parking spaces are provided, plus a space for No 5 Goulds Cottages. The parking standards provide for a maximum of 1.5 places per dwelling and it is considered that in this village centre location the level of provision is acceptable. Highways Officers have raised no objection to the scheme on these grounds

6. Highway Safety

- When considering the appeal for the previous application (in 2006) the Inspector stated “There is little doubt that the visibility to the mini roundabout from the sites vehicular access is severely substandard....however, where it can be shown that vehicle speeds on the

major road would be kept below the speed limit, this visibility requirement may be reduced somewhat.”

- The Council supplied figures for this appeal, indicating that the average speed of vehicles approaching the site from the right was around 22mph, reducing the visibility required to 40m. Only a maximum of 14m could be achieved however.
- The Inspector accepted that vehicle activity had occurred in the past and was occurring now at the site stating that *“However, the amount of vehicle activity generated by present users appears to be relatively low key.....By contrast five dwellings could be expected to generate a significant number of vehicle movements a day”*.
- The Inspector held that *“it is my judgement that replacing the existing use by five 2 bedroom dwellings **would probably result in a material increase in the amount of traffic needing to use the access** [Officers emphasis]. In view of the severely restricted visibility to the right, this would have seriously detrimental road safety implications.”*
- Highways Officers have stated that the access is similar to the previous application, and have drawn attention to the Inspector’s decision.
- With this application the number of dwellings has been reduced by two, and in view of the Inspector’s comment highlighted above that five dwellings would probably increase the traffic materially, it is considered that three dwellings would generate significantly less vehicular movements. It would therefore not result in a material increase in traffic, thereby overcoming the highway safety issue.

Conclusion:

The 2006 application was refused on purely highways grounds. This current application is a balanced scheme. The site is suitable for a residential development in this village centre location, and will enhance and complement the conservation area. However, the obstacle to a successful redevelopment of this site is its location relating to access onto the local road system.

To counter this the applicant has reduced the number of units and therefore the number of vehicles using the development will also be reduced. It is considered that, taking into account the Inspector’s comments on the 2006 appeal, the reduction in the dwellings will reduce the number of vehicles using the site to an acceptable level, allowing the redevelopment of the site to go ahead. The recommendation is therefore for approval.

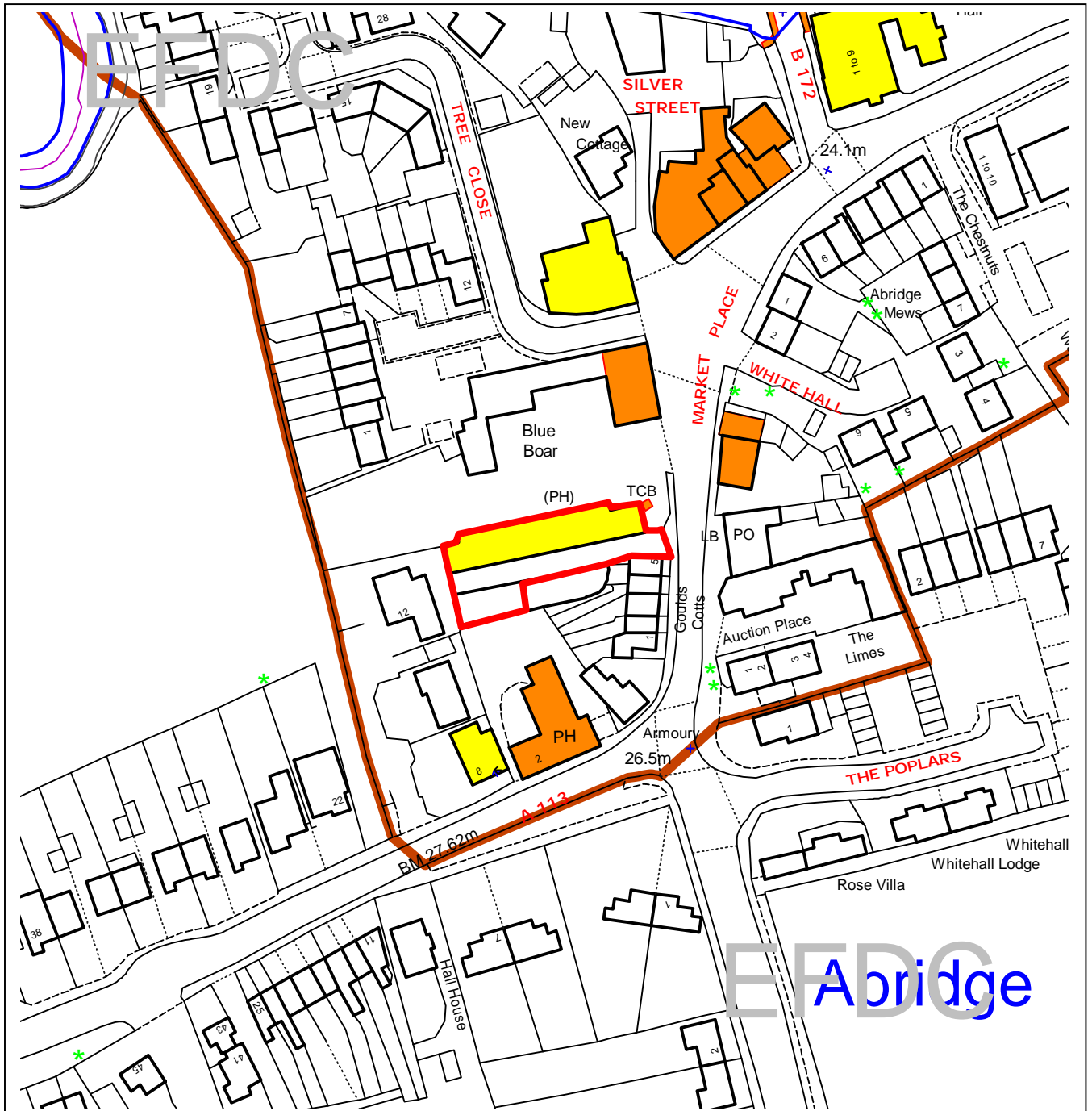
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - OBJECT, We feel this is an overdevelopment in a conservation area. The site is not appropriate for 3 houses. The three parking bays are within a small area and the access to the parking bays is minimal. It would mean cars pulling out onto a small piece of road which is close to a mini roundabout, zebra crossing and a blind bend which would be very hazardous. The application also states that should residents require 3 more parking spaces there is ‘ample free parking facilities close by’. This is not the case. The Market Place which is the only parking close by, already experiences parking problems and has limited spaces and could not accommodate this.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	3
Application Number:	EPF/0889/07
Site Name:	Stable and land to rear of 5 Gould Cottages, Market Place, Lambourne, RM4 1UA
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1141/07
SITE ADDRESS:	13 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	David Graves
DESCRIPTION OF PROPOSAL:	Retention of rooflights.
RECOMMENDED DECISION:	Grant Permission (no conditions)

Description of Proposal:

This application is for the retention of two roof lights; one located at the front and the second on the side roof slope of the dwelling.

Description of Site:

The application site is a bungalow style dwelling located on the southern side of Great Stony Park, a gated community estate that lies on the south eastern corner of The Four Wantz roundabout and is accessed from the northern end of the A128. The estate originally formed part of a school site built in 1905 that was converted to residential dwellings in 1998.

Relevant History:

EPF/1859/06: Addition of trellis on top of existing fence. Grant permission 30/10/2006

Policies Applied:

Residential Development Policies from Epping Forest District Council's Adopted Local Plan and alterations: -
DBE9 and DBE10 – Residential Development Policies
HC7 – Development in Conservation Areas

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the neighbouring properties and with the effect on the Conservation area.

- As this property is within a Conservation area, sensitivity is required for all forms of development and concern has been expressed by the Parish Council in relation to the heritage value of the site as there was a very specific design brief provision for Great Stony Park. Roof lights may have been included in this, which were not implemented during the construction.

- Due to the layout of these dwellings, two storey dwellings at nos.9, 10, 11 and 12 cover the site from the central communal oval green, hence it cannot be seen from the main street scene. Garages at the rear of the site further shield the site when viewed from the rear.
- The roof lights are small and of a standard design. The roof lights in the current location will not cause undue harm to the amenities of adjoining neighbour and will not be detrimental to the character or appearance of the conservation area and neither would it cause an imbalance to the design of the existing dwelling. Furthermore, Conservation Officers raise no objections.

Conclusion

The application is considered acceptable and complies with Local Plan Policies DBE9, DBE10 and HC7 and is therefore recommended for approval with conditions.

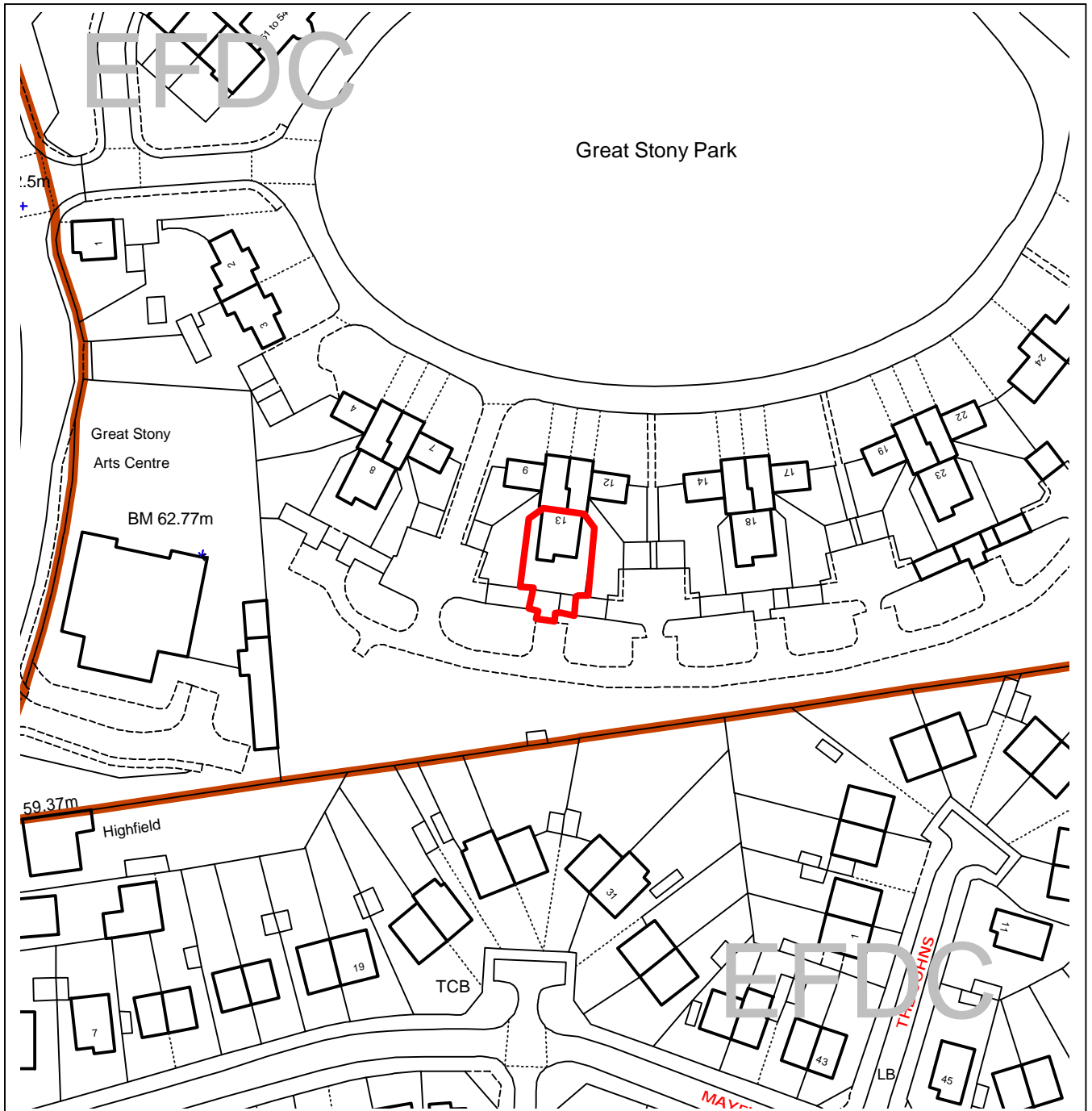
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – The Council objects since it does not support retrospective planning applications: the Council is aware that there was a very specific design brief for the Great Stony Park development. However, it has been brought to the Council's attention that there may have been provision for roof lights in the original planning consent for the site, which were not implemented during the construction of the development. The Council has concerns about the lack of provision of fire exits from the second storey of this property and would wish residents' safety to take precedence over its objection. If planning consent were granted, the Council would wish a roof light to be installed, which was in line with the conservation area status of the site.



Epping Forest District Council

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Agenda Item Number:	4
Application Number:	EPF/1141/07
Site Name:	13 Great Stony Park, High Street, Ongar, CM5 0TH
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1317/07
SITE ADDRESS:	25 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Jon Tucker
DESCRIPTION OF PROPOSAL:	Replacement single storey and proposed first floor rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 of external materials including glazing 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:

This application is for a rear single storey extension and first floor infill extension to the existing 'tunnel backed' two-storey property.

Description of Site:

The property is a mid terraced dwelling located on the southeastern side of Woburn Avenue within the built up area of Theydon. The property has previously been extended with a single storey rear extension and a dormer in the roof is being constructed under permitted development. Adjoining properties have single storey flat roof extensions.

Relevant History:

EPF/2299/06 - Certificate of lawfulness for proposed roof dormers: Lawful (including existing single storey rear extension to this property) 11/01/2007

EPF/0438/07 – Part two storey rear infill extension: Refused 10/04/07. This was due to the excessive depth and design of the addition within this narrow mid-terraced plot that would create insufficient use of natural light and ventilation on the ground floor, resulting in unsustainable consumption of energy use.

Policies Applied:

Residential Development Policies from Epping Forest District Council's Adopted Local Plan and alterations:

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

CP4 – Energy Conservation

CP5 – Sustainable Buildings

Issues and Considerations:

The main issues and considerations in relation to this application are the design and appearance, amenity of neighbouring properties and sustainable energy use.

- The proposal site is one of three terraced dwellings and the site itself is situated in the middle of the terrace. The proposal site and adjoining terraced dwellings, all have part single storey, rear, flat roofed extensions.
- The proposal is for a single storey rear extension and first floor infill extension between the original two-storey tunnel-back. The width of the single storey extension at 3.7m will cover the width of the garden with a slightly mono-pitched roof height 2.5m dropped to 2.35m. The infill first floor extension width 1.35m will enclose the space between the proposal site and adjoining dwelling at no 23.
- The design, appearance and amenity considerations of neighbouring dwellings is acceptable and as the proposal cannot be seen from the street, there will be no effects on the street scene.
- As there are no windows on the flank wall of no 23 to the proposal site, due to the orientation of the buildings and the depth of the proposed single storey rear and first floor infill extension, there would be no overlooking, overshadowing or loss of light to the adjoining properties from this proposal.
- The reason for the previous refusal was based on sustainability. The previous application would have provided insufficient means of natural light and ventilation to a great portion of the habitable rooms within the dwelling on the ground floor. The reliance of natural sunlight and daylight is a material consideration in the determination of planning applications, the absence of which would create unsustainable forms of energy use and constitutes poor design.
- This amendment provides additional glazing on the first floor and as the roof and walls will be glazed, this overcomes the previous reason for refusal.

Conclusion

The application is considered acceptable and complies with Local Plan Policies DBE9, DBE10, CP4 and CP5 and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

None received at the time of compiling the agenda but any objections received will be reported orally to the committee.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	5
Application Number:	EPF/1317
Site Name:	25 Woburn Avenue, Theydon Bois, CM16 7JR
Scale of Plot:	1/1250