

Report Item No: 1

APPLICATION No:	EPF/1652/07
SITE ADDRESS:	179 High Street Epping Essex CM16 4BL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Arun Estate Agencies Limited
DESCRIPTION OF PROPOSAL:	New shopfront.
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.

Description of Proposal:

New shopfront.

Description of Site:

This shop unit, occupied by an Estate Agents, lies on the north west side of the High Street, within the Epping Conservation Area.

Relevant History:

EPF/1159/87 - Installation of shop front - App/Con

Policies Applied:

HC6 – Development within the conservation area
HC7 – Development and materials within the conservation area
DBE12 - Shopfronts

Issues and Considerations:

The main issue to take into account is the effect of the new shop front on the character and appearance of the conservation area and surroundings.

The shop front is within the Epping Conservation Area, adjacent to No.183 High Street, a listed building. This application is for a replacement shop front and the size of the shop will not be altered in any way. The proposal shows a traditional style of shop front with a panelled stallriser and divided glass windows. It will be timber. The design complies with the advice contained within the Council's Shopfronts and Advertisements Design Guidelines 1992.

It is noted that the current shop front is not a historical feature but a 1980's installation.

The conservation officer comments are that the proposed shop front is in keeping with the character of the conservation area.

Conclusion

In summary, the proposal accords with the relevant policies and given the comments of the conservation officer, conditional planning permission is therefore recommended.

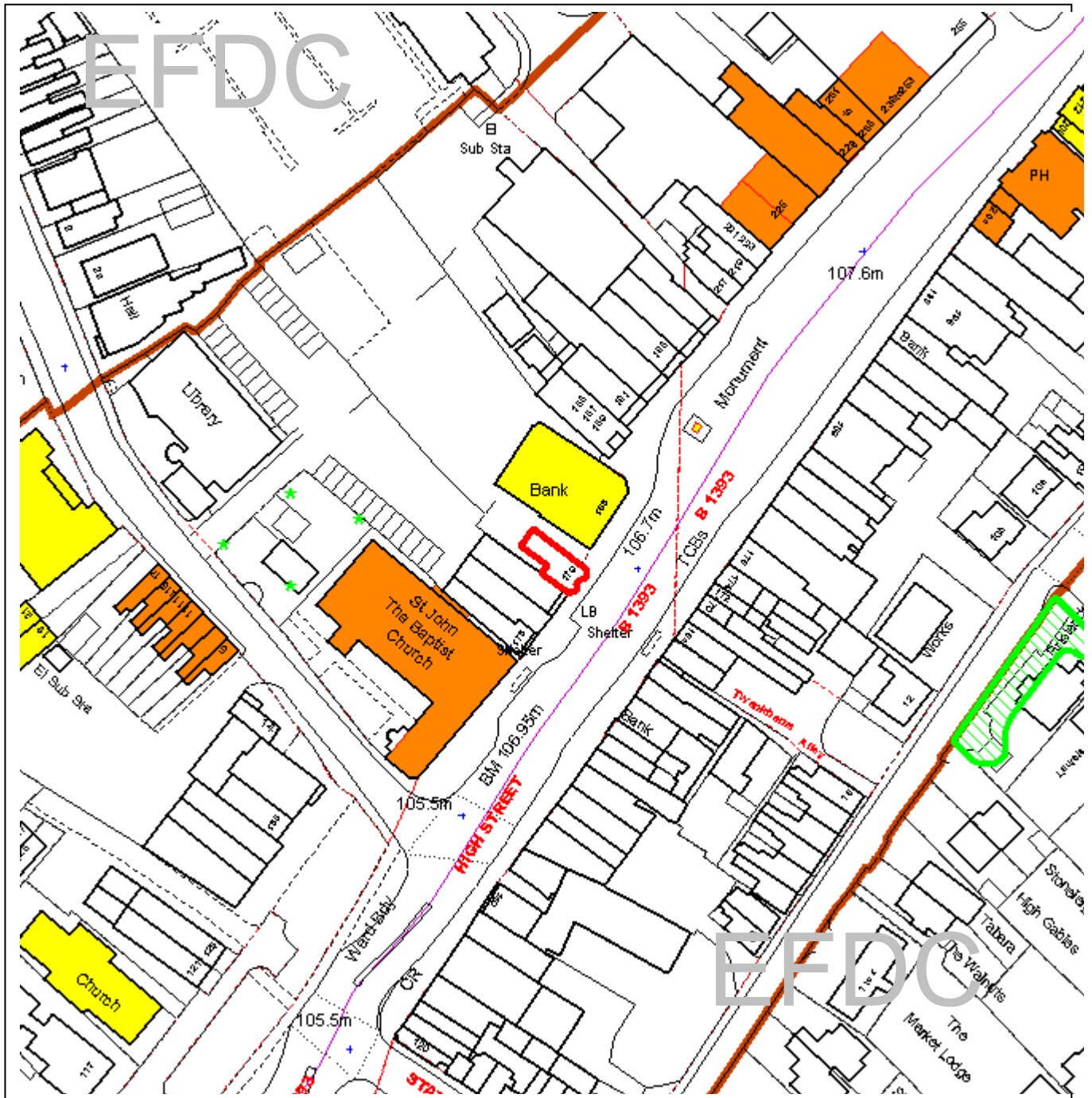
SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL: Committee object to this application as it was felt that the new shop front would be detrimental to the street scene in the conservation area where there is a presumption that the street scene should be conserved or enhanced.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/1652/07
Site Name:	179 High Street, Epping, CM16 4BL
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1668/07
SITE ADDRESS:	11 Institute Road Epping Essex CM16 7QY
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr James Kerr
DESCRIPTION OF PROPOSAL:	Two storey side and 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The development shall be carried out in accordance with the amended plans received on 28 August 2007 unless otherwise agreed in writing with the Local Planning Authority.

Description of Proposal:

This application is for a two storey side and rear extension. The two storey side extension will project 1m in front of the front main wall of the house and at the rear will project 2m beyond the existing rear wall, though the proposed rear extension adds 1m across the full width of the house.

Description of Site:

Semi-detached, mansard-roofed dwelling built 1936 on corner site with wide plot, fenced on boundaries with little planting.

Relevant History:

No planning history.

Policies Applied:

Amenity and design policies DBE9, DBE10 of the Local Plan.

Issues and Considerations:

The main issues in this proposal are the effect of the rear extension on the adjoining dwelling and the impact on the street scene in relation to the scale and design of the side extension.

1. Amenity:

The side extension on the east side will not affect any adjoining properties. The rear extension projects only 1m beyond the main rear wall, but this will not affect the outlook from no.11A (13) to the west, or reduce light or sunlight.

2. Street-scene/design:

This is a prominent site, but the extension will be a minimum of 1.2m off the side boundary widening to 2.3m off the boundary at the front corner. This is sufficient to maintain an open aspect at this road junction. The existing end elevation of the property is very 'dated' being finished in rustic flettons and simulated York stone. It is essentially a mansard-roofed house and the proposed extension will present a more conventional elevation to the street-scene. Even with the 1m front projection, the extension will still be over 6m from the back edge of pavement maintaining a parking space in front of the new garage.

The front mansard elevation will remain with an additional window, and the 1m deep rear extension (taking out the rear mansard slope) will be finished with a narrow flat section, below existing eaves level. The scheme will give the whole property an updated modern appearance and is acceptable. The amended plan reduces the overall width of the extension from just over 4m to 3.7m, thus giving a greater flank building line to St Alban's Road.

The application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

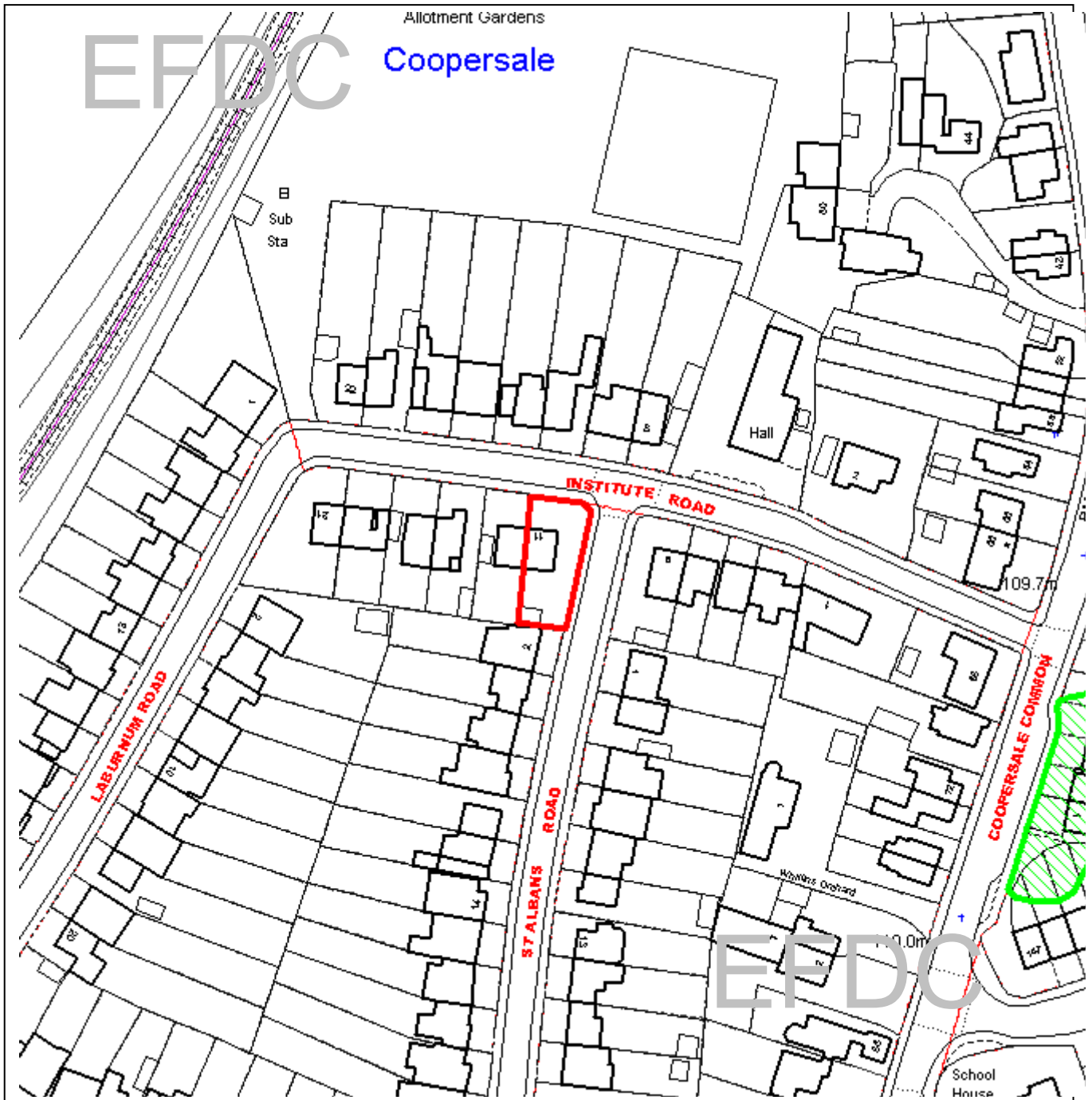
TOWN COUNCIL – Committee object to this application as it was felt that the proposed extension was an overdevelopment which would be out of keeping with the street scene and in front of the building line.

11A INSTITUTE ROAD – This proposed extension will block out the morning light and sun from my sitting room and I find this a depressing situation. Furthermore it will less the value of my property considerably.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1668/07
Site Name:	11 Institute Road, Epping, CM16 7QY
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1473/07
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Balasuriya
DESCRIPTION OF PROPOSAL:	Single storey rear extension. (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.

Description of Proposal:

The applicant is seeking permission for the construction of a single storey extension to the rear of the existing dwelling.

The proposed scheme is a revised application as the previous application was refused as it was considered to have an adverse impact to the Metropolitan Green Belt due to its size and bulk. The proposed extension has been reduced in size from the previous application and now has maximum dimensions of 7.81 metres in width by 6.08 metres in depth. The extension will have a gable roof form with an overall height of 5.8 metres to the pitch of the roof. Materials will match those of the existing dwelling. The extension will provide a games room only and will result in an additional 32.5 square metres to the original dwelling.

Description of Site:

The subject site is known as The Old Rectory which is located just on the outskirts of Coopersale and is within the Metropolitan Green Belt. The site is irregular in shape with the curtilage of the site comprising of approximately 5400 square metres. The site is relatively level with mature vegetation scattered throughout the site and on the boundaries.

A large detached grade two listed building which was once the former rectory is located towards the rear of the site. A detached outbuilding is located to the north of the main building and is located on the boundary. Access to the site is via Coopersale Common with vehicle parking either within the existing garage or on the hard surface to the front of the building. Private open space is located to the west and south of the building.

Smaller residential plots are located to the north of the subject site and comprise of semi detached dwellings which front onto Vicarage Road. These properties are not located within the Green Belt. St Albans Church and the property known as the Gatehouse are located to the east of the site. Open fields are located to the south and west of the site.

Relevant History:

There have been a number of planning applications submitted mainly consisting of building and works to the original building, garden walls and outbuildings. The most recent applications are as follows:

EPF/2062/01 – Alterations and extensions (withdrawn)
EPF/2071/04 – Detached garage and store (approved with conditions)
LB/EPF/2072/04 – Listed building application for the above (approved with conditions)
EPF/0116/05 - Attached pool building (refused and appeal dismissed)
LB/EPF/0117/05 – Listed building application for the above (refused and appeal dismissed)
EPF/0482/05 – Erection of 2 metres close boarded fence (refused and appeal dismissed)
EPF/1351/05 – Single storey pool room extension (refused and appeal dismissed)
LB/EPF1352/05 – Listed building application for the above (approved with conditions)
EPF/1390/05 – Extensions to garage (approved with conditions)
EPF/1069/06 – Single storey rear extension (refused)
EPF/1070/06 – Listed building application for single storey rear extension (approved)
EPF/1086/06 – Extension to residential garden (refused)
EPF/2014/06 – Single storey rear extension (refused)

Policies Applied:

Structure Plan:

BE1 Urban Intensification
C2 Development Within the Metropolitan Green Belt Areas
HC3 Protection of Listed Buildings

Local Plan Policies:

DBE1, DBE2, DEB4, DBE9 and DBE10 relating to design, impact on neighbours and locality.
HC10 Listed buildings
GB2A Development in Green Belt
GB14A Residential extensions.

Issues and Considerations:

The application is for a single storey rear extension. The site is located within the Metropolitan Green Belt with the building being Grade II Listed. The main issues to be addressed would relate to whether there would be any impact to the Green Belt resulting from the development, the design of the development, and if there are any impacts to adjoining neighbours.

1. Green Belt:

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. Policies state that residential extensions may be permitted where they do not result in disproportional additions of more than 40% of the total floor space of the original building up to a maximum of 50 square metres.

As mentioned above, the previous application (EPF/0214/06) was refused as it was considered that size and bulk of the extension would have an adverse impact to the Metropolitan Green Belt. The previous extension as well as existing extensions (conservatory) resulted in a total additional floor space of approximately 64 square metres to the original building.

The proposed extension has been reduced in size so that existing conservatory (17.5sqm) and the extension (32.5sqm) together result in total additional floor increase of 50 square metres only. In addition this is much less than a 40% increase. Therefore the development now complies with Policy GB14A.

It is now considered that the proposed size of the development is not excessive and it will preserve the open character of this part of the Green Belt and does not conflict with the purposes of the land within it. The development complies with Policy GB2A.

2. Design

Given that the building is Grade II Listed, it is important that the detailing of the extension is of a high standard. It is believed that the design of the extension has taken into account the sensitive location and the historical importance of the building as it is considered that the choice of traditional materials to match the original building would reflect and blend into the rural location and the street scene.

It is considered that the extension is of an acceptable design and of an appearance that makes it appear subservient to the original building without causing material detriment to the surrounding area.

3. Impact on Neighbours:

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

Given the orientation of the site and the siting of dwellings, overshadowing to the adjoining properties' private open space and habitable room windows would not occur, with the shadow generally cast over the subject site itself. Adequate sunlight will still be received to secluded open areas and habitable room windows of the adjoining properties throughout the day.

No windows are proposed on the northern elevation of the dwelling, and therefore there would be no loss of privacy to adjoining properties and is in any event within a walled courtyard.

As the proposed development is single storey and there is existing screening on the boundaries, it is considered that there would not be any loss of privacy to adjoining property owners. It should also be noted that there are no flank windows proposed on the eastern elevation.

Conclusion:

In conclusion it is considered that the development is acceptable in terms of scale, form and bulk and that it would reflect the character of the surrounding area without causing an impact to the street scene, adjoining property owners and the Green Belt. Therefore it is recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee object to this application. It is a green belt development and there doesn't appear an adequate reason to allow such a development in the green belt. Committee also expressed concern at the incremental developments taking place at this property and the gradual erosion of green belt land as a result.

24 VICARAGE ROAD - The development does not respect the character of the landscape. The development may not apply to Policy GB14A.

20 VICARAGE ROAD - The proposed extension would be out of proportion with the original dwelling and detrimental to the design and appearance of the Grade Two Listed Building. The proposed development would be out of character in relation to the surrounding area. The proposed development would appear bulky and overbearing. The proposed development would have an impact to adjoining amenities due to its position and close proximity to boundaries. The proposed development would have an impact to the open character of the Green Belt. The proposal is not reasonable or necessary in order to provide contemporary living standards.

16 VICARAGE ROAD - The new building continues to be out of character and appearance to the visual quality and historical character of the Grade Two Listed Building. The additional walls similar to those already erected would have an impact to the open character of the Green Belt contrary to Policies GB2A and GB14A.

18 VICARAGE ROAD - The proposal is unacceptable due to further unnecessary and non-essential buildings within the Green Belt.

Report Item No: 4

APPLICATION No:	EPF/1474/07
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Balasuriya
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a single storey rear extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 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 The development shall be carried out in accordance with the amended plans received on 15 August 2007 unless otherwise agreed in writing with the Local Planning Authority.

Description of Proposal:

This application is for Listed Building Consent for the construction of a single storey extension to the rear of the existing dwelling, discussed in the previous agenda item.

Policies Applied:

Structure Plan;
HC3 Protection of Listed Buildings

Local Plan Polices;
HC10 Listed buildings

Issues and Considerations:

The main issue to be addressed is any impact to the historical importance of the building resulting from the development.

The application was referred to Essex County Council Conservation Officer who stated that there were no objections to the proposed development as it would not detract from the historical significance of the Listed Building. Negotiations between the applicant and the officer regarding the scheme had been resolved before the application was submitted to Council.

It is considered that the proposed development complies with the objectives of the above policies and would integrate with the surrounding environment in terms of scale, form, bulk, materials and detailing. The extension would appear subservient to the original building without causing material detriment to the historical significance of the existing building.

Conclusion:

In conclusion it is considered that the development is acceptable in terms of scale, form, bulk and that it would reflect the character of the surrounding area without causing an impact to the historical significance of the Listed Building. Therefore it is recommended that the application be approved subject to conditions.

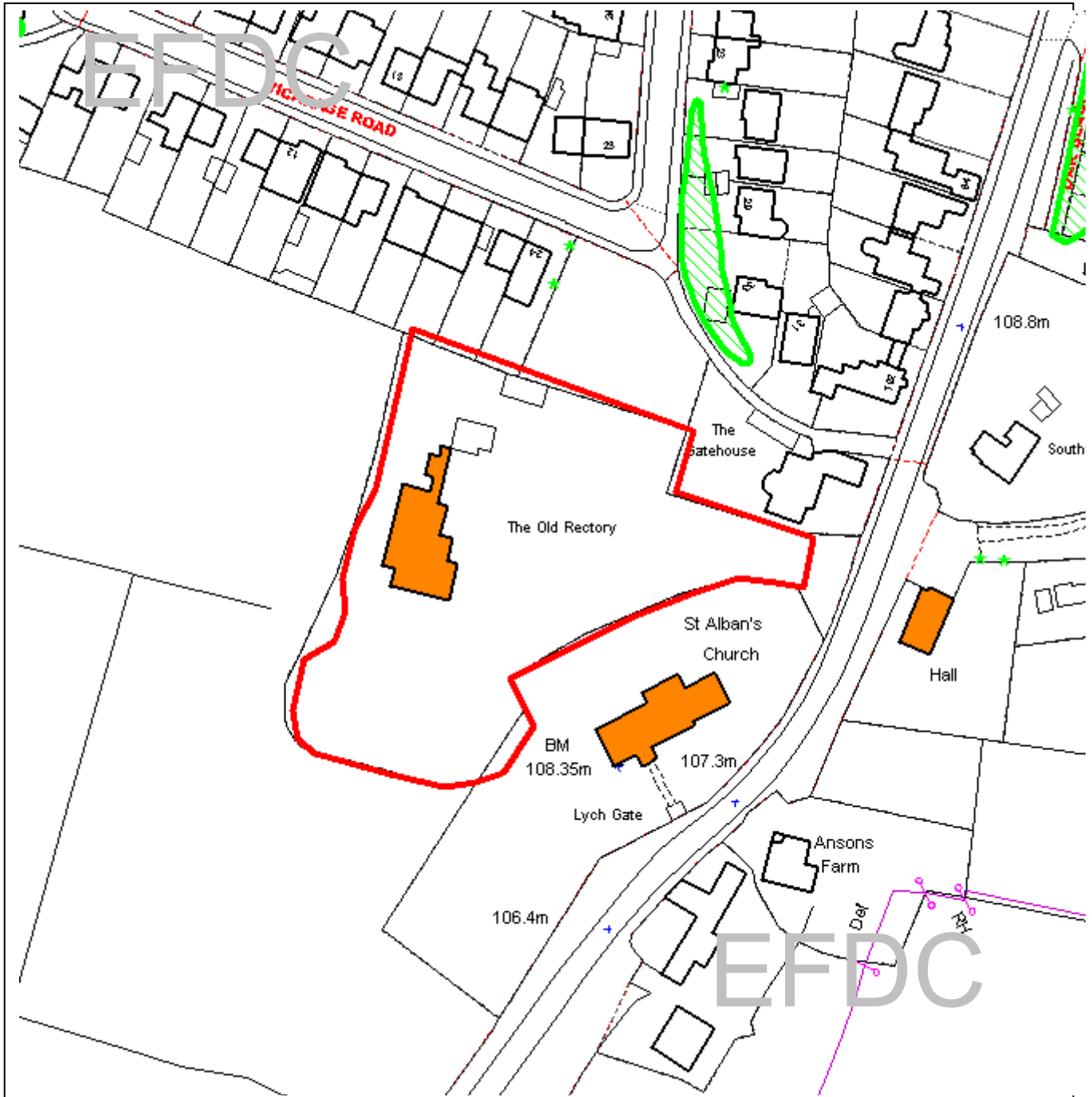
SUMMARY OF REPRESENTATIONS:

Please refer to the **previous** agenda item.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3 & 4
Application Number:	EPF/1473/07 & EPF/1474/07
Site Name:	The Old Rectory, Coopersale Common, Epping, CM16 7QT
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1538/07
SITE ADDRESS:	Black Hall Bridge Road Moreton Ongar Essex CM5 0LJ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr Dines
DESCRIPTION OF PROPOSAL:	Erection of extension to garage with the addition of rear dormer windows to roof space.
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 The garage, which is the subject of these alterations shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Black Hall.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

This application seeks consent for the erection of an extension to a garage with the addition of 2 rear dormer windows in the roof space. The increase in footprint measures 4m².

The garage outbuilding is used and will continue to be used as ancillary living space to the dwelling known as Black Hall.

Description of Site:

Black Hall is a detached Listed Building situated on the eastern side of Bridge Road. To the south of the plot is a "T" shaped outbuilding which is the subject of this application.

The garage outbuilding is situated within the setting of the Listed Building and the whole site is within a Conservation Area.

Relevant History:

Various works to the Listed Building and outbuildings during the 1980's, including:

EPF/0840/85- Conversion of cart lodge to garage block and rear lean-to addition- Approved

Policies Applied:

Adopted Local Plan

GB2A - Development within the Green Belt

GB14A - Residential extensions (and outbuildings)

HC7 - Development within Conservation Areas

HC12 - Development affecting the setting of Listed Buildings

Issues and Considerations:

The key issues relevant to this scheme are the appropriateness of the garage alterations in light of Green Belt policy and its impact upon the character and appearance of the Listed Building and Conservation Area. Given the isolated outlook to the rear of the outbuilding, there will be no impact upon neighbouring amenity.

Green Belt

Green Belt policy GB14A allows for outbuildings such as garages, where they are in scale and keeping with the property. The existing garage, although rather large in footprint already has consent and does not form part of the listing for this property. The proposed alterations are of a minor nature and only involve a small increase in footprint measuring some 4m² to accommodate a staircase. In addition, there is to be no increase in ridge height of the garage and the 2 dormer windows are accommodated in the existing space.

Whilst the Parish Council and neighbour concerns are noted regarding the use of the outbuilding as accommodation, this is already the case and planning permission is not required to use an outbuilding for ancillary living space. The use of the roof space in the garage is not considered to unduly increase noise and disturbance from the building. On this basis these alterations are not considered to impact on the openness of the Green Belt and the imposition of a planning condition can ensure the building is not occupied as a separate planning unit from the main house.

The Listed Building and Conservation Area

This application meets with the approval of the Council's conservation officers. The garage building is set further back from the rural street scene than the main listed dwelling house and the dormer window additions are all to the rear of the outbuilding and not visible from the roadside. The dormer windows comply with design policies, being well set into the roof slope and are of an acceptable size. The alterations are therefore considered to have minimal impact upon the character and appearance of the Listed Building and Conservation Area.

Conclusion

This application proposes minor alterations which are not considered to conflict with Green Belt or conservation policies. The dormer windows are well screened from view and will not change the existing use of the garage outbuilding as ancillary accommodation. Approval is recommended.

SUMMARY OF REPRESENTATIONS:

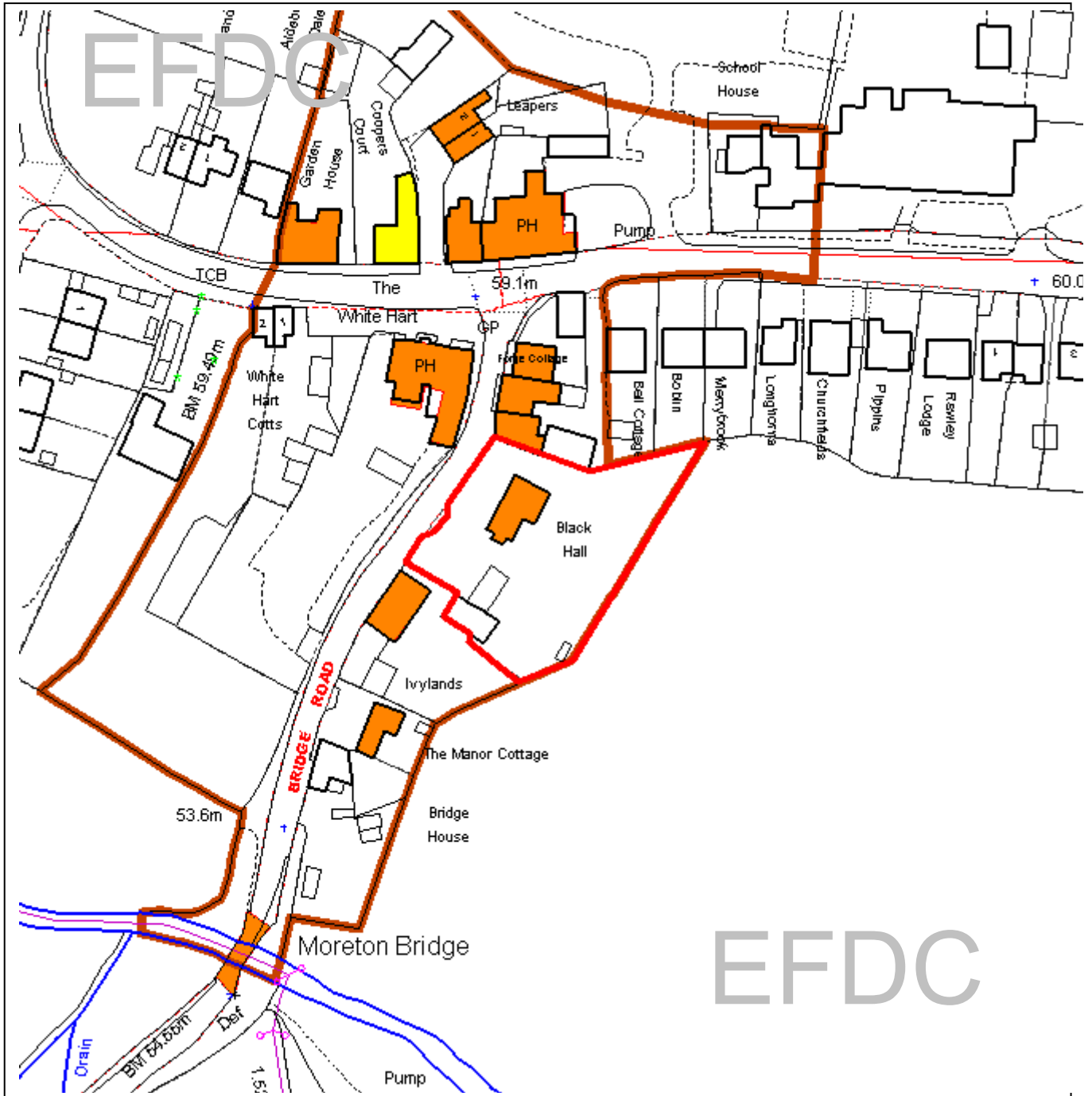
PARISH COUNCIL - The Council objects as it is felt the building is being converted into separate living accommodation. This detracts from the historic value of the site.

IVYLANDS, BRIDGE ROAD - The description of the application should make it clear the garage is living accommodation and this can generate noise. Size of the garage negatively impacts on the setting of the Listed Building.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	5
Application Number:	EPF/1538/07
Site Name:	Black Hall, Bridge Road, Moreton
Scale of Plot:	1:1250

Report Item No: 6

APPLICATION No:	EPF/0308/07
SITE ADDRESS:	North Weald Golf Club, Rayley Lane North Weald
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Home Counties Golf & Leisure Ltd
DESCRIPTION OF PROPOSAL:	Construction of additional golf course landscaping.
RECOMMENDED DECISION:	Grant Permission Subject to Section 106 agreement

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the phasing proposals indicated on plan sheet 1 received 6 August 2007, unless otherwise agreed in writing by the Local Planning Authority. No phase shall be commenced until the previous phase is completed.
- 3 Prior to the commencement of each phase an existing and proposed contour plan for that phase together with an as built contour plan for the last completed phase shall be submitted to the Local Planning Authority for approval. The plans shall indicate contours at 0.5m intervals.
- 4 No phase shall be commenced until the Council gives written approval to the drawings submitted pursuant to condition 5 and agrees in writing the previously completed phase was carried out in accordance with the approved proposed 0.5m contour plan for that phase.
- 5 The development shall not be commenced until details of the following have been submitted to and agreed in writing by the Local Planning Authority:
 - 1) The location and function of any processing areas, associated plant and buildings.
 - 2) Where waste materials are proposed to be imported, details of the proposed methods to check for toxicity and arrangements for notifying the Local Planning Authority of the result of checks for toxicity.
 - 3) A method statement of soil handling, to include separation of topsoil and sub soil, the location and total heights of temporary mounds, depth of replacement topsoil and sub soil.
 - 4) Details of the proposed method to suppress dust from the site throughout the period of implementation works.
 - 5) Details of methodology for preventing surface water on the site draining on to adjoining land.
 - 6) Measures to protect the safe use of rights of way on the land during and after implementation works.

The development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

- 6 No implementation works shall be carried out outside the following times:
7am to 5pm Monday to Friday.
- 7 There shall be no movements of heavy goods vehicles or tipper lorries within the site or to and from it outside the following times: 7am to 5pm Monday to Friday.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with the details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.
- 9 No building or land raising shall take place in those areas adjacent to the 9th hole and the existing reservoir lying below 64.46m AOD.
- 10 No building or land raising shall take place in those areas adjacent to the 7th hole lying below 63.15m AOD.
- 11 A buffer zone 8m wide, measured from the bank top alongside the Cripsey Brook and the North Weald Stream and 5m along any ditch or drain for the full extent of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 12 A buffer zone of 5m wide, measured from the bank top, around the ponds along the eastern boundary of the development site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 13 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the Local Planning Authority, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include soil handling; the sequence of operations for impaction and spreading of materials and any ancillary operations; designated storage and handling zones and details of site supervision and liaison with the Local Planning Authority.

The method statement shall also include details of soft landscaping proposals including as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed,

are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

- 14 All hard and soft landscape works shall be completed prior to the use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

Also subject to the variation of the section 106 Agreement dated 23/03/2006 to ensure that the restrictions re phasing, sourcing materials and lorry routing are applied to this development in the same way as to the previous phased programme.

Description of Proposal:

This application is for the construction of additional landscaping, involving alterations to the contours of parts of the established golf course. The proposed works follow on from 5 previous phases of development that were approved in 2006.

The development now proposed can be split into a further 7 small phases as follows:

1. The right side of the 6th fairway.
2. Areas between the 12th, 13th and 14th fairways.
3. Left side of the 11th fairway.
4. Right side of the 14th fairway.
5. Right and left of the 9th Fairway
6. Areas between the 4th and 16th fairways.
7. Areas between the 1st and 18th fairways.

The works shown indicate that the mounding and contouring proposed will rise to no more than 2m above the existing height of the land and will require the importation of no more than 100,000 cubic metres of material.

In carrying out the work it is intended to utilise the existing temporary haul roads that were agreed as part of the previous application.

Description of Site:

The application site is located to the north of North Weald, east of Rayley Lane and north of the A414. The site is within the Metropolitan Green Belt and partially within the curtilage of Little Weald Hall, which is a grade II listed building. The golf course is bisected by the A414 and east-west by footpath 31. It is bisected north-south by Cripsey Brook and bridleway 19. The land falls

towards the Cripsey Brook and in part towards the A414. On the part of the site north of the A414 the site in part falls away from the north.

Relevant History:

EPF/1744/89 Use of land and buildings as a golf course. Approved 5.03.90
EPF/370/90 Implementation of EPF/1744/89 without complying with condition 6. Approved 24.08.90
EPF/1229/93 Erection of a golf clubhouse – Approved 18.07.94
EPF/25/96 Use of farm building as golf facilities building. Approved 01.04.96
EPF/1996/04 Construction of additional golf course landscaping and formation of temporary access and haul roads to facilitate the works – approved 22/03/2006.

Policies Applied:

Structure Plan:

CS2 Protecting the natural and built environment.
CS4 sustainable new development.
C2 Green Belt
HC3 protection of listed buildings
LRT3 Formal countryside recreation facilities
T7 road hierarchy

Local Plan and Local plan Alterations:

CP2 Quality of environment
GB2A Development in the Green Belt
HC12 Development affecting listed buildings
RST19 Design, layout and landscaping of golf courses
DBE9 Impact of development on amenity
LL2 Impact of development on the character of the landscape
ST2 accessibility
ST4 Road safety
I1A planning obligations.

Issues and Considerations:

The principle of landscape alterations in connection with the lawful use of the site as a golf course is considered to be acceptable. The main issues to be considered in this case are therefore the impact of the works on the setting of the Grade II listed Little Weald Hall, the impact on the landscape and the recreational value of the land (including existing rights of way), the impact on the amenity of neighbouring properties and the impact of the construction activity on amenity and highway safety.

1. Impact on Little Weald Hall

Since Little Weald Hall would not be seen in the context of the proposed works and the curtilage of the building is enclosed by mature trees it is not considered that the works would affect its setting.

2. Impact on Landscape.

The details of the proposed works have been the subject of negotiation and the design is now considered to be appropriate to the landscape in which it lies, and will not have an adverse impact on the character of the area, bearing in mind that the site is already a golf course and is not

natural. No mature trees are impacted by the proposed work and the new mounding will be seeded with an appropriate grass seed mix and overplanted with gorse and wild flower seed mix to create an attractive landscape.

3. Impact on recreational footpaths.

The works proposed do not affect the route or amenity value of the footpath and bridleway that cross the site. In part, the mounding would serve to more effectively contain balls within the fairways thereby reducing the risk of stray balls hitting other players or members of the public. No amount of mounding could of course remove the risk entirely and higher mounding would be visually inappropriate.

4. Impact of construction works.

Considerable works have already been carried out at this site in accordance with the earlier planning approval, and there have not been any reported problems in terms of impact on amenity and highway safety. The development now proposed requires the importation of a further 100,000 cubic metres of predominantly subsoil with 5% brick and other inert material. The previous phases saw the importation of 110,000 cubic metres, which required around 50 lorry movements a day over an 18 month period. The source of the material will vary but there will be a need to verify that it is not contaminated and this can be controlled by conditions. There is potential impact to local residents from dust and noise from the construction works but this can be controlled by condition as has successfully happened with the earlier phases of development. Essex County Highways have approved a temporary access in Rayley Lane, north of the current golf club entrance nearer to the roundabout where Rayley Lane joins the A414 and this will be utilised for vehicles arriving at and leaving from the site for the planned works on the south-west side of the golf course. Construction traffic will not use Church Lane. The access is not near to any residential properties.

The traffic impact and environmental impact of earlier phases of development have been successfully controlled by a section 106 agreement and it is intended that that agreement shall be varied such that restrictions shall also apply to the development now proposed to ensure that the development does not cause problems.

Conclusion.

The proposed works are well designed and proportionate to the scale of the golf course and would not affect the setting of Little Weald Hall; will not have an adverse impact on visual amenity or landscape quality and will not result in harm to residential amenity.

Given the location of the development with easy and established access off the A414 it is not considered that the importation of material will cause harm to highway safety or to residential amenity of residents. The scheme will improve the quality of the golf course, which provides a popular open recreational facility.

The extent of these proposed phases are no greater, in fact a little smaller, than the previous phases which were carried out successfully, in accordance with conditions and without undue impact upon local residents or traffic conditions.

The development is therefore considered to be in accordance with the adopted policies of the Local Plan and Local Plan Alterations and the application is recommended for approval subject to conditions and subject to the prior variation of the agreement under section 106 dated 22 March 2006 in connection with planning permission EPF/1996/04 to ensure that the requirements of that legal agreement are also applied to this current proposal.

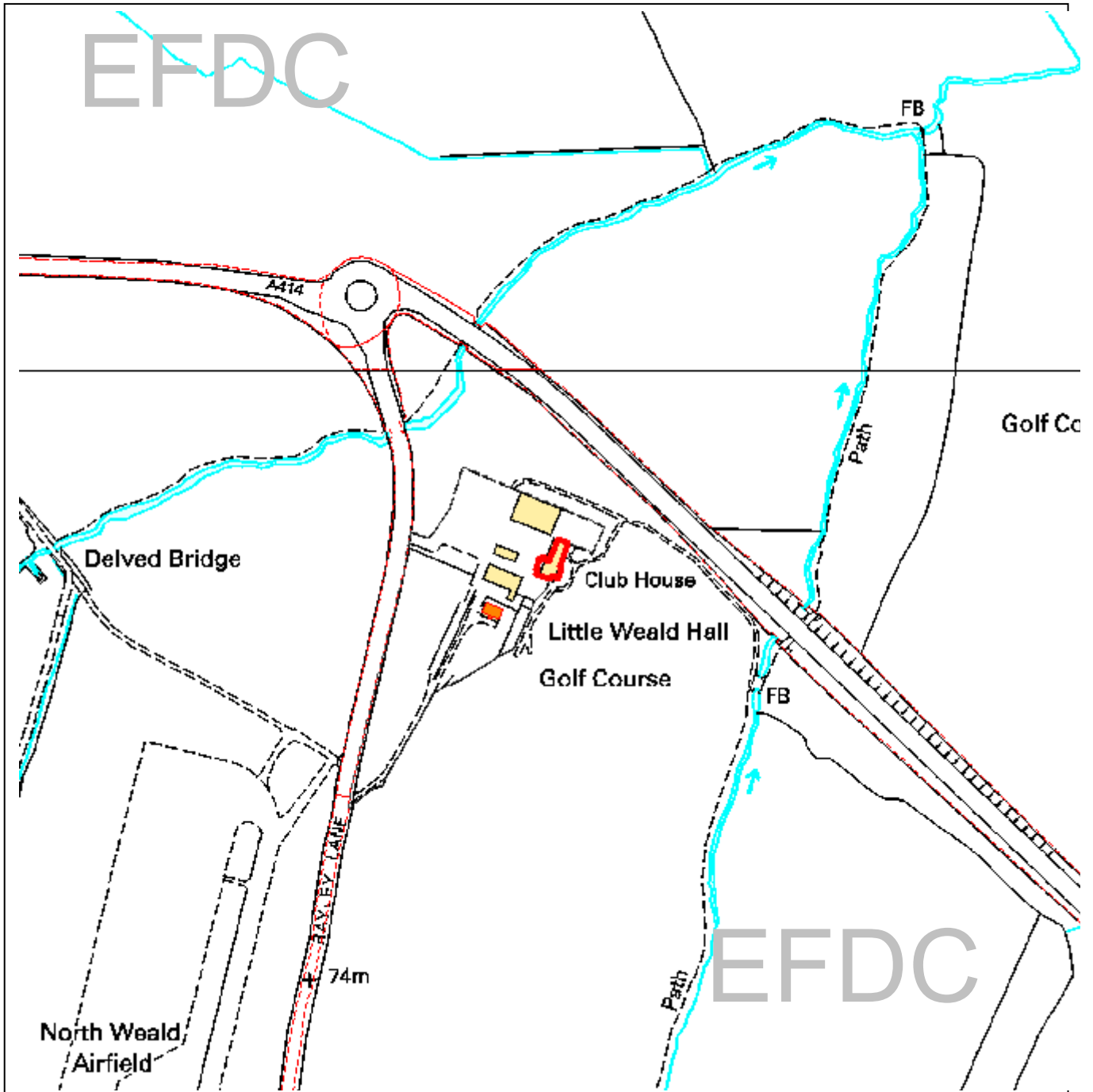
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – No objection



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	6
Application Number:	EPF/0308/07
Site Name:	North Weald Golf Club, Rayley Lane, North Weald, CM16 6AR
Scale of Plot:	1/5000

Report Item No: 7

APPLICATION No:	EPF/1575/07
SITE ADDRESS:	41 Duck Lane Thornwood North Weald Epping Essex CM16 6NF
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr A Peck
DESCRIPTION OF PROPOSAL:	Two storey front and single storey rear extensions. (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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The development shall be carried out in accordance with the amended plans received on 9 August 2007 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the north elevation shall be fitted with obscured glass and have either fixed frames or top-opening lights only, 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 that Order) no enclosure or balcony shall be formed at any time on the roof of the extension hereby approved without the prior written approval of the Local Planning Authority.
- 6 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.

Description of Proposal:

Revised scheme for two-storey front extension and single storey rear extension. The front extension adds 3.8m to the front of the house plus a small porch, and the rear extension adds 3m to the rear plus wrapping around the rear of the garage on the side elevation.

Description of Site:

Detached house built in 1970's linked to No: 39 by garages, having some screen planting with full open aspect over grazing land to the east and south.

Relevant History:

Refusal for 2-storey rear extension - March 07 (EPF/220/07)

Policies Applied:

DBE9: Amenity of neighbouring properties.
DBE10: Design and Appearance.

Issues and Considerations:

The main issues in this case are the effects on the amenities of the adjacent property and the design and appearance of the extensions.

1. Amenity:

The previous proposal was refused on the grounds of the 2-storey element being sited along the plot boundary, and that the excessive rear projection would overshadow the adjoining house (No: 39). This revised scheme overcomes these objections by re-siting the 2-storey extension at the front of the property and confining the rear extension to single-storey only. Nos: 39 and 41 were built in staggered form so that the front wall of No: 39 is some 4m forward of the front wall of No: 41. The proposed extension will project forward 3.8m to almost the same building line and will be 2.5m away from the common boundary between the 2 houses. No: 39 has its main lounge and first floor bedroom windows facing the road, but there are secondary windows in the flank elevation that will face the proposed extension, although the opposing walls will be 4.8m apart. Despite the reservations received from the occupiers of No: 39, there are insufficient grounds to justify a refusal. The proposal also involves the insertion of 2 side windows in the original side wall to serve a new bathroom and the staircase, and condition 4 is required to ensure that there will be no loss of privacy to No: 39.

2. Design/Street-scene:

The style follows the design features of the original house and the insertion of modern fenestration and the gabled open sided front porch will greatly enhance the present 1960s elevation. There will be no undue impact in the street-scene as the front extension will align with the existing properties further north along Duck Lane. The amended plan omits a large balcony area over the single-storey rear extension which would have caused overlooking problems across the adjoining garden of No: 39.

Although the proposals are extensive they satisfy all the design criteria of the Local Plan policies and are not considered to constitute overdevelopment.

Conclusion

Accordingly the application is recommended for approval subject to safeguarding conditions.

SUMMARY OF REPRESENTATIONS:

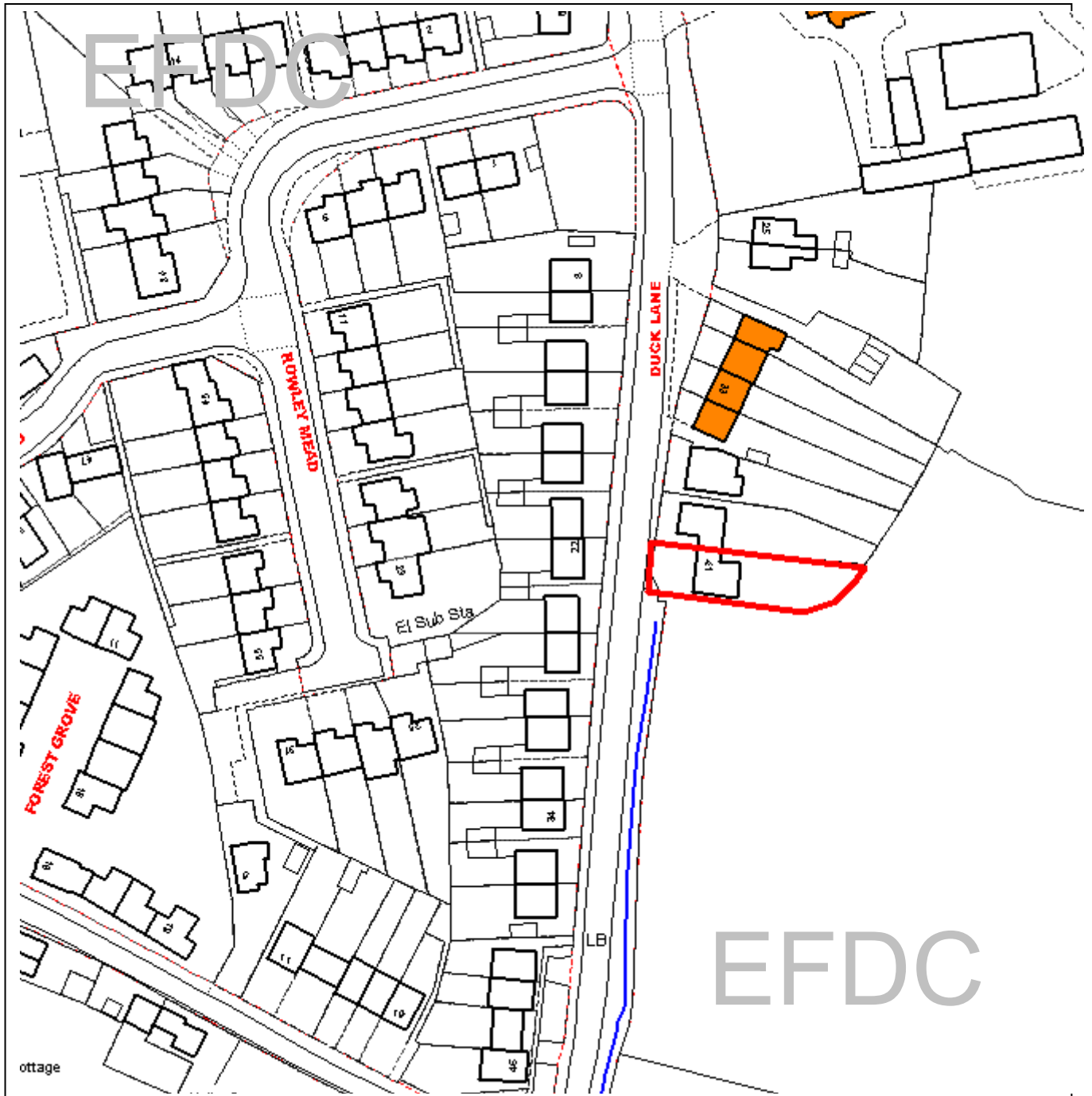
PARISH COUNCIL - Loss of light to lounge and bedroom; overdevelopment; loss of privacy; detrimental to amenities of adjacent residents; windows overlooking should be top opening only and be obscure glazed.

39 DUCK LANE - Reservations on loss of view; loss of light; potential loss of privacy; side windows; if approved should be top-openers only and obscure glazed, as should proposed ground floor windows.



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Area Planning Sub-Committee East



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Agenda Item Number:	7
Application Number:	EPF/1575/07
Site Name:	41 Duck Lane, Thornwood, CM16 6NF
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1472/07
SITE ADDRESS:	162 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr Lobue
DESCRIPTION OF PROPOSAL:	Change of use from Wine Merchants to restaurant (A3) at ground floor level only.
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 The restaurant hereby permitted shall not be open to customers / members outside the hours of 0900.00 to 2300.
- 3 Prior to commencement of the use hereby approved, additional drawings that show details of the proposed flue, at a scale of 1:50, shall be submitted to and approved by the local planning authority. The drawing shall detail the external finish of the proposed flue. Work shall be carried out in accordance with such plans.
- 4 Deliveries to the premises shall not take place outside of the hours of 0800 to 2000.

Description of Proposal:

This application seeks planning permission for the change of use of the premises from A1 retail to A3 restaurant use. The only external changes proposed to the building are the addition of a flue and the replacement of an existing window with a door on the rear elevation.

Description of Site:

The application property is located on the east side of Ongar High Street, within the Chipping Ongar Conservation Area. The ground floor of the property is presently vacant, with the last use being as an off licence. The first floor of the property is in residential use.

The application site is located within the town centre, within the area defined in the local plan as primary shopping frontage.

Relevant History:

EPF/0469/85. Change of use of rear ground floor from residential to retail, and external alterations including provision of external access staircase. Refused 22/07/1985.

EPF/1257/85. Change of use of rear ground floor from residential to retail. Refused 25/11/1985.

EPF/1120/95. Change of use of rear ground floor residential accommodation to retail use. Approved 09/01/1996.

Policies Applied:

TC3 – Town Centre Retail Frontage

TC4 – Non-Retail Frontage

HC6 – Development Affecting Conservation Areas

HC7 – Development Within Conservation Areas

DBE1 – Design of New Buildings

DBE9 – Neighbouring Amenity

Issues and Considerations:

The main issues in this case are the impacts of the proposed change of use on the amenities of the occupiers of neighbouring properties and on the vitality of the retail centre.

1. Impact on Neighbouring Residents

Concern has been expressed by local residents regarding noise disturbance from the proposed development. There are residential properties within close proximity to the application site, in particular The Manor House, which borders the site. However, it is considered that within a town centre location, some level of noise may be reasonably expected from premises in the High Street. Accordingly, subject to restrictions to the opening hours of the premises, it is not considered that there would be a material loss of amenity. Residents have also expressed concern relating to odours from the premises, although it is considered that this may also be controlled by a planning condition if permission is granted.

2. Impact on Vitality of Retail Centre

Policy TC4 states that the Council will grant permission for changes of use within the primary shopping frontage, provided that it would not result in non-retail frontage exceeding 30% and would not result in more than two adjacent non-retail uses. The proposed change of use would result in 72.8% of units within the retail frontage still being in retail use and as both units either side of the application property are within A1 use, the policy would be complied with. Accordingly, it is not considered that there would be any material harm to the vitality of the retail centre.

Concern has also been expressed by local residents with regard to parking. However, having regard to the town centre location of the application site, it is not considered that lack of parking would justify the refusal of planning permission.

Conclusion

In light of the above appraisal, it is not considered that there would be a material loss of amenity to the occupiers of neighbouring dwellings and it is not considered that the proposed change of use to a restaurant would result in harm to the vitality of the retail centre. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

ONGAR TOWN COUNCIL. Objection. (No reason given.)

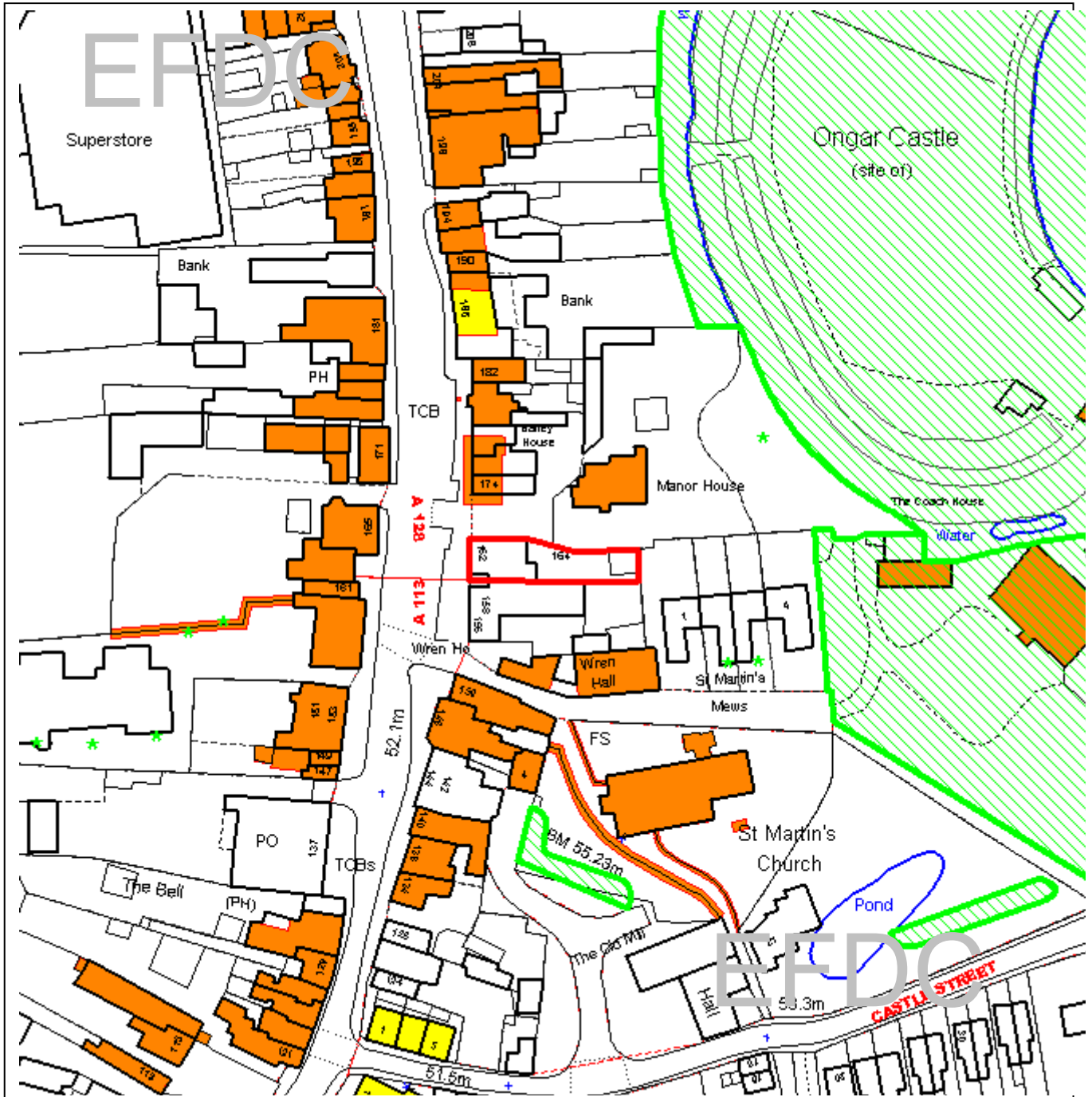
THE MANOR HOUSE, 166 HIGH STREET. Objection. Noise – from staff. Cooking activities, customer, deliveries and the extract fan. Noise is a significant issue as a number of surrounding properties are listed and not permitted double glazing. Odours – from cooking and food waste. Parking and access. Number of eating establishments already within the High Street. Waste and litter. Disturbance would be more severe if the garden/yard were to be used. Request that if planning permission is granted there is a restriction on the opening hours.

3 ST. MARTINS MEWS. Objection. On grounds of increased parking problems, the smell of cooking and increase in noise.



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Area Planning Sub-Committee East



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Agenda Item Number:

8

Application Number:

EPF/1472/07

Site Name:

162 High Street, Ongar, CM5 9JJ

Scale of Plot:

1/1250

Report Item No: 9

APPLICATION No:	EPF/1615/07
SITE ADDRESS:	Autumn Lodge Abridge Road Theydon Bois Epping Essex CM16 7NN
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs S J Dale
DESCRIPTION OF PROPOSAL:	Single storey garden room 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

Consent is being sought for a single storey rear extension. This would be a 3.9m wide by 4.35m deep extension with a hip ended ridged roof to a maximum height of 3.8m.

Description of Site:

Single storey barn conversion located within the curtilage of The Parsonage Farmhouse. This building is located on the northern side of Abridge Road and is attached to Monks Hall, which is a Grade II listed building, although Autumn Lodge itself is not listed. The site is located within the Metropolitan Green Belt.

Relevant History:

EPF/402/00 & LB/EPF/403/00 – Change of use of hotel, restaurant and function room to form five dwellings – approved/conditions 28/06/00

EPF/2379/02 & LB/EPF/2384/02 – Erection of three rear conservatories; one each to Autumn Lodge, Sunny Lodge and Love Cottage – refused 12/02/03 (appeal dismissed 23/10/03)

Policies Applied:

DBE9 – Amenity Considerations
DBE10 – Residential Extensions
GB14A – Residential Extensions in the Green belt
HC12 – Developments effecting the setting of a Listed Building

Issues and Considerations:

The main issues here relate to the potential impact on the Green Belt, the neighbouring properties and the Listed Building, and with regards to the design.

The previous application was dismissed on appeal as the “*conservatories would appear incongruous additions which would detract from the simple rural character of the outbuildings*”. The inspector however concluded that the principle of an extension to the rear of the buildings would not be detrimental to the properties or to the Green Belt, subject to the size and design.

1. Green Belt

The proposed extension would have a floor area of less than 40% of the original property and would not be larger than 50 square metres. Given the small scale of the extension, and as it would not be particularly visible from outside of the site, this would not result in a loss of openness or character to the Green Belt in keeping with policy GB14A of the Local Plan.

2. Amenity Considerations

Given the layout of these properties the proposed extension would be 11m from the closest neighbouring property, and therefore would have no impact on neighbours’ light, privacy or visual amenities. Therefore the proposal complies with policy DBE9 of the Local Plan.

3. Appearance

The proposed extension would be designed and detailed to match the style and appearance of the traditional barn conversion and would not detract from the simple rural character of this building. Subject to appropriate materials it would not detract from the historic interest or character of the listed building, and given the location and screening to the rear garden it would not be particularly visible from outside of the site. This would therefore comply with policies DBE10 and HC12.

Conclusion:

Due to the above the single storey rear extension would comply with policies DBE9, DBE10, GB14A and HC12 and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

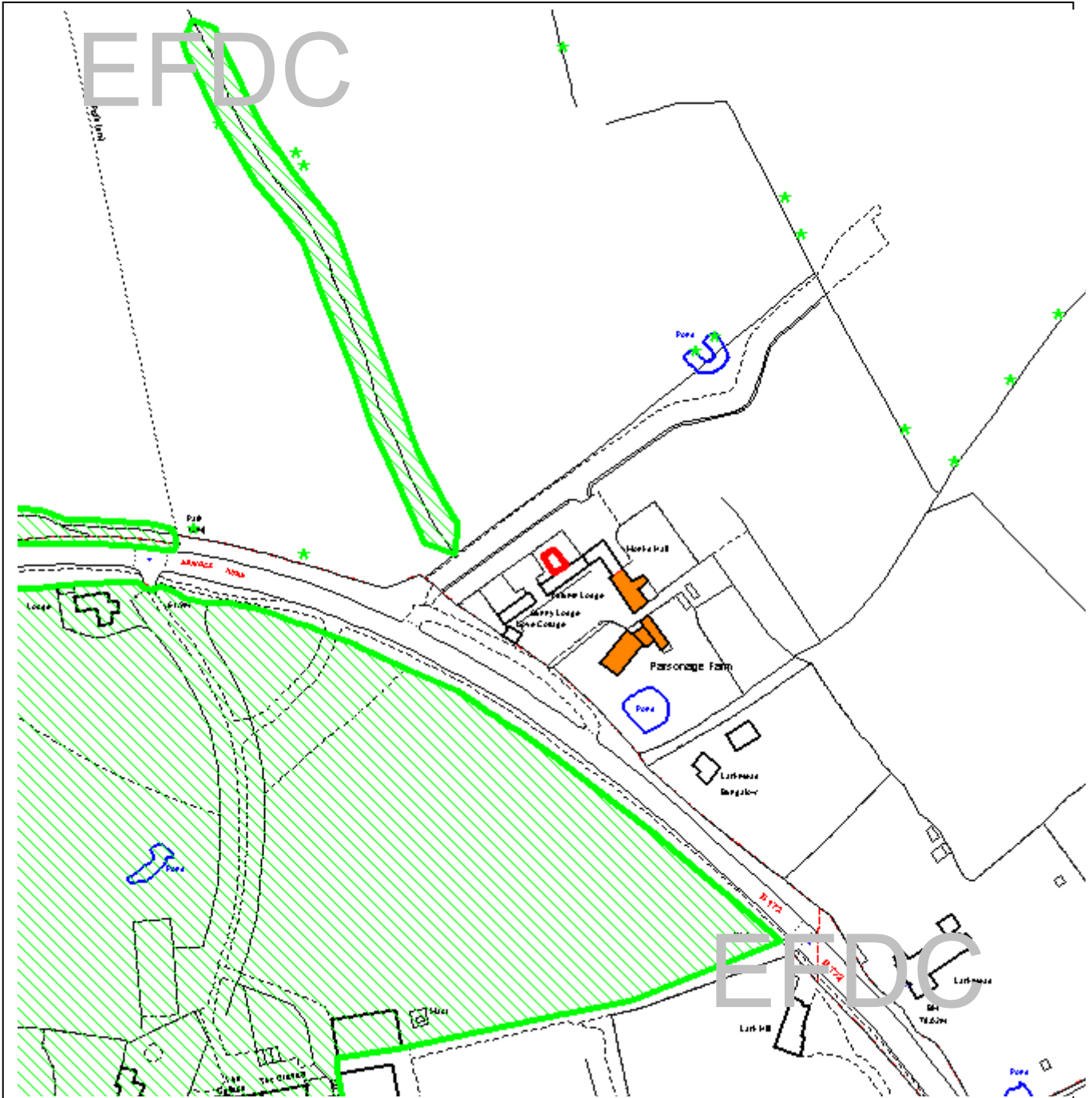
PARISH COUNCIL – Object as this is an inappropriate development and is out of keeping with the characteristics of a Grade II listed building within the Green Belt.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Object as it would still be out of keeping with the listed building contrary to Local Plan policy HC11 (which actually relates to the demolition of listed buildings).



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	9 & 10
Application Number:	EPF/1615/07 & EPF/1616/07
Site Name:	Autumn Lodge, Abridge Road, Theydon Bois, CM16 7NN
Scale of Plot:	1/2500

Report Item No: 10

APPLICATION No:	EPF/1616/07
SITE ADDRESS:	Autumn Lodge Abridge Road Theydon Bois Epping Essex CM16 7NN
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs S J Dale
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a single storey garden room extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

This is the application for Listed Building Consent for the extension discussed in the previous item.

Policies Applied:

HC12 – Developments effecting the setting of a Listed Building

Issues and Considerations:

The issue here relates to the potential impact on the character and appearance of the Grade II Listed Building.

The proposed extension would be designed and detailed to match the style and appearance of the traditional barn conversion. Subject to appropriate materials it would not detract from the historic interest or character of the listed building, and given the location and screening to the rear garden it would not be particularly visible from outside of the site.

This would therefore comply with Local Plan policy HC12.

Conclusion:

The proposed extension would not be detrimental to the historic character or appearance of the Grade II listed building, and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object as this is an inappropriate development and is out of keeping with the characteristics of a Grade II listed building within the Green Belt.