

## AREA PLANS SUB-COMMITTEE 'EAST'

9 August 2017

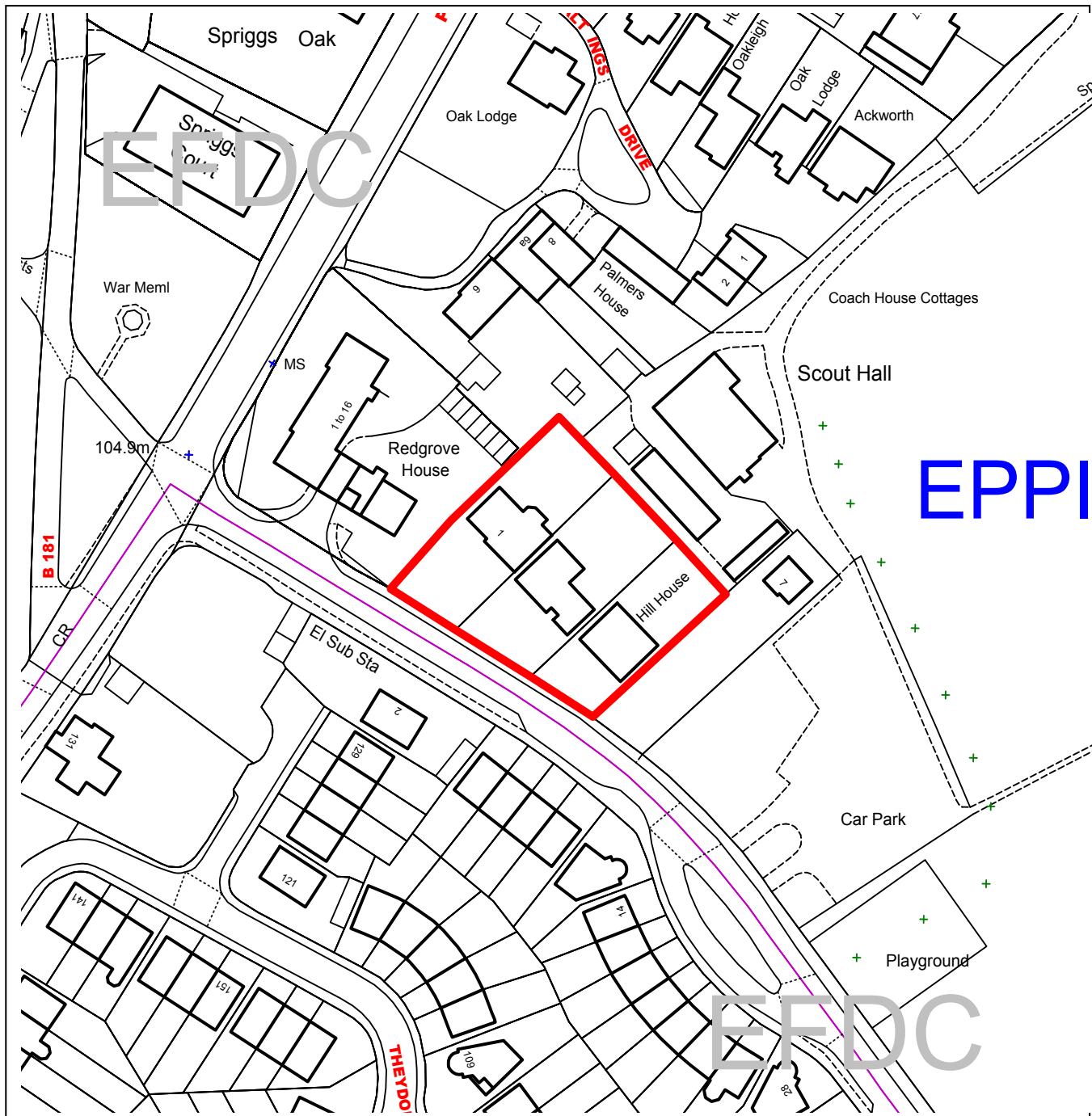
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# Epping Forest District Council

## Agenda Item Number 1



EPPI

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Application Number:	EPF/0947/17
Site Name:	1-5 Stonards Hill, Epping, CM16 4QE
Scale of Plot:	1/1250

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0947/17
<b>SITE ADDRESS:</b>	1-5 Stonards Hill Epping Essex CM16 4QE
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Churchill Retirement Living
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing houses and construction of a new building to provide 28 no. 1 and 2 bedroom sheltered retirement apartments with parking, bin/buggy storage, communal space, access and landscaping.
<b>RECOMMENDED DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=593356](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593356)

**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 hereby permitted will be completed strictly in accordance with the approved drawings nos: 40025SEP-PL-01, 40025SEP-PL-10, 40025SEP-PL-02 Rev B, 40025SEP-PL-03A, 40025SEP-PL-04, 40025SEP-PL-05, 40025SEP-PL-06, 40025SEP-PL-07, 40025SEP-PL-08, 40025SEP-PL-09, 16/ER/030/SK03B, Mott Macdonald Vehicle Swept Path Ambulance, Design and Access Statement, ECOSA Ecological Assessment March 2017, OPUS Outline Drainage Strategy V-R6091124/DS1 March 2017, Archeological Desk Based Assessment by Orion February 2017 QU-0460, Barrell Arboricultural Assessment and Method Statement ref: 16305-AA2-CA 28/3/17, Landscape Strategy Master Plan JBA 17/049-01 Rev B, Crossfield Consulting Geotechnical Environmental Desk top study Appraisal Sept 2016 Report ref: CCL02884.CC01, Supporting Stakeholder Engagement Statement, Tree Protection Plan 16305BT3, Mott McDonald Transport Statement March 2017, Planning Statement March 2017.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 5 Prior to the first occupation of the development two pedestrian dropped kerb crossing points, with appropriate tactile paving, shall be implemented across Stonards Hill within the vicinity of the tangent points of the junction with the High Road - the exact location and details to be agreed with the Highway Authority.
- 6 Prior to the first occupation of the development the developer shall be responsible for implementing Real Time Passenger Information at the southbound bus stop on Palmers Hill (opposite Maltings Lane) - the exact details to be agreed with the Highway Authority.
- 7 Prior to the first occupation of the development the access arrangements, visibility splays, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, visibility, parking and turning areas shall be retained in perpetuity for the intended purpose.
- 8 Prior to the first occupation of the development the redundant vehicle crossovers, into the existing properties, shall be reinstated to the full height kerbing and footway.
- 9 Prior to the first occupation of the development the redundant vehicle crossovers, into the existing properties, shall be reinstated to full height kerbing and footway.
- 10 Prior to the first occupation of the development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers to use with the relevant local transport operator.
- 11 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- 12 Prior to first occupation of the development hereby approved, the proposed window openings in the south eastern and flank elevation(s) shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 13 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 14 No development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 15 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority

before the submission of details pursuant to the verification report condition that follows]

- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 17 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 18 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 19 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 20 An enhancement scheme shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The plan should include recommendations made in the Ecological Assessment submitted March 2017 and the additional Bat Survey Information submitted May 2017 both by ECOSA. These include:
  - i) New native planting within new soft landscaping
  - ii) Provision of two bat and four bird boxes erected in suitable trees or on new buildings.
  - iii) Bat sensitive lighting scheme.
- 21 No removal of hedgerows trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and /or that there are appropriate measures in places to protect nesting bird interest on site. Any

such written confirmation should be submitted to the local planning authority.

- 22 The tree protection methodology for construction adjacent trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Barrell Tree Consultancy 'Tree protection plan' ref 16305-BT3.
- 23 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 24 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 25 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 26 The development hereby permitted shall only be occupied by persons aged 60 years or over or, in the case of couples living together as a single household, where one occupier is aged 60 or over and the other occupier is aged 55 or over.

**And subject to the applicant first entering into a legal agreement under section 106 (within 3 months of the date of the Committee or such other time as may be agreed in writing with the Local Planning Authority) to secure £220,648 towards the provision of affordable housing within the District.**

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal and it is an application for residential development consisting of 5 dwellings or more (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.( d) and (g)).*

### **Description of Site:**

The proposal site has a roughly rectangular shape and covers an area of 0.22 hectares. It comprises three detached post war dwellings. No. 1 is a bungalow which includes a front dormer; the others are two storey houses. The road rises by 1m from the southwest end of the site to the southeast corner of the site. The site is located on the north eastern side of Stonards Hill. Adjoining the north western boundary is Redgrove House, a two and a half storey utilitarian red brick 'L' shaped block of flats. To the north east is a scout hall and ancillary buildings; adjoining the south eastern boundary is 7 Stonards Hill. The detached dwelling is set 43.8m from the highway. The front garden is grassed over. Across the road from the site are a series of two and half storey terraced townhouses which form part of the Theydon Grove Estate. Further east from the site is the Stonards Hill Recreation Ground.

The site adjoins land designated as being part of the Epping Town Centre and Epping Town Centre Conservation Area.

### **Description of Proposal:**

Permission is sought for the demolition of the existing 3 dwellings and construction of a new building to provide 28 category II sheltered retirement apartments with 12 car parking spaces, bin/buggy storage, communal space, access and landscaping.

The units will consist of 19, one bedroom units and 9, two bedroom units. The units will be accessed off internal corridors from within the building itself. The entrance to the building will via the rear elevation

The proposed vehicle access will be located in the south western corner of the site.

A communal landscaped garden covering an area of 234 sqm at the rear of the site and around 285 sqm of soft landscaping is proposed at front of the site.

Other facilities include a guest room, communal toilets, parking bin and bike storage, a mobility scooter store and charging area, energy will be obtained from air source heat pumps, a lodge manager, a video entry system, owners lounge and library.

The proposal has a maximum width of 41.3m; a maximum depth of 21m and a maximum height of 10.55m to the ridge of its gable roof

The proposed building has been designed as three vertical terraced blocks with two setbacks. Part two storey but mainly 3 storeys with the 2<sup>nd</sup> floor provided within the roof and served by flat roofed dormer windows that break into the eaves line.

Materials include Ibstock Buff Mix Blend brick work with feature brickwork in Ibstock grey stock and dark grey Cedral cladding for the walls, white UPVC windows and smooth grey Marley Eternit Edgemere.

The Planning Statement submitted as part of the application describes the average age of the resident to be 79 years. The benefits of the scheme are that it will release large under occupied housing onto the general market. It will also help discourage use of the private cars by being in close proximity to the town centre and public transport routes.



**Relevant History:**

None

**Policies Applied:***Adopted Local Plan:*

CP1:	Achieving Sustainable Development Objectives
CP2:	Protecting the Quality of the Rural and Built Environment
CP3:	New Development
CP4:	Energy Conservation
CP5:	Sustainable Building
CP6:	Achieving Sustainable Development Patterns
CP7:	Urban Form and Quality
DBE1:	New Buildings
DBE2:	Effect on neighbouring properties
DBE8:	Private amenity space
DBE9:	Neighbouring residential amenity
LL10:	Adequacy of provision for landscape retention
LL11:	Landscaping schemes
RP5A:	Adverse environmental impacts
ST1:	Location of development
ST2:	Accessibility of Development
ST4:	Road Safety
ST6:	Parking provision
H2A:	Previously developed land
H3A:	Housing Density
H4A:	Dwelling Mix
H5A:	Provision of Affordable Housing
HC6:	Character, appearance and setting of conservation areas

*NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

*Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP1:	Presumption in favour of sustainable development
H1 :	Housing mix and accommodation types
H2 :	Affordable housing
T1 :	Sustainable transport choices
DM9 :	High quality design
DM10 :	Housing design and quality
DM 11:	Waste recycling facilities on new developments
DM16 :	Sustainable drainage systems
DM18 :	On site management of waste water and water supply

DM21 : Local environmental impacts, pollution and land contamination  
DM7: Heritage Assets  
P1: Epping

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 29

Site notice posted: Yes

Responses received:

2 Stonards Hill, Quondrant Town Planning, 4, Stonards Hill, 6 Stonards Hill, 8 Stonards Hill, 10 Stonards Hill, 12 Stonards Hill, 14 Stonards Hill, 16 Stonards Hill, 18 Stonards Hill, 20 Stonards Hill, 22 Stonards Hill, 24, Stonards Hill, 28 Stonards Hill, 38 Stonards Hill, 14 Woodberry Down, 9 Redgrove House Stonards Hill, 10 Redgrove House Stonards Hill, Oak Lodge Maltings Drive, 6A Palmers Hill, 25 The Drummonds, , 15 Theydon Grove, 60 Theydon Grove, 81 Theydon Grove, 83 Theydon Grove, 88 Theydon Grove, 145 Theydon Grove; 153 Theydon Grove, 3 Baker Court, 35 Church Hill, No address given, **OBJECT** on the following grounds:-

- Cramped overdevelopment of the site
- Height excessive
- Loss of family housing
- Detrimental to the streetscape
- Number of parking spaces inadequate and does not comply with the Essex Parking Standards
- Existing traffic levels in Stonards Hill are such that blocking back regularly occurs and is exacerbated by commuter parking. Proposal will increase existing hazards created by the additional on street parking and pedestrians.
- Proposed access and egress very restricted. Large vehicles could not be able to safely access the site therefore no access for emergency vehicles and refuse collection.
- Existing buildings are set back from the pavement; the proposal is set further forward and as a result will cause loss of privacy.
- Additional strain on local NHS.
- Overbearing to neighbours
- Lack of amenity space
- Will over dominate appearance of the streetscene and be unduly prominent.
- The layout, standard of accommodation is inadequate.
- No dedicated pedestrian access, residents would have to go through car park.
- Proposal will overlook neighbours and as a result cause loss of privacy.
- Increase in hardscaping will reduce soft landscaping and as a result will be harmful to protected species.
- Disturbance during construction works.
- Child safety concerns.
- Stonards Hill recreation ground is already full and can not be used as an overflow car park for residents and visitors of the proposal,
- Loss of views of Queen's Diamond Jubilee Recreation Ground from the High Street will be loss.
- Only 3 trees will replace 8 trees.

No address given: **SUPPORT:** Proposal will free up 28 houses for people trying to get on the housing ladder.

If proposal is well controlled through only allowing cars to park on one side of the road, proposal will improve parking conditions especially as the elderly residents are less likely to drive a car hence the requirement to be close to amenities.

EPPING TOWN COUNCIL: **OBJECT:** This proposal is a massive overdevelopment of the site in terms of its height, bulk and density. It will sit much further forward than the existing properties, create a tunnelling effect and have an overbearing and dominant effect on the streetscene which will be detrimental to the character of the surrounding area, particularly the carefully styled properties of Theydon Grove and the openness of the Stonards Hill Recreation Ground.

The proposal will result in a loss of amenity for neighbouring properties, in terms of overshadowing and visual impact. The generation of additional traffic and refuse in this already busy location will result in a loss of amenity in terms of noise and disturbance.

The parking provision is inadequate. There are severe parking issues in Epping and parking problems in Stonards Hill Recreation ground car park and additional pressures on the surrounding roads.

The increase in the volume of traffic generated near this busy and congested junction would have a negative effect on Highway safety and would lead to excessive traffic congestion, resulting in unacceptable adverse effects from traffic generation on the character and environment of the area through which this new traffic will move.

Committee object to the loss of three large family houses, which are as necessary as flats and whilst the Town Council appreciates the need for sheltered accommodation, do not feel this is the most suitable location. A mix of dwelling types is required and removing large family homes does not contribute to this objective.

Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, ST4, SY6, H4A  
Emerging Local Plan: H1A (ii) and (iii).

EPPING SOCIETY: **OBJECT:** The proposed design is a gross overdevelopment of the site, the height density and sheer bulk will dominate the street scene. The front of the proposed block is much closer to the footway than the existing building line. The consequent narrowing of the sight lines will increase the negative impact of its bulk.

The parking provision is woefully inadequate. We already have major parking issues in our town – the additional vehicles generated will overflow into the car park serving the Stonards Hill recreation ground, Scout Association hall and children's play area. In addition, the immediate pavement and roadway will be overwhelmed by residents and visitor parking. The lack of access to the miniscule rear parking area will necessitate waste collection, deliveries and care support services parking on the road. This is a major issue as there are 28 "sheltered retirement" households proposed in the application.

We note that Redgrove House, adjacent had 24 marked spaces for the 16 households. In addition, the design of Redgrove House enables larger vehicles to park in the private access road rather than the public road.

We also note that additional and separate guest bedroom is proposed on the ground floor. This would also generate the need for car parking.

The loss of three large houses is regretted; these were built just after the surrounding Theydon Grove Estate properties and sit well in the street scene. In addition, the proposal will result in a loss of amenity in terms of pollution from consequent traffic jams, obstruction and disturbance.

There will be a significant loss of amenity for neighbouring properties, in terms of overshadowing and the negative impact on the street scene. In addition, the proposal will result in a loss of amenity in terms of pollution from consequent traffic jams, obstruction and disturbance.

### **Main Issues and Considerations:**

The key considerations for the determination of this application are the principle of the proposal and its impact on the character and appearance of the area; highway safety; parking provision and neighbouring residential amenity.

#### **Principle**

In terms of planning policy, the site is considered as previously developed land, and in line with Government policy redevelopment of this land is encouraged.

The National Planning Policy Framework (NPPF) presumption in favour of sustainable development requires local planning authorities to positively seek opportunities to meet the development needs of their area. There is a need for additional housing in the District and sites such as these go some way in resisting the pressure for sites within the Metropolitan Green Belt to be brought forward for residential development.

This site is close to the town centre of Epping in a location with relatively good transport links and access to shops, park, doctors, dentists and other services. It is considered that in principle, this is a sustainable location for sheltered housing. The proposed use would also be compatible with the residential character of the surrounding area.

#### **Sustainability**

The development is proposed to include an air source heat pump and will be built in accordance with current Building Regulation standards. The efficient use of energy will help minimise the amount of green house emissions generated by the proposal in accordance with chapter 10 of the NPPF and local policy CP5.

#### **Housing Provision**

The application proposes of 28 new residential units, albeit 100% Sheltered Housing units, (i.e. apartments will be sold with a lease containing an age restriction and the employment of 'warden'). This form of accommodation provides housing to meet the needs of older people, a group whose numbers in the District are growing. The proposal therefore subject to a condition which would restrict the use of the apartments to persons of 60 years and above would accord with the requirements of paragraph 47 of the NPPF.

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development and the application site is allocated for potential housing development within this. Whilst at this stage only very little weight can be attached to this factor this allocation may become more relevant as the Draft Local Plan gets further in the adoption process. Furthermore, until the emerging Local Plan is adopted the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Due to this it has been

shown in several recent appeal decisions, both within and outside of the district that a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission.

The Community Choices Issues and Options for the Local Plan (2012) states that the 2010 baseline studies suggest that the district's population is older than average for Essex and for the Country as a whole and that residents of this District have a longer life expectancy than the nationwide average. It is therefore considered that the demand for sheltered housing will only increase.

Paragraph 50 of the NPPF which requires that the Council should plan for the needs of all groups in the community including older people. The proposal provides additional housing choices for older residents; it would therefore meet an existing housing need within the borough in line with the requirements of policy H4A of the Local Plan.

#### Affordable housing provision:

This form of development would not be suitable for on-site affordable housing provision, but instead would be subject to a financial contribution in lieu of on-site affordable housing. The Local Plan states that the amount "*should reflect the subsidy that a developer would have provided had the affordable housing been achieved on site*". As this development would be for more than 15 residential units and is located within a settlement with a population greater than 3,000, Local Plan policy H7A seeks "*at least 40% of the total number of units to be affordable*".

The applicant has provided a fully costed appraisal which was assessed by the Kift Consultancy, an independent financial advisory firm on behalf of the Council. As a result of the evidence submitted to them, it was agreed that a sum of £220, 648 in lieu of on-site affordable housing provisions was sufficient to strike a balance between gaining the maximum permissible contribution to affordable housing and also ensuring that the scheme remains viable for the developer. It is on this basis that the proposal complies with the requirements of policy H7A of the Local Plan.

#### Health care provision:

The application was referred to the North Essex Clinical Commissioning Group who had not made any formal comments at the time of preparing this report.

#### Design and appearance:

The density for this site will be 127 dwellings per hectare. Local policy states that new developments will achieve a net site density of 30-50 dwellings per hectare. However this figure relates to houses which would require individual gardens, access and parking spaces. The Council is required to make decisions which would 'optimise the potential of the site to accommodate development, create and sustain appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport network' (-paragraph 58 of the NPPF). The proposal is sustainably located, therefore higher density developments are encouraged subject to detailed considerations of scale, mass, design, impact on neighbours and highway safety meeting policy requirements.

New development should be of a high standard in terms of its design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and should not prejudice the environment of occupiers of adjoining properties.

It is acknowledged that the building has a large footprint, height and massing, it will project 0.8m beyond the building line of Redgrove House at its nearest point and has a ridge height which is 2.7m higher than that at Redgrove House. There are a number of factors which contribute to reducing its visual prominence within the street. These are:-

- The space between the properties (there being a 15m gap between Redgrove house and the proposed building. Number 7 Stonards Hill is also set back over 20m from the proposal).
- The width is considered acceptable as 14 to 26 Stonards Hill which are a group of terraced houses have a width which exceeds that proposed by the application.
- The third floor being largely contained within the roof;
- The mix of materials proposed for the elevations and the privet hedge, trees and other soft landscaping to the front and eastern side of the property will soften the building's appearance within the streetscene.
- The breaking up of the front elevation into 3 staggered sections.

Furthermore the appearance of the block sits comfortably alongside neighbouring properties Redgrove House and the 2.5 storey mid 20<sup>th</sup> century development surrounding the site. The NPPF whilst stating the importance of design, also states that LPAs should not impose architectural styles or particular tastes. Instead the LPA should ensure that developments should promote or reinforce local distinctiveness.

The War Memorial is currently not visible from the site or from the highway adjoining the site due to the position of the large tree and building at Redgrove House. The Green would still be visible from Stonards Hill. Furthermore the provision of additional landscaping to the front area of the site will ensure that the proposal will have an overall neutral impact on the character and distinctiveness of the site which is adjoins the Epping Town Centre Conservation Area. It is therefore considered that the proposal complies with the requirements of policy HC6 of the Local Plan.

The development provides a communal amenity space area within the north eastern corner of the site and within the front garden. This is area is considered sufficient given the close access to Stonards Recreation Ground from the site and the robust planting scheme proposed could provide attractive garden area for the future residents. Past decisions indicate that refusal on the grounds of lack of amenity space within sites used for sheltered accommodation irrespective of the bulk, mass, and footprint of the proposed building are generally not supported at appeal. The overall design is considered to be well thought out and appropriate to this location adjoining the town centre.

### Trees

The Tree Officer is satisfied that the proposal will ensure adequate retention of existing trees on the site and will layout provides good opportunities for soft landscaping, therefore the proposal subject to her suggested conditions to control the details of tree retention and soft landscape provision complies with the requirements of chapter 11 of the NPPF and policy LL11 of the Local Plan.

## Ecology

The Countryside Officer is satisfied that that subject to condition the proposal will make adequate provision for the protection and enhancement of established habitats of local significance for wildlife in accordance with NC4 of the Local Plan.

## Quality of resulting accommodation

All units have an acceptable internal size and layout and therefore comply with current standards contained within the Essex Design Guide. Units 1-8 have patio areas, units 12, 16 and 17 all have balconies and there is a communal which covers an area of 234 sqm. Whilst this provision does not strictly comply with the space standards set out in policy DBE8 of the Local Plan. The justification for this policy does allow for adequate amount of conveniently located amenity space is provided in new residential developments which is usable in terms of its shape and siting. However, it also allows standards to be relaxed where *“the development comprises sheltered housing for the elderly where the amenity space will be a visual amenity rather than an area required for active recreation”*.

This policy does allow for a lesser provision for sheltered housing on condition that the standard of soft landscaping is robust and visually attractive. Furthermore the proposal adjoins Stonards Recreation Ground and therefore the smaller communal space would not have significant detrimental impact on the living conditions of any new residents. The proposal is therefore considered to comply with the requirements of policy DBE8 of the Local Plan.

The refuse storage area is close to the street and the lodge manager would once weekly leave bins for collection from the street. Since the existing 3 family dwellings on the site also currently have their refuse collected from the street, it is not considered that the additional households will materially add to the disturbance already created by the current use of the site.

## Highways

The Highways Authority advises that the Authority “visited the site and thoroughly assessed the submitted transport information and has concluded that the proposal is not contrary to National or Local policy and current safety criteria.

The applicant has submitted a robust Transport Statement that demonstrates, to the satisfaction of the Highways Authority, in terms of safety and capacity that the impact of the proposed development will be minimal on the highway in the vicinity of the site and on the wider highway network. The information regarding vehicle movements and parking have been gathered from the applicant’s own sites and as such is considered to be a very robust approach. Coupled with the fact that the proposal is located very close to Epping Town, it is considered to be well sited in terms of accessibility.

The proposed access has suitable geometry and visibility for the speed of the road.

The Highways Authority has also considered the servicing arrangements and again has concluded that this appears satisfactory. A refuse vehicle stopping outside the development once a week for a collection is no different to the existing arrangements along Stonards Hill. The Transport Statement has demonstrated that suitable turning for vans etc. is available on site. Consequently the Highways Authority has concluded that the proposal will not be detrimental to highway safety, capacity or efficiency at this location or on the wider highway network.” It is on this basis considered that subject to the Authority’s suggested conditions the proposal complies with chapter 4 of the NPPF along with policies ST2, ST4 and ST6 of the Local Plan.

### Impact on the living conditions of neighbouring occupiers.

Plan no. 40025EP-PL-09 indicates that all neighbouring residential dwellings facing the proposal are at least 23m away. This is consistent window to window distances from the front elevation of properties within the Theydon Grove Estate. The side elevations of the proposal are all over 20m away from neighbouring windows and subject to a condition requiring that the windows in the upper floor side facing walls be obscure glazed to ensure that loss of privacy to the front private garden at 7 Stonards Hill, will not be excessive, it is therefore considered that there will be no excessive loss of light, privacy, increased sense of enclosure or outlook to neighbouring properties which surround the site.

Furthermore given the existing use of the site and its location within a residential area is not considered that the proposal will result in significant additional noise and disturbance over and above what currently exists. The proposal therefore complies with the requirements of DBE9 of the Local Plan.

Loss of a private view is not a material planning consideration.

### Contaminated land

The Contaminated Land team have raised concerns that The Crossfield Consulting Geotechnical Environmental Ltd Phase I report dated September 2016 submitted with the application has identified potential risk of contamination and has recommended that further investigation (Phase II) be carried out. They therefore recommend that conditions be attached to any permission to ensure that appropriate assessments are made and if necessary mitigation measures undertaken in accordance with paragraph 109 of the NPPF and RP4 of the Local Plan.

### Land Drainage

The site is within an Epping Forest District Council Flood Risk Assessment Zone, the development is of a size where it is necessary to avoid generating additional runoff and therefore the Council's Land Drainage engineer has requested a Flood Risk Assessment condition to improve existing surface water runoff and a condition requesting details of surface water drainage in accordance with policy U2B of the Local Plan.

### Other matters

Access for emergency vehicles is not a material planning consideration as it is controlled by Building Control regulations.

Noise and disturbance during the construction phase of the development would fall outside the scope of planning legislation as it is already covered by Environmental Health legislation.

Reduction in the value of neighbouring residential properties is not a material planning considerations.

### **Conclusion:**

The existing use of the site does not make the make the best use of this site located within an urban area close to public transport and amenities. National guidance requires that the Council should seek the most efficient use of sites in locations that meet this criterion.



The proposal will provide much needed good quality housing for older people within the community within an existing highly sustainable area of Epping Forest District Council. The new residents will then as a result of their downsizing free up larger family homes. It will therefore have a positive impact on addressing housing need within the District.

The proposal has a bulk, mass and height which are significantly greater than the 3 dwellings it would replace however design and the space around the proposed building, along with the proposed landscaping around will ensure that its visual presence within the street scene will not be over dominating. The design of the new housing is therefore considered to have a neutral impact on the character and appearance of this area.

The Highways Authority is satisfied that the proposal will not excessively impact highway safety or parking provision within the area. Conditions also require the provision of Real Time Passenger Information devices be installed at nearby bus stops to promote sustainable modes of transport and accessibility to the site.

The impact on the living conditions of neighbouring occupiers will not be excessive.

Furthermore additional conditions are also recommended to ensure that the proposal does not increase flood risk within the area. It is therefore considered that the proposal meets the requirements of sustainable development in accordance with policy contained within the NPPF.

The development is therefore recommended for approval subject to suggested conditions and for the applicant to enter into a legal agreement requiring a financial contribution in lieu of on-site affordable housing.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Sukhi Dhadwar  
Direct Line Telephone Number: 01992 564597***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/0567/17
Site Name:	9 Orchard Drive, Theydon Bois, CM16 7DH
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0567/17
<b>SITE ADDRESS:</b>	9 Orchard Drive Theydon Bois Epping Essex CM16 7DH
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr & Mrs Ian Dix
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension, two storey side extension, porch & elevational changes (revisions to EPF/0442/16).
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=592276](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592276)

**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 development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the side elevation, to the bathrooms, shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three – Planning Services: Scheme of Delegation, Appendix 3)*

This application was deferred from the last Committee to enable the applicant to put forward amended plans that might overcome the objections raised by the Parish Council.

Revised plans were received which increased the setback from the front of the property to the suggested 500mm and clarified the retention of the diamond window at first floor level and removed the previously proposed high level diamond window.

Re-consultation has been carried out and the Parish Council has now agreed that subject to conditions they raise no objection to the revised plans.

The report below has been amended to include these details.

### **Description of Site:**

The application property is a semi-detached house near the corner of Orchard Drive with Morgan Crescent. The application property and its attached neighbour form a pair of houses was of a design characteristic of Theydon Bois, with a cat slide roof to the side elevations creating somewhat restricted accommodation on the first floors; the house has two bedrooms.

The property is not listed or in a conservation area.

### **Description of Proposal:**

Single storey rear extension, two storey side extension, porch & elevational changes (revisions to EPF/0442/16).

The single storey rear extension would be 4.0m deep by 7.7m wide and have a flat roof with a height of 3.2m.

The two storey side extension would be 1.5m wide in relation to the existing flank wall though, with the first floor of the side extension projecting from a side roof slope, the side extension would have a width at first floor level greater than this figure. An isolation space of 1.3m would be retained from the side boundary of the plot. The two storey side extension would measure approximately 10.0m, with a 0.5 m set back from the eaves of the cat slide roof would be retained and a front bay projects forward of these eaves. The entrance porch would be set beneath the first floor of the two storey side extension, being open fronted and open to one side, part of the first floor as proposed over sailing the proposed porch.

### **Relevant History:**

EPF/0442/16 - Two storey side extension with one rear dormer. Single storey rear extension. New front porch and alteration to front main entrance door. – Granted 11/07/2016

EPF/0569/17 - Certificate of Lawful Development for proposed construction of 2 dormers to the side of the existing roof slope – Lawful 20/04/2017

### **Policies Applied:**

*Adopted Local Plan:*

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

#### *NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

#### *Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM9	High Quality Design
-----	---------------------

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 5, no responses received.

PARISH COUNCIL: (03/04/2017) It is appropriate that these two applications (*EPF/0569/17 and the application the subject of this report*) are considered together as the design of the two storey side extension is affected by the proposed construction of two dormers to the side elevation.

The shallow pitch of the roof to the proposed extension is untypical of that usually constructed on this style of property, as is the substantial area of flat roof above. It is apparent that the pitch and design of the roof has been compromised by the proposed addition of the upper dormers which would 'jut out' from the upper part of the original roof slope, well above the ridge height of the adjacent property at number 11. As a result, the combination of three distinct roof styles would neither complement nor enhance the character of the original dwelling, but instead, would detract from it. There would also be a significant imbalance with the adjoining property causing a loss of symmetry, which would be detrimental to and intrusive on the street scene.

To preserve the distinctive character of the cat-slide roof design of these properties, extensions are normally setback 50cm from the front façade. By comparison, the currently proposed extension would be recessed by only a nominal amount. Another important characteristic of these properties is the small diamond-shaped window on the first floor; however the respective first floor plan shows no evidence of the original diamond shaped window being retained. Oddly, a diamond shaped window does appear to be added further up towards the roof which would further detract from the original character of the property. The importance of these characteristics has been referenced in a number of appeal decisions on applications to modify this type of property in the past.

RE-CONSULTATION (21/07/2017): Whilst the Committee still expressed some concern re. the visual impact of dormer windows added to the upper roof slope, which were felt to be an incongruous feature, the changes to the set-back behind the 'cat-slide' roof (of 50cm) and the clear evidence of the diamond window on the first floor (as shown on the amended plan: MDP.OD01.A) were acknowledged as an improvement. If the application is recommended for approval, the Parish Council would raise no objection, provided that the development is carried out in accordance with the amended plan, and the Conditions set out in the Officer's Report to Area Planning Sub-Committee East of 12<sup>th</sup> July 2017 are added to the grant.

## **Main Issues and Considerations:**

The main issues are whether the proposals would safeguard the living conditions of neighbours and whether the proposed design would complement the design of the existing house and the character of the area.

### Impact to neighbours

The attached neighbour, no. 7, is orientated to the southwest such that the rear extension would cause no loss of direct sunlight. Given the limited depth, at 4m, and limited height, at 3.2m, there would be no material loss of outlook.

The neighbouring property to the northwest, no. 11, is already overshadowed by the existing built form and it is considered that the proposed additional built form would make no appreciable difference with regard to any loss of light. Records show (reference EPF/0061/11) that this is to a bedroom with an obscure glazed window and accordingly no loss of outlook would result to this window.

A rear garden depth of some 18m would be retained and accordingly there would be material adverse impact to 2 Morgan Crescent which is set to the rear and has a side boundary contiguous with the rear boundary of the application property.

### Design

The application property and its attached neighbour form a pair of houses of a design that is characteristic of the precinct between Piercing Hill to the west and the railway to the east. Many such properties have had side extensions from the side cat slide roof. There are examples of two storey side extensions to similar houses nearby in Morgan Crescent. 4, 12, 20 and 28 Morgan Crescent are comparable examples. The revisions made to the proposed design make the scheme very similar in design to the above nearby extensions. The 0.5m setback from the edge of the catslide roof, combined with the retention of the original 'diamond' windows proliferent within the street scene create a scheme that will be in keeping with the surrounding properties.

The two storey element of the side extension would be set 1.2m from a side boundary to avoid a terracing visual effect.

The application property is set in a varied streetscene with a pair of houses with a side gable roof to the right hand side when viewed from the road and then a pair of bungalows. Bungalows then continue until the grounds of a school. There are bungalows on the opposite side of the road.

The built form of the semi-detached pair of houses that are nos. 7 and 9 has a footprint which is splayed somewhat, in relation to the semi-detached houses of nos. 11 and 13. This arrangement is such that, notwithstanding the opinion of the Parish Council, the crown roof to the two storey side extension would be unnoticeable and appear as a hip roof.

With regard to other issues raised by the Parish Council, the splayed position relative to neighbours and corner position mean that the symmetry of the application property and its attached neighbour can only be seen from a narrow angle of view. A single storey flat roofed extension to no. 7, extending out towards Morgan Crescent has already somewhat disrupted the symmetry of the application property and its attached neighbour.

The application property as existing, has a flat roofed dormer and a dormer with a gable roof plus roof lights on its side roof slope. This variety of means of fenestration has a somewhat inelegant appearance.

The Parish Council make the point that this proposal in conjunction with the two dormers, which have been deemed to be lawful permitted development (EPF/0569/17), would look ungainly as the dormers would virtually sit immediately above the proposal. This view is supported but, given that the two flat roofed dormers would have the nearest dormer some 2m back from the front of the house and that both the built form of the neighbour to the side and the two-storey side extension would screen most views of the dormers, this is not considered sufficient to form a tenable reason for refusal.

The side elevation would only be seen in a very narrow field of view given that it is set close between neighbouring houses.

**Conclusion:**

The proposals would have no material adverse impact to any neighbour. The design is comparable with numerous other examples of alterations to this style of house in this locality and the application is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

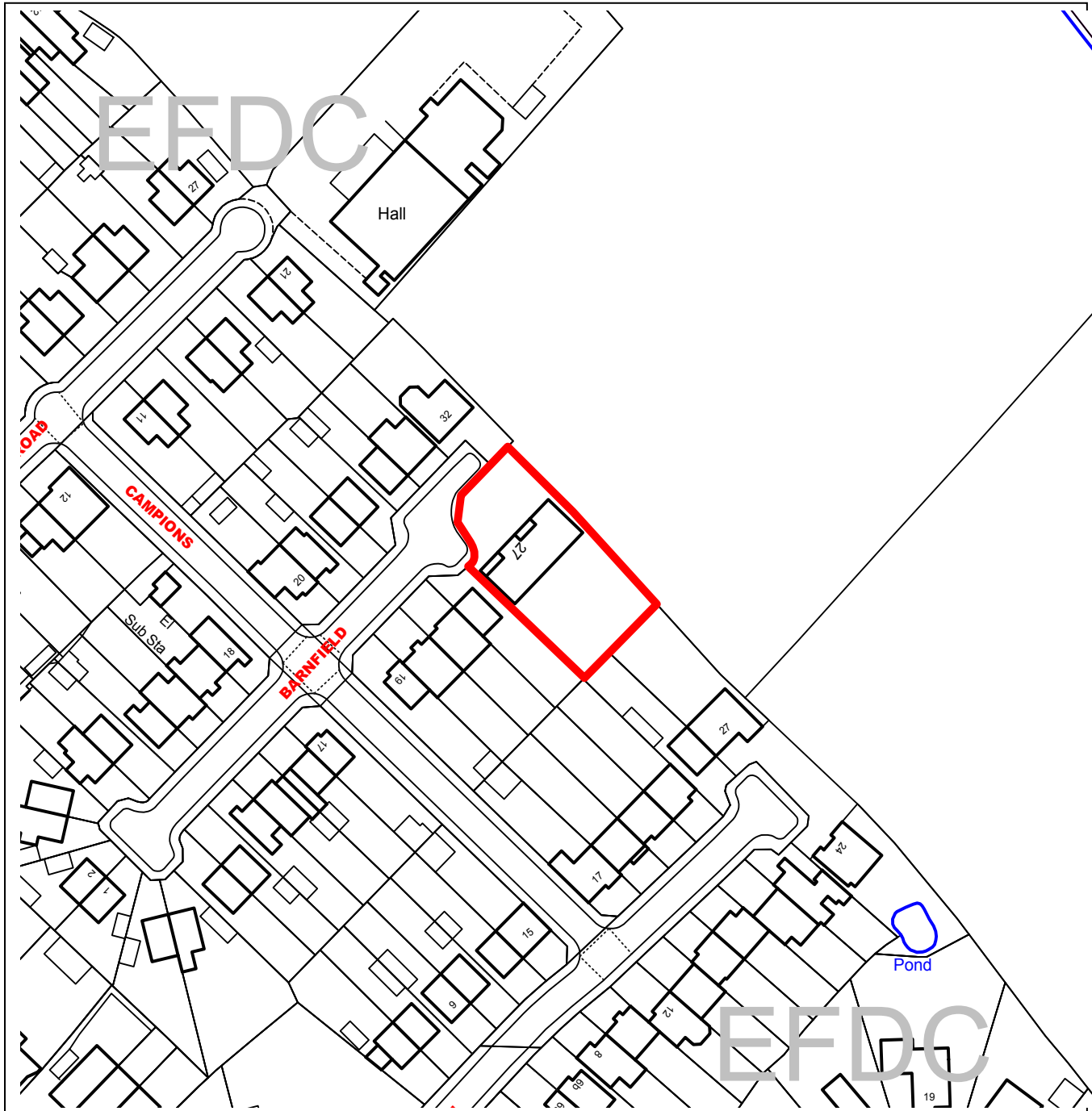
***Planning Application Case Officer: Corey Isolda  
Direct Line Telephone Number: 01992 564380***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 3



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Application Number:	EPF/1170/17
Site Name:	27 Barnfield, Epping, CM16 6RL
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1170/17
<b>SITE ADDRESS:</b>	27 Barnfield Epping Essex CM16 6RL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr Dima Rozgonyuk
<b>DESCRIPTION OF PROPOSAL:</b>	The construction of new dormers to rear and flank of existing roof rooms to replace Velux roof windows.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=593998](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593998)

**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 development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site is a detached dwelling, within the built up area of Epping. The site is not within the Metropolitan Green Belt or within a conservation area. The house is the only detached house in the cul de sac and has a much larger plot than the adjacent terraced and semi detached properties. The Green Belt boundary runs to the side of the house and there are residential properties to the rear.

**Description of Proposal:**

Three dormer windows to rear elevation to replace existing skylights. 1 new dormer window in side elevation facing north (towards open land) to extend existing loft accommodation.

### **Relevant History:**

This property was originally a relatively small house and various additions and alterations approved over the years including most recently:

EPF/0421/02- Part one, part two storey side extension with attached garage and part one, part two storey front extension. Which was approved at Committee and has been implemented.

Due to the volume of the roof area built as part of the approved additions, the proposed dormer windows can not be added as permitted development.

### **Policies Applied:**

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Draft Local Plan

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM9 - High Quality Design

DM10 – Housing Design and Quality

### **Consultation Carried Out and Summary of Representations Received:**

6 NEIGHBOURS CONSULTED – COMMENTS RECEIVED –

THE EPPING SOCIETY - The rear of this property is only just over 20 meters from the back garden of number 27 Woodbury Down. The proposed 3 large dormers will overlook leading to a loss of amenity.

EPPING TOWN COUNCIL – OBJECT – The proposed dormer windows would result in a loss of amenity for neighbouring properties, from overlooking, particularly as this property is much larger than neighbouring properties.

### **Main Issues and Considerations:**

The main issues to be considered relate to the impact on the character and appearance of development and neighbour's amenities.

#### **Design:**

The proposed dormer windows to the rear are appropriately proportioned and will have pitched roofs in order to maintain the character of the property. The dormers themselves will add little

volume to the roof, at under 20 cubic metres, and will not be visible in the street scene. The side dormer, although an unusual design, is set well back from the eaves and the ridge of the property and will not appear out of character with the mid century design of the property. The combined effect of the additions to the roof will have a neutral impact on the character of the property.

**Amenities:**

The proposed rear dormers are set some 20 metres from the neighbouring rear boundaries and are in excess of 40 metres away from the rear of 27 Woodberry Down, (Some 15m beyond the standard back to back overlooking distance that is suggested in the Essex Design Guide). Therefore the proposed development will not facilitate excessive overlooking of neighbouring properties.

With the proposals limited scale and the position of the dormers in the roof and no closer to any existing property than the existing building it is not considered that they will appear excessively overbearing from neighbouring properties.

In most cases it would be conditioned that any new window in the side elevation of a property should be obscure glazed. However as the dormer window in the northern flank elevation will face open fields it is not felt that this would be necessary.

**Conclusion:**

The existing dwelling is considerably larger than others in the road, but the proposed development, due to its limited bulk, in relation to the existing building as well as the size of the plot, and the distance from boundaries, will not be detrimental to the character and appearance of the area or the amenities of the neighbouring residents. As such it complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies. Therefore the application is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

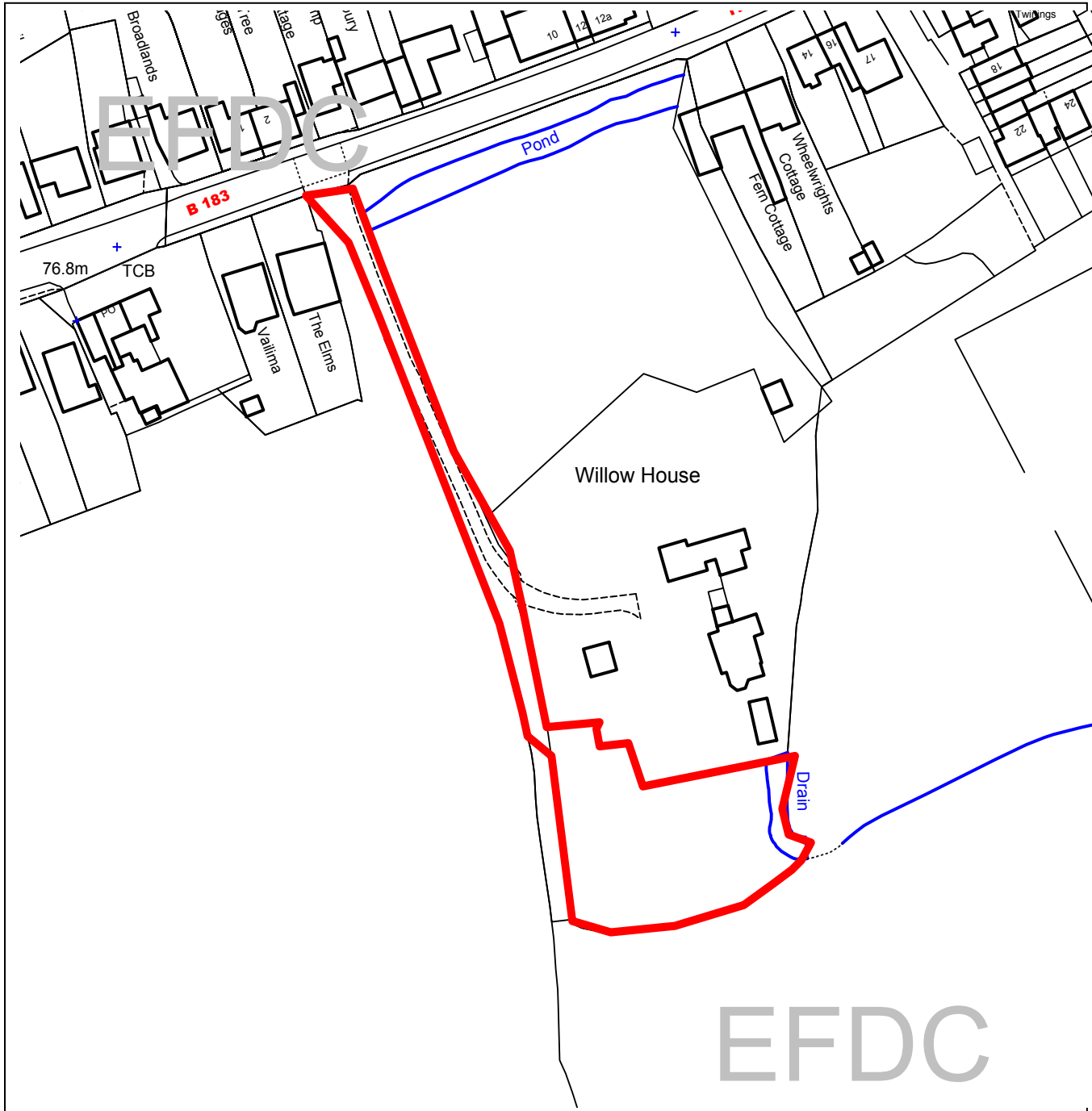
***Planning Application Case Officer: Corey Isolda  
Direct Line Telephone Number: 01992 564380***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 4



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Application Number:	EPF/1397/17
Site Name:	Willow House, The Street, Sheering, CM22 7LR
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1397/17
<b>SITE ADDRESS:</b>	Willow House The Street Sheering Essex CM22 7LR
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	Mr Peter Murnane
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a new detached dwelling within as established residential curtilage. (Revised application to EPF/3040/16)
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=594800](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594800)

**REASON FOR REFUSAL**

- 1 The site is located within land designated as Metropolitan Green Belt where there is presumption against inappropriate development and the proposal does not fall within the list of exceptions to inappropriate development contained within paragraphs 89 and 90 of the National Planning Policy Framework. It does not constitute limited infilling of a village nor the limited infilling or the partial or complete redevelopment of previously developed site as it would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. No very special circumstances or other considerations have been advanced that would outweigh the harm caused by the inappropriateness and the other harm identified, and the development would therefore conflict with Chapter 9 of the National Planning Policy Framework and Policies GB2A and GB7A of the Combined Policies of Epping Forest District Local Plan and alterations.

*This application is before this Committee since it has been 'called in' by Councillor Richard Morgan (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3).*

**Description of Site:**

The application site comprises the rear garden land associated with Willow House, which is a large detached house set beyond the development boundary of the village of Sheering. It currently

contains a tennis court surrounded by a high wire mesh fronted by grass covered land. The site is 0.2 hectares in area and is currently fenced off from Willow House. An access road to Willow House runs along the western boundary of the site, which is also a public footpath. It adjoins a community football pitch to the east, open fields to the south and west and residential to the north.

The site is located within the Metropolitan Green Belt and several of the trees on site are protected by Tree Preservation Orders.

### **Description of Proposal:**

Erection of a new detached dwelling with an established residential curtilage.

### **Relevant History:**

EPO/0149/61 – Proposed bungalow – refused EPO/1151/72 – Outline application for chalet style house – refused.

EPF/1515/86 – Outline application for five dwellings and garages – refused (dismissed on appeal 20/01/88).

EPF/2465/12 - Redevelopment of the northern part of the site creating two detached dwellings with a new vehicular and pedestrian access from The Street via a vehicular bridge – refused.

EPF/0603/14 Erection of a single dwelling on residential land to the north of Willow House granted.

EPF/2473/14 – Erection of single dwelling on residential land to the north of Willow House (amended application following approved development EPF/0603/14) - granted.

EPF/1049/15 -Conversion of an existing annexe into a separate self-contained dwelling.- Granted

EPF/3040/16 - Erection of a new detached dwelling with an established residential curtilage – refused.

### **Policies Applied:**

CP1 – Achieving sustainable development objectives

CP2 – Protecting the quality of the rural and built environment

GB2A – Development in the Green Belt

GB7A – Conspicuous development

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE8 – Private amenity space

DBE9 – Loss of amenity

LL10 – Adequacy of provision of landscape retention

NC4 – Protection of established habitat

RST3 – Loss or diversion of rights of way

ST1 – Location of development

ST4 – Road safety

ST6 – Vehicle parking

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

## **Consultation Carried Out and Summary of Representations Received:**

SHEERING PARISH COUNCIL – **No objection.**

8 neighbours were consulted and a site notice displayed.

Pump Cottage: **OBJECT:** This property is directly opposite Pump Cottage the application for an additional dwelling will also be visible from her Cottage, making the whole site opposite very imposing especially given the construction of the larger than anticipated built last year. Also the addition of these new properties will affect the access along the lane approaching the Public Footpath to the rear, with the extra cars that will be attached to the owner/occupiers. This lane is used by many people including dog walkers and children.

Willow Cottage: **No objection.**

## **Issues and Considerations:**

### **Background**

Planning permission was refused for an identical application under reference EPF/3040/16. This application was refused under delegated authority on the grounds that: -

*The site is located within land designated as Metropolitan Green Belt where there is presumption against inappropriate development and the proposal does not fall within the list of exceptions to inappropriate development contained within paragraphs 89 and 90 of the National Planning Policy Framework. It does not constitute limited infilling of a village nor the limited infilling or the partial or complete redevelopment of previously developed site as it would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. No very special circumstances or other considerations have been advanced that would outweigh the harm caused by the inappropriateness and the other harm identified, and the development would therefore conflict with Chapter 9 of the National Planning Policy Framework and Policies GB2A and GB7A of the Combined Policies of Epping Forest District Local Plan and alterations.*

*It has now been resubmitted in order to allow for member deliberation.*

### **Impact on the aims and purposes of the Green Belt**

Paragraph 79 of the National Planning Policy Framework (the Framework) says that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 87 says that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This is broadly restated in Policies GB2A of the Local Plan. Paragraph 89 of the Framework states that the Council should regard the construction of new buildings as inappropriate in the Green Belt unless (inter alia) it can be demonstrated that the proposal is the 'Limited infilling of a village and limited affordable housing for local community needs under policies set out in the Local Plan'.

This exception requires that a development meets to criteria to be deemed not inappropriate. The first is that it should be located within a village. The site falls within the Settlement of Sheering and is therefore considered to fall within a 'village'.

The second criterion is that the development should be a "limited infill" of that village.

The location of the proposed house will be beyond the rear boundaries of all existing ribbon development within The Street. It would therefore stretch development further southwards in an area where there is currently no development to the east, west or south and as a result is not infilling between existing built structures, but is rather extending the built development beyond the current village area. It therefore cannot be considered to be limited infill and as such is by definition inappropriate development within the Green Belt and contrary to the requirements of paragraph 89 of the NPPF. Approval of this application will also set a precedent for further encroaching development to be permitted within Green Belt locations which are similar to this site within other parts of the District, and as a result will undermine Green Belt policy further. Whilst it is accepted that, in the rural area, existing gardens are regarded as previously developed land, new development on previously developed land is only not inappropriate if it would not have a greater impact on openness than the existing development. The proposed development would have a significantly greater impact on openness and the purposes of the Green belt, than the existing ancillary tennis court.

#### Impact on the openness of the Green Belt

The development as a starting point is inappropriate development by definition harmful. In addition, the two storey house has a floor space of approximately 255 sqm and a maximum height of 8.4m and will result a significant solid presence in a location where there is currently only hardstanding which is currently covered in weeds and a see through fence for a tennis court. The development will be visible from long views of the site. It is therefore considered that the proposal would have a serious adverse impact on the openness and open character of the site. The proposal is therefore contrary to chapter 9 of the NPPF and policies GB2A and GB7 of the Local Plan.

Officers do not support the view that permission given for a new house at the rear of 59-61 High Road North Weald is a precedent for this application as that approval was made on the basis that there was already development surrounding 3 sides of the site, thereby making it a genuine infill development.

#### Are there any very special circumstances which would clearly outweigh the harm to the Green Belt?

Paragraph 87 of the NPPF requires that inappropriate development is by definition harmful to the Green Belt. It is for this reason that it would need to be demonstrated that very special circumstances exist in this application which would clearly outweigh the harm to the Green Belt as a result of inappropriateness of the development.

The agent in the previous application argued that the site is previously development land as it within an existing residential curtilage and should be permitted as this land is defined as being previously developed by NPPF. Whilst it is agreed that the site can be deemed be 'previously developed land' however since the development will have a significantly greater impact on the openness Green Belt and the purpose of including land within it. Therefore this criterion would also not be met.

The agent also stated that the applicant can currently build outbuildings on the site under the permitted development limitations of the property. This is agreed, however this is not considered a significant material consideration because any outbuilding could only be single storey and could only be used for purposes which are ancillary to the enjoyment of the existing dwelling house on the site. It is for this reason that any outbuildings built under PD would have a much less presence and intensity of use in comparison to the two storey self-contained family dwelling and its associated paraphernalia and therefore this fall back position does not clearly outweigh the harm of the proposal to the aims of purposes of the Green Belt and all other harms. In any case, nearly all dwellings have permitted development rights to build outbuildings, as such there is no way that



this can be classed as “very Special Circumstances” sufficient to warrant development of an additional dwelling. Again to follow this argument would set a very dangerous precedent.

### Design

The proposed design and materials are in keeping with other residential dwellings in the locality. The proposal therefore preserves the distinctive local character of this area in accordance with chapter 7 of the NPPF and policies DBE 1 and 4 of the Local Plan.

### Trees

On my site visit I found a large tree within the proposed parking area of the site which has not been shown on the plans.

The Landscape Officer is satisfied that subject further conditions in relation to the protection of trees and soft landscaping the proposal meets the requirements of policies LL10 and LL11 of the Local Plan.

### Impact on neighbouring amenity

The northern boundary of the site outlined in blue is well screened from the development by planting and the nearest property within the blue line of the site is minimum distance of 22m. It is therefore considered that this neighbour will not be excessively affected in terms of loss of light, outlook or privacy. All other residential properties including Pump Cottage are sufficiently distant as to not be materially affected. The proposal therefore complies with the requirements of policy DBE9 of the Local Plan.

### Highways/access:

The proposed access is to be shared with the existing access at Willow House and there is sufficient space for parking within the car port and front curtilage to meet current standards. The proposal therefore complies with the requirements of policies ST4 and ST6 of the Local Plan.

### Conclusion

The development is inappropriate development, by definition harmful to the Green belt and in addition it will have a serious physical adverse impact on openness and on the aims and purposes of the Green Belt. No very special circumstances have been put forward which would clearly outweigh the harm identified. The suggested fall back, of being able to build extensive outbuildings, can not be considered as “very special”. The proposal is therefore contrary to national and Local Green Belt Policies and recommended for refusal.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

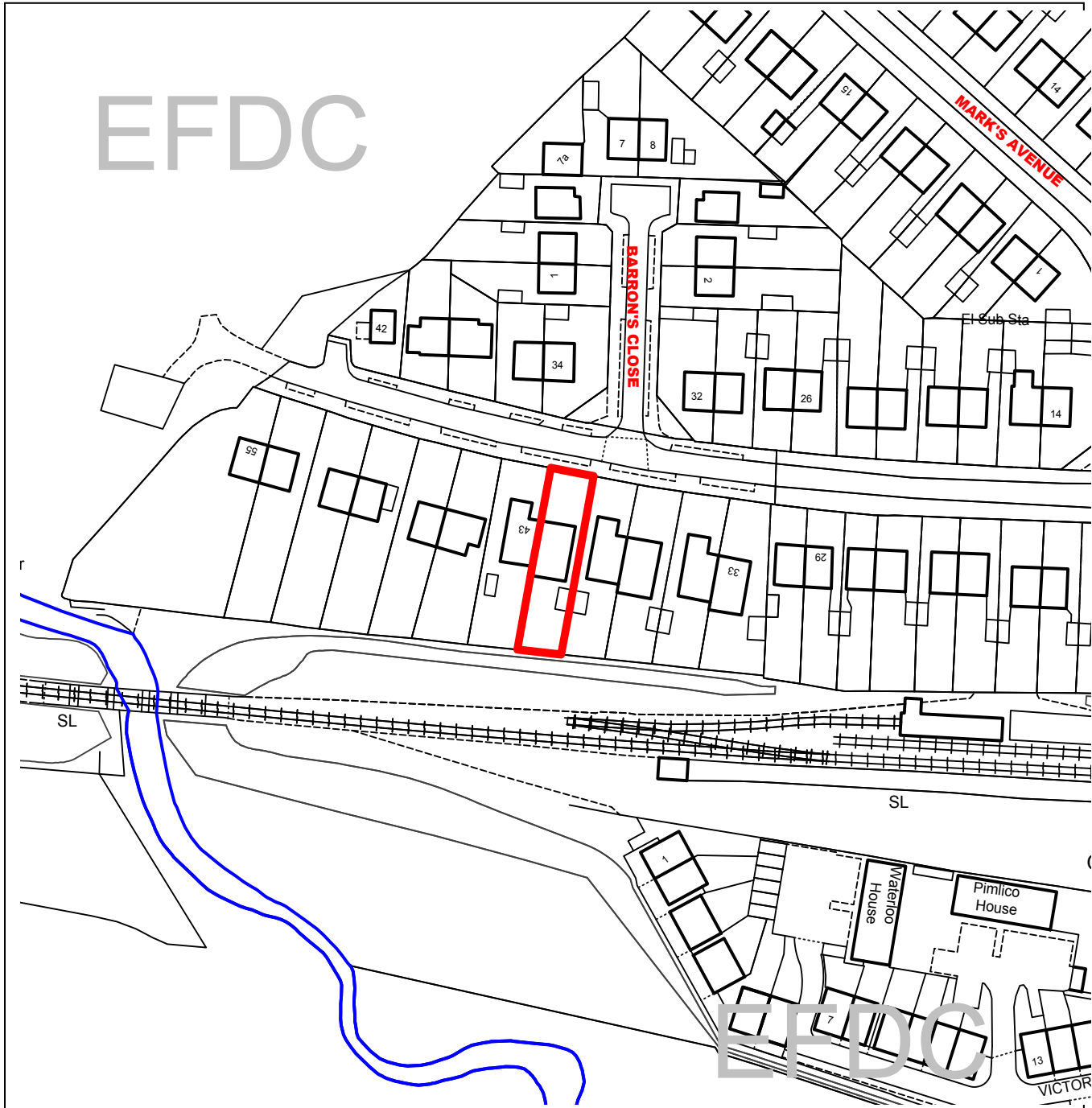
***Planning Application Case Officer: Sukhi Dhadwar  
Direct Line Telephone Number: 01992 564597***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 5



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Application Number:	EPF/1400/17
Site Name:	41 Bowes Drive, Ongar, CM5 9AX
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1400/17
<b>SITE ADDRESS:</b>	41 Bowes Drive Ongar Essex CM5 9AX
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>APPLICANT:</b>	Mr Colin Michael Normoyle
<b>DESCRIPTION OF PROPOSAL:</b>	Rear extension, garage and loft conversion.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=594803](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594803)

**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 development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site is a single storey semi detached dwelling, within the built up area of Ongar. The site is not within the Metropolitan Green Belt or within a conservation area.

**Description of Proposal:**

Hip to gable roof extension with box dormer to rear, measuring 6 metres wide x 4.7 metres deep and 2.1 metres in height, finished in matching tile hanging. Single storey rear extension of 3 metres deep, 7 metres wide and 3.1 metres high, finished in matching brickwork with a small link to the existing single garage.

**Relevant History:**

None

**Policies Applied:**

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Draft Local Plan

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM9 - High Quality Design

DM10 – Housing Design and Quality

**Consultation Carried Out and Summary of Representations Received:**

3 NEIGHBOURS CONSULTED – 1 COMMENT RECEIVED – 43 BOWES DRIVE – Summarised Below – Impact on light, loss of privacy, overbearing, would cause noise disturbance.

ONGAR TOWN COUNCIL – OBJECT – Due to loss of light and privacy for neighbours.

**Main Issues and Considerations:**

The main issues to be considered relate to the impact on the character and appearance of development and neighbour's amenities.

**Design:**

The proposed extensions would increase the overall bulk and scale of the dwelling. Gable ends are not unusual within the street scene and some properties already benefit from box dormers to the rear. The works proposed are very similar to what could be carried out under permitted development and it is only because of small factors, such as the rear extensions link to the garage, that the application needs planning permission. Due to the mixed character of the street scene it will be able to contain the hip to gable conversion without causing excessive harm, whilst the box dormer will not be visible from the street scene, and whilst not attractive is not considered harmful to the character of the area given that it is not readily visible from any public area.

**Amenities:**

The proposed single storey rear extension spans the width of the property, with a height of 3.1 metres and a depth of 3 metres, the proposal will extend about 4m beyond the rear of number 43

which lies to the west of the application site. In addition the side of the dormer window proposed will also have some impact on that property. Whilst this may result in some loss of morning light it is not considered that this will cause excessive harm to residential amenity beyond that which would be caused by the fall-back of permitted development. Due to the separation of the property from number 39 it is not considered that there would be significant harm to the amenity of the occupants of that dwelling.

The box dormer will have 2 'picture' windows, these will not look directly into rear windows as the site faces towards the railway line to the rear and whilst it will afford views over the rear of neighbouring gardens, which are not currently overlooked, this kind of rear facing view towards the rear of gardens is the norm within urban areas and can not be regarded as causing excessive loss of residential amenity. In addition the impact would be no different to the situation allowed under permitted development. Whilst the officer appreciates the personal circumstances put forward by no. 43, noise disturbance from building works cannot be taken as a material planning consideration and would only take place for a temporary period, although it is appreciated this may be stressful for the occupants of no. 43.

### **Conclusion:**

The proposed development will not be unduly detrimental to the character and appearance of the area or the amenities of the neighbouring residents and is very similar to that which could be completed under permitted development. As such it complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies. Therefore the application is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

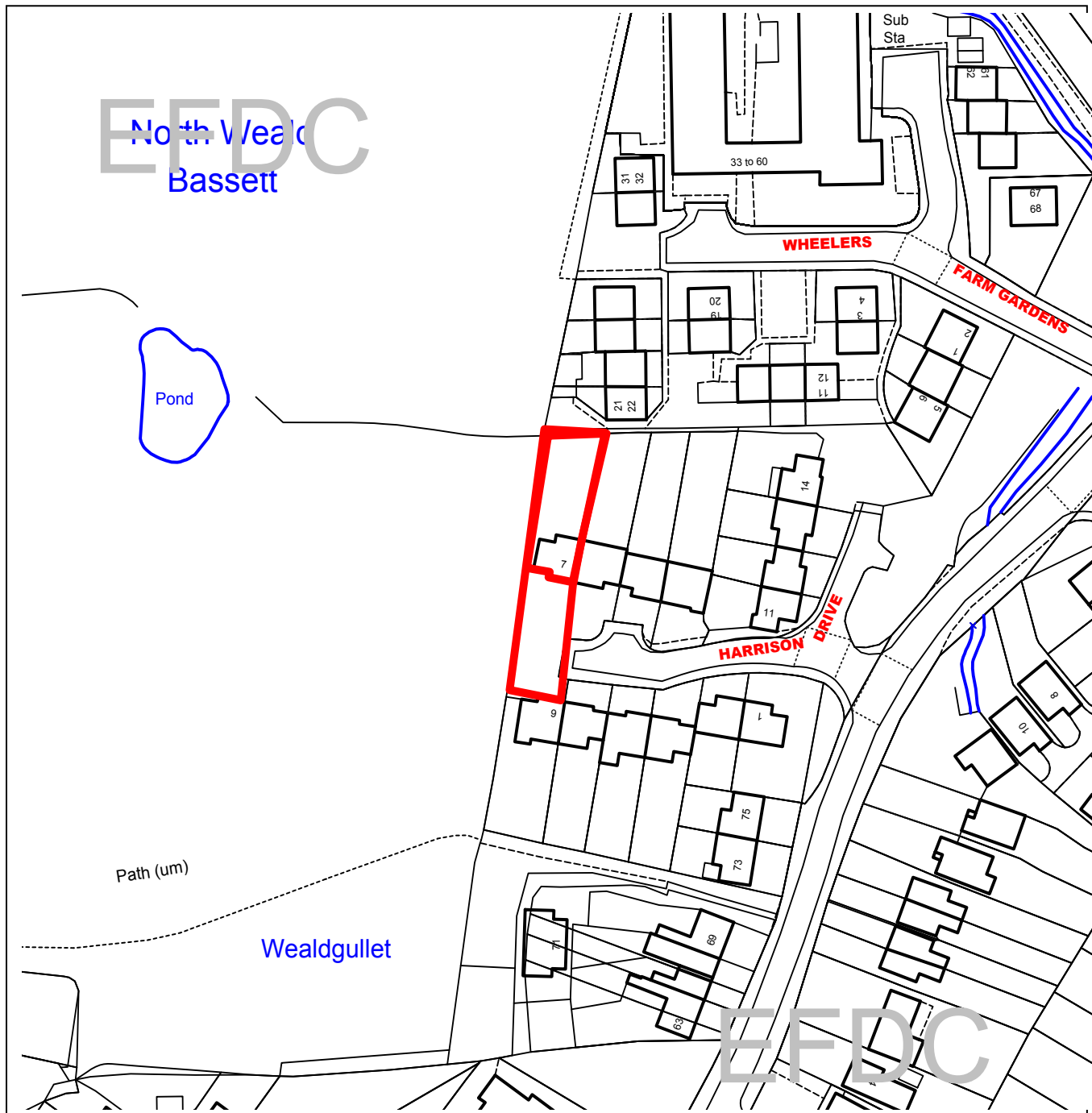
***Planning Application Case Officer: Corey Isolda  
Direct Line Telephone Number: 01992 564380***

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# Epping Forest District Council

## Agenda Item Number 6



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Application Number:	EPF/1414/17
Site Name:	7 Harrison Drive, North Weald, CM16 6JD
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1414/17
<b>SITE ADDRESS:</b>	7 Harrison Drive North Weald Bassett Essex CM16 6JD
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr George Wilson
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garage and erection of new 3 bed dwellinghouse.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=594856](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594856)

**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 hereby permitted will be completed strictly in accordance with the approved drawings nos: 1673/P/: 01A, 02A, 03A, 04A, 05 and the submitted location plan
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 5 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.

- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]



- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 13 No development, including works of demolition or site clearance, shall take place until details of means to protect and maintain the adjacent hedgerow adjacent to the boundary of the site have been submitted and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.
- 14 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.

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)*

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))*

### **Description of site**

The application site is located on Harrison Drive which is within the settlement of North Weald. The existing building is a two storey semi detached dwelling situated within a relatively long and narrow plot. The neighbouring dwellings have a similar appearance to the application property. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a Conservation Area.

### **Description of proposal**

The proposed development is to erect a new dwelling on the land adjacent to no.7. The new dwelling will be 5.3m wide, have a maximum ridge height of 7.6m and a small single storey rear element 3m beyond the rear elevation of the adjacent neighbour.

### **Relevant History**

None

### **Policies Applied**

GB2A – Development in the Green Belt  
GB7A – Conspicuous development  
DBE9 – Living conditions of neighbours  
DBE10 – Design  
CP2 – Quality of the built and rural environment

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

### **Epping Forest Draft Local Plan consultation document (2016)**

The Epping Forest District Draft Local Plan is the emerging Local Plan and contains a number of relevant policies. At the current time only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies within the Draft Local Plan are:

DM9 – High Quality Design  
SP1 – Presumption in favour of sustainable development  
DM21 – Local environment impacts, pollution and land contamination

### **Consultation carried out and summary of representations received**

3 Neighbours consulted –

NORTH WEALD PARISH COUNCIL – OBJECTION – The proposal would create a terracing effect and is an overdevelopment, insufficient room for parking, concerns with regard to the hedge. There is also concern that the block plan has been drawn incorrectly and the land stated as belonging to the owner of the property is not indeed theirs. Local residents are also concerned that

only two neighbouring properties were notified in Harrison Drive and one in Wheelers Farm Gardens. Members of the Parish Council feel that more households should have been notified as this property is situated in a small cul de sac and parking is an issue in the area and therefore the householders should have been notified.

3 HARRISON DRIVE – OBJECTION – There is not enough space, concerns raised for the sewage arrangements and there is not enough parking.

4 HARRISON DRIVE – OBJECTION - The site in question is totally unsuitable for an additional residence, the area is far too small & cramped. The tandem parking arrangements for the houses are impractical & will result in numerous car movements.

5 HARRISON DRIVE – OBJECTION - This plot is narrow and hard up against the agricultural field that borders it. The construction of the new dwelling would therefore require the destruction of the mature hedge. This plot is small, and does not have enough parking and the access is inadequate.

6 HARRISON DRIVE – OBJECTION – There is not enough space for the development and there is insufficient parking

8 HARRISON DRIVE – OBJECTION – The plot is small and there is not enough room. There is not enough parking on the site and the access is inadequate

9 HARRISON DRIVE – OBJECTION - Harrison Drive is a small cul-de-sac. The site looks far too small for another house to be built and the parking is inadequate.

10 HARRISON DRIVE – OBJECTION – The proposal does not have enough parking and the access is insufficient.

11 HARRISON DRIVE – OBJECTION - Adding another house to Harrison Drive is going to exacerbate the existing parking problems. Having walked up to take a look at the proposed site for this development, I cannot believe that it is a viable and sensible space for a house.

13 HARRISON DRIVE – OBJECTION - The area is too small and is a poor form of development, parking is a critical issue and I notice that the applicant appears to believe that 2 vehicles can be parked side by side in front of No 7 and also the new build.

### **Issues and considerations**

The new dwelling will create a suitable standard of living accommodation and therefore the main issues to consider when assessing this application are the issues of housing supply, the living conditions of the neighbours, the character and appearance of the street scene, parking and access, land drainage, land contamination, trees and landscaping and any other material planning considerations.

#### **Five year housing supply**

The Council is currently in the process of creating a new Local Plan; which will allocate sites for new residential development. However the Council is clear that it cannot currently demonstrate a five year supply of housing land within the District as required by the NPPF. In this respect, the Council's policies relation to housing provision cannot be considered up to date (in accordance with paragraph 49 of the NPPF). The significant shortfall in housing land supply within the District carries substantial weight in favour of granting planning permission.

### Living conditions of neighbours

The new dwelling will be set directly against the existing side elevation of no.7 Harrison Drive. This neighbouring property has a first floor side facing window, however this serves a landing and is fitted with obscured glass. A small single storey element will project 3m beyond the rear elevation of this existing neighbour, however it is of a reasonable height and projection and will not cause any harm to their living conditions as a result. However as a result of the single storey element it is considered to be reasonable and necessary to withdraw Class A Permitted Development Rights to ensure that the new dwelling cannot be disproportionately extended, which could harm the living conditions of no.7.

There are no other neighbours within close proximity to the new dwelling and as a result there will be no other loss of amenity to existing residents.

The proposal is therefore in compliance with policy DBE9 of the Adopted Local Plan and Alterations.

### Character and appearance of the street scene

Harrison Drive is principally made up of two storey semi detached dwellings fronting onto the public carriageway. In most cases each block of two dwellings is connected to the next block by single storey elements, the majority of which are garages.

The new dwelling would be built directly onto the side elevation of no.7, which is also directly joined to no.8. This will introduce a new, terrace feature into the street scene. Whilst this is a material change to the prevailing character and appearance of Harrison Drive, its position on Harrison Drive set in the corner of the cul de sac will not be significantly or overly prominent from the public carriageway and the creation of a terrace here will not adversely impact on the rhythm and character of the street scene.

Furthermore the new dwelling will have the same eaves and ridge heights as no.7, its detailed design will mirror that of the majority of the neighbours in Harrison Drive and its overall size and scale is also comparable to neighbouring dwellings in the street scene.

It is considered that it is reasonable and necessary to impose a planning condition regarding the use of materials to ensure that it fits well with the existing buildings.

The result of this analysis is that the development is respectful to the character and appearance of the area and is therefore compliant with policies CP2 and DBE1 of the Adopted Local Plan and Alterations.

### Parking and Access

A number of neighbours and indeed North Weald Parish Council have raised objection to the application in part due to the potential harm to Harrison Drive with regards to on-street parking provision. It is the view of many of the neighbours that the erection of this new dwelling would cause substantial harm to the existing on street parking situation.

It is noted that the new dwelling would involve the removal of the existing single storey garage for the host dwelling no.7 and that it may therefore appear that parking space is being lost for the host dwelling and there will be significant demand from the new one as well.

However it is very important to note that both the host dwelling and the new dwelling would still have two usable, off-street parking spaces, as shown on the submitted block plan. Through discussion with the Highway specialist from Essex County Council, the Highway team raises no

objection to the development as it complies with the adopted parking standards (two spaces per dwelling in this case) and would therefore not create a substantial demand for on street parking.

The Highway Specialist further commented that whilst the parking for each dwelling is 'stacked' one against the other, reversing onto a small cul de sac road such as Harrison Drive will not cause substantial harm to the interests of highway safety or efficiency.

The proposal is therefore compliant with policies ST4 and ST6 of the Adopted Local Plan and Alterations.

#### Land Drainage

The Land Drainage team consider that the proposal is acceptable subject to conditions regarding foul and surface water disposal. These issues can be secured with the use of planning conditions.

#### Land Contamination

Due to its former use as a farmyard, there is the potential for contaminants to be present on site. Domestic dwellings with gardens are classified as a particularly sensitive proposed use. As remediating worst case conditions should be feasible, it should be possible to deal with land contamination risks by way of condition.

#### Trees and Landscaping

The application site is located adjacent to an existing hawthorn hedge, which the Tree and Landscape officer considers is an important green barrier, particularly when viewed from Church Lane to the west. To that end, it is considered both reasonable and necessary to impose a planning condition to the application to ensure that the hedge is retained.

#### **Conclusion**

The proposed new dwelling offers a suitable level of residential accommodation, will not harm the living conditions of the neighbours, offers suitable off street parking, and will not harm the character or appearance of the street scene. All other material considerations are also satisfied and therefore it is recommended that planning permission is granted subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

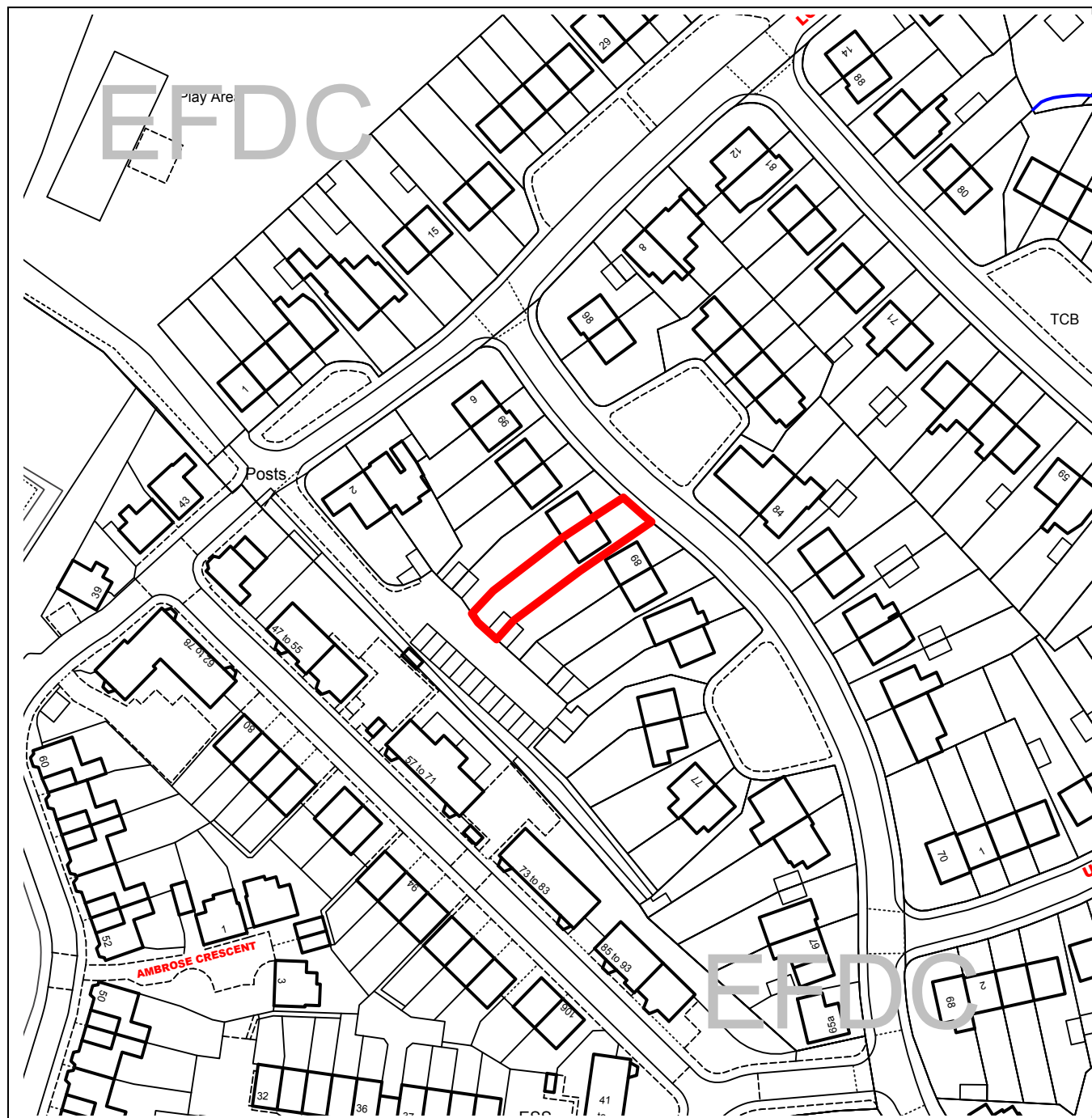
***Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564371***

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# Epping Forest District Council

## Agenda Item Number 7



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Application Number:	EPF/1454/17
Site Name:	91 Tower Road, Epping, CM16 5EW
Scale of Plot:	1/1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1454/17
<b>SITE ADDRESS:</b>	91 Tower Road Epping Essex CM16 5EW
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr Lee Brown
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a single storey rear extension. Roof conversion from hipped to gabled roof and rear dormer.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=595055](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595055)

**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 development shall match those shown on plan number 1605\_03\_01, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site is semi detached dwelling, within the built up area of Epping. The site is not within the Metropolitan Green Belt or within a conservation area. The pair of dwellings is set slightly forward of the pair to the north and several metres further back than the pair to the south, there is a parking court to the rear.

**Description of Proposal**

The proposal is for a hip to gable roof extension with the side of the gable to be clad in timber to match neighbouring houses. A box dormer to rear, measuring 5.8 metres wide x 3 metres deep

and 2.7 metres in height, finished in black zinc cladding, and a single storey rear extension of 3 metres deep, 6.1 metres wide and 2.7 metres high, finished in black zinc cladding to match the proposed dormer.

**Relevant History:**

None

**Policies Applied:**

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Draft Local Plan

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM9 - High Quality Design

DM10 – Housing Design and Quality

**Consultation Carried Out and Summary of Representations Received:**

2 NEIGHBOURS CONSULTED – 1 COMMENT RECEIVED - THE EPPING SOCIETY -The proposed rear dormer will create major issues of overlooking into the rear gardens of neighbouring properties. The visual impact of the dark metal cladding on both the ground floor and top storey dormer will have a negative impact on the neighbouring properties. The design, as proposed, will result in a loss of amenity for neighbouring properties.

EPPING TOWN COUNCIL – OBJECT – The proposed loft conversion, in terms of its bulk, scale and materials is overly dominant and will result in overlooking and a loss of amenity for neighbouring properties. The proposed materials for the single storey rear will also cause a loss of visual amenity for neighbouring properties.

**Main Issues and Considerations:**

The main issues to be considered relate to the impact on the character and appearance of the dwelling and the street scene and impact on neighbour's amenities.

**Design:**

The proposed extensions would increase the overall bulk and scale of the dwelling. However, a number of properties in the street scene have benefitted from hip to gable roof extensions and box dormers, including the adjacent property no. 87 to the south. The works proposed are very similar to what could be carried out under permitted development and it is only because the applicant has chosen modern materials to finish the development that the application needs planning permission.



It is the officers opinion that the applicants bold choice to use modern high quality, non-matching materials, will add interest to the property without causing harm to the character and visual amenity of the street scene. Whilst the materials proposed emphasises that these are additions it is considered that they are simply an alternate approach to the usual works that can be carried out as permitted development and provide a more creative and appealing alternative to the standard additions, which does not harm the character of the property. Given the position of the dwelling in the streetscene, neither the timber gable nor the zinc box dormer will be prominently visible in the streetscene, and as such the development has a neutral impact on the character and visual amenity of the area. The proposed timber element does reflect the materials of front facing gables within the street.

It is not considered that the applicant should be penalised for proposing an alternative material for the rear dormer and rear extension, as these do not impact on the character of the public realm. The rear of the property faces a garage court and the relatively recent residential development of the Arboretum. The use of good quality alternate materials is a personal choice, which in the absence of harm to is acceptable in policy terms.

The NPPF seeks to encourage good design, without requiring slavish adherence to a specific architectural styles or tastes. It is considered that the proposed development is in fact preferable to many of the standard dormers and extensions built under permitted development with UPVC windows, tile hanging and rendering

#### Amenities:

The proposed single storey rear extension spans the width of the property, with a height of just 2.72 metres and a depth of 3m. The proposed development will cause no excessive harm to the neighbouring dwelling either side of no. 91 due to its limited bulk. It falls within the size limitations for permitted development and requires consent only because it is not to be constructed of materials that match the existing. The addition of two obscure glazed windows in the southern side elevation does not require planning permission and will not cause any additional harm to neighbouring amenity. The box dormer will have an expanse of glazing to the rear elevation but this will not facilitate the overlooking of neighbours and would be no different to the situation allowed under permitted development.

The change from a hip to a gable roof, may have a small impact on the adjacent property number 89, due to the relative positions of the two properties, such that there will be a greater bulk which will be visible from within the private amenity area of that property, but given that the development lies to the north of number 89, there will not be any significant impact on light.

#### Conclusion:

The proposed development, although alternative in its use of materials, will not be unduly detrimental to the character and appearance of the area or the amenities of the neighbouring residents and is very similar to that which could be completed under permitted development. As such it complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies. Therefore the application is recommended for approval subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Corey Isolda***

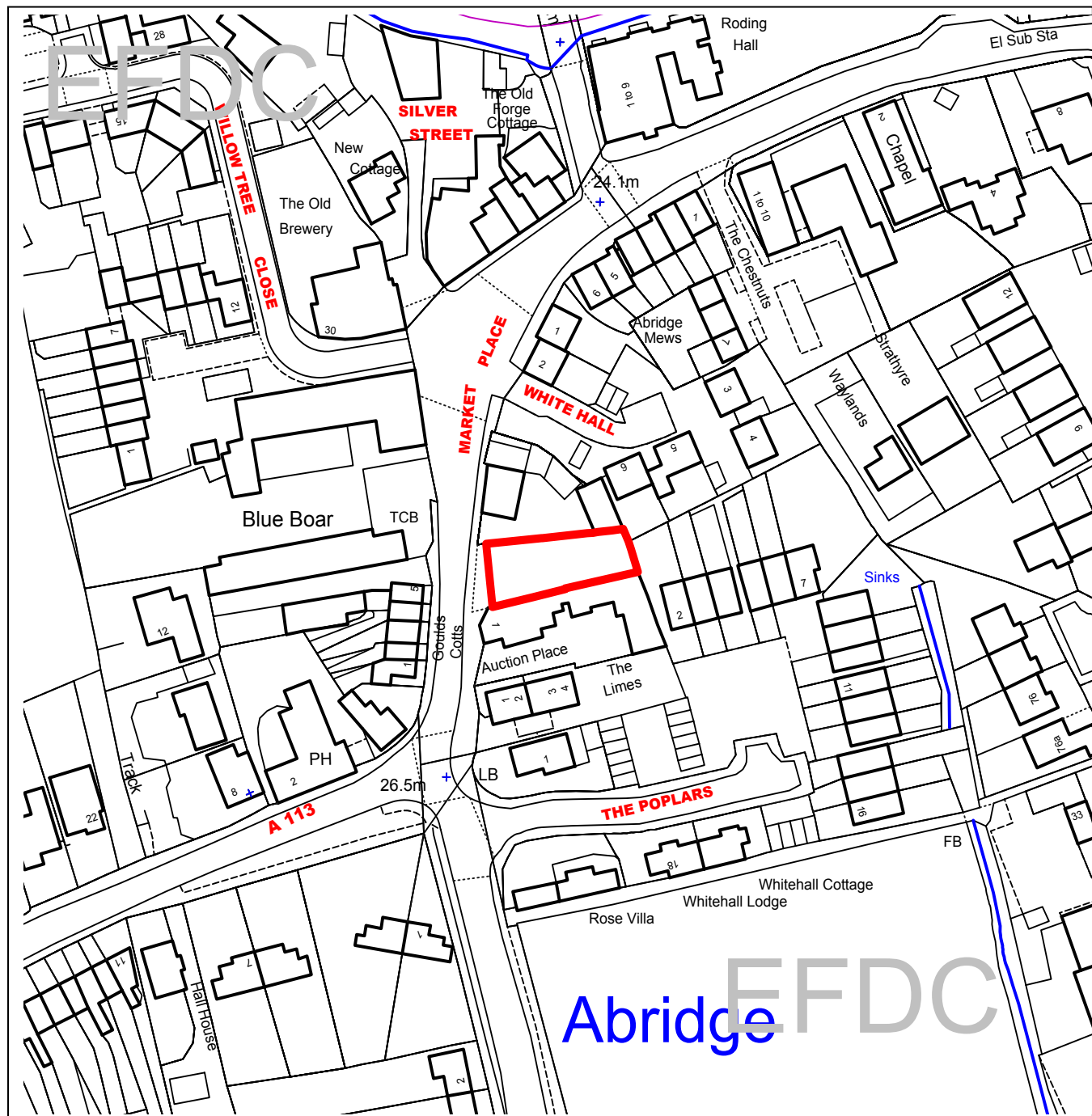
***Direct Line Telephone Number: 01992 564380***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 8



Abridge

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Application Number:	EPF/1471/17
Site Name:	The Retreat, Market Place, Abridge, RM4 1AU
Scale of Plot:	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1471/17
<b>SITE ADDRESS:</b>	The Retreat Market Place Abridge Essex RM4 1AU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr B Parmar
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed erection of five 2 bed apartments with A1/A2 unit at ground floor.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=595119](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595119)

**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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 3 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
  - 7 A scheme for recycling/disposing of waste resulting from demolition and construction works.
  - 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved, approved by Essex County Council.
  - 9 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

*This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

### **Description of Site:**

The property is within the Abridge Conservation Area, adjacent to a grade II\* listed building but is not listed itself. It dates from the mid-19<sup>th</sup> century when it was used as one of several 'retreats' within the Epping Forest area. It was known as Riggs Retreat, as it was one of a group of retreats owned by the Riggs family (others being located in Chingford, High Beach, and Theydon Bois), and served refreshments to visitors to the forest. More recently the building was used as the village Post Office before being incorporated into a residential unit onsite. The building has been demolished as part of planning reference EPF/2006/14. No building or structure currently exists on the application site.

The site is not in the flood plain and is within the designated village area, outside of the Green Belt. The building had been vacant a number of years following a previous grant of permission, it is alleged for financial reasons.

### **Description of Proposal:**

Proposed erection of five 2 bed apartments with A1/A2 unit at ground floor. The application seeks permission to demolish the existing building and erect in its place a structure that would visually reflect the existing property, with similar height and detailing, a vehicle underpass and a building that extends back into the site at two storeys to provide an 'L' shape footprint. The proposals would permit 5 residential units of individual design and character, parking for 10 cars. 6 of these would be at ground floor level and the remaining 4 would be at a lower basement level which would be accessed via a stacking parking system s as indicated by the drawings submitted. There would be a small garden area to the rear of the site of about 30 sqm. This would be accessible to all residents. In addition to this, a minimum of 8 cycle spaces would be provided as well as refuse facilities. Plans include a ground floor A1 retail unit; this is in lieu of a larger lobby and lift to the flats as well as a cycle store.

### **Relevant History:**

EPF/0150/09	Redevelop current post office building with a rear extension to create six, one and two bedroom flats, small office to rear and six parking spaces – Withdrawn
EPF/0152/09	Conservation area consent for the partial demolition and redevelopment of current post office building with a rear extension to create six, one and two bedroom flats, small office to rear and six parking spaces – Withdrawn
EPF/1213/09	Redevelop existing post office building into a new retail unit and create 3 no. new flats, two x two bedroom and one x one bedroom flat with 6 parking spaces – Approved
EPF/2006/14	Demolition of existing building and the erection of 4 x 2 bed & 1 x 1 bed apartments with A1/A2 unit at ground floor – Approved
EPF/0386/15	Application for approval of details reserved by condition 3 'archaeology' of planning consent EPF/2006/14 (Demolition of existing building and the erection of 4 x 2 bed & 1 x 1 bed apartments) – Approved
EPF/0523/15	Application for Approval of Details reserved by condition 4 'materials' on planning application EPF/2006/14 – Approved
EPF/2136/15	Application for approval of details reserved by condition 6 'construction method statement' on planning application EPF/2006/14 (Demolition of existing building and the erection of 4 x 2 bed & 1 x 1 bed apartments) – Approved
EPF/2710/16	Proposed erection of five 2 bed apartments with unit at ground floor used for flexible purposes within Use Class A1 (shops) and Use Class A2 (Financial and Professional Services) –Approved.

### **Policies Applied:**

CP1 Achieving Sustainable Development Objectives  
CP2 Protecting the Quality of the Rural and Built Environment  
CP3 New Development  
CP6 Achieving Sustainable Urban Development Patterns  
CP7 Urban Form and Quality  
H2A Previously Developed Land  
H3A Housing Density  
H4A Dwelling Mix  
DBE1 Design of New Buildings  
DBE2 Affect on Neighbouring Properties  
DBE3 Design in Urban Areas  
DBE6 Car parking in new development  
DBE8 Private Amenity Space  
DBE9 Loss of Amenity  
HC6 Character, Appearance and Setting of Conservation Areas  
HC7 Development within Conservation Areas  
ST1 Location of Development  
ST2 Accessibility of development  
ST4 Road Safety  
ST6 Vehicle Parking

### ***NPPF:***

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

### ***Draft Local Plan Document (2016):***

DM5 Green Infrastructure: Design of Development  
DM7 Heritage Assets  
DM9 High quality design  
DM10 Housing design and quality  
SP6 The Natural Environment, Landscape Character and Green Infrastructure

At the current time only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions.

### **Summary of Representations:**

LAMBOURNE PARISH COUNCIL: No objection to the application. Concerns were raised regarding length of time of any construction work and heavy machinery that would be needed for basement work. Consultation with the local fire brigade should occur in regards to safety issues around cars being parked underground.

22 Neighbours consulted:

THE COACH HOUSE, MARKET PLACE: Objection – Access to parking spaces would be difficult due to the lack of manoeuvring space around them. Cars reversing onto main road may occur. The use of a scissor lift for a second layer of parking is a good idea but may not work in practice as it could take some time to retrieve vehicles which would be a problem during the mornings and evenings. Residents may not end up using the parking spaces available to them for reasons outlined above. This may lead to parking congestion on nearby streets. The construction process would lead to increased traffic congestion resulting from deliveries to and from the application site. Development requiring large scale excavation is not appropriate for this site.

ESSEX FIRE AND RESCUE SERVICE: No objection to the proposed development. Works need to comply with building regulations.

#### Officer's response

The County Highways Officer has not objected to the scheme on transportation grounds. In regards to the construction process, this would inevitably mean vehicles arriving to and from the site. Hours of construction are enforced by environmental health legislation and the Council's decision notice would remind the applicant of this. Building work including digging of foundations is not something that is within the remit of the planning service and the construction of the proposed development is subject to building control approval including excavation works for this type of development. This is not a material consideration and would not therefore be a reason to justify refusal of planning permission.

#### **Main Issues and Considerations:**

The main planning issues are considered to be the principle of development, design in relation to the Conservation Area, impact on amenity, living conditions for future occupiers and highways and parking

#### Principle of development

The principle of residential development in an established settlement is acceptable in principle and in this case a development of a similar scale, design and bulk has been previously been approved (EPF/2006/14) and this permission is still extant and as the building has been demolished has been implemented. Indeed residential use of the site was established for three units previously under EPF/1213/09.

The loss of a historic building was discussed in length as part of the 2014 application. Although not listed 'The Retreat' building, was a historic building within the Conservation Area and any demolition within a Conservation Area is critically assessed. The previous application was accompanied by information demonstrating that the existing building is beyond repair, and even were the task undertaken, the original fabric and features that would remain once the building were made good, would be minimal. As the building was in such a poor state of repair, unusually, the 2014 permission was not subject to a legal agreement ensuring the demolition did not commence prior to provision of a contract for redevelopment.

#### Design and appearance

The Conservation Officer has no objection to the scheme and considers that the proposal would make a positive contribution to the streetscene, both preserving and enhancing the character and appearance of the Abridge Conservation Area and the significance of the setting of the adjacent grade II\* listed building.

The proportions of the building are inline with the adjacent Auction Square with similar eaves, ridge height and roof shape and this results in adequate proportions compared to the listed building which is of a smaller scale. The proposal appears much more sympathetic to the demolished building.

To the rear the design is less contemporary in appearance as with the 2014 permission. It still takes a different design approach to the more traditional front elevation and results in a mansard roof type design to the rear with inset dormer windows which face into the internal courtyard area. Although a mansard type roof, from the ground level it will have the appearance of a sloping roof and will reflect the pitched roof character of the area, albeit in a less traditional style. It is quite a bulky design but has removed the flat roof element of the previous proposal when viewed from the internal courtyard.

### Neighbouring amenities

The plot is situated between two buildings which have businesses at ground floor and flats above. With regards to The Coach House (the listed building) the proposal has been designed to in a similar style to the previous approval, creating a pitched roof visually acceptable elevation along this side boundary. Inset balconies are proposed at roof level, however this element was considered acceptable with the previous application and will only overlook in the main the roof area of The Coach House given their forward position. Additional windows are proposed compared to the previous scheme at first and second floor but these all either serve non-habitable rooms (kitchen/bathroom/stairwells) or are for communal areas and therefore can be obscure glazed to avoid any loss of privacy.

With regards to the Auction House building, the flank wall at the boundary has no windows other than high level roof lights serving en-suites and therefore again these can be conditioned to be obscure glazed to avoid any loss of privacy.

The proposal will be forward of the first floor of the Auction House, but this mimics the original situation and that approved previously. There may be some loss of outlook to the nearest first floor window given that the application site is currently empty, so a replacement will alter the current outlook but as above this will be the same as the original and the previously approved situation.

To the rear the site backs on to the rear gardens of properties in Whitehall and The Poplars

Any views to these properties would be far reaching and high level. Although there may be some perception of overlooking it is not considered so excessive to justify a refusal. In addition the proposal has removed the rear facing balcony allowed on the previous scheme which is considered an improvement to the rear amenity.

### Living conditions of future occupiers

The internal layout is not considered to be harmful to the amenities of future occupiers. There is a communal amenity space of approximately 30sqm which is considered acceptable in comply with relevant policies and guidance.

### Highways and parking

Officers at Essex County Council have been consulted on the planning application and have not objected to the proposed scheme.



### Other Matters

The Council's Archaeological consultant has requested conditions due to the site's location in a historic area of archaeological interest. The proposal is similar to the previous 2014 approval with the same number of units proposed but an alternative design. It is important that a scheme is built out so that this prominent empty site within the Conservation Area is filled. The proposal will provide new homes in an existing village area, and the reintroduction of a retail/office use at ground floor.

### **Conclusion:**

The proposals have been designed to reflect the character of the original building. As such it is recommended that the proposal is granted planning permission subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Sukhdeep Jhooti  
Direct Line Telephone Number: 01992 564 298***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***