

AREA PLANS SUB-COMMITTEE 'EAST'

9 May 2018

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/1779/17	10 Dukes Avenue Theydon Bois Epping CM16 7HE	Grant Permission (With Conditions)	28
2	EPF/2522/17	Walnut Barn Bushes Wind Hill Magdalen Laver Ongar CM5 0DS	Grant Permission (With Conditions)	34
3	EPF/2582/17	Walnut Barn Bushes Wind Hill Magdalen Laver Ongar CM5 0DS	Grant Permission (With Conditions)	44
4	EPF/3410/17	Public Telephones 3m from Stace LLP, 273 High Street. 6m from Buttercross Lane Buttercross Lane Epping CM16 4DA	Grant Permission (With Conditions)	52
5	EPF/3456/17	Public Telephones 3m from Stace LLP, 273 High Street. 6m from Buttercross Lane Buttercross Lane Epping CM16 4DA	Grant Permission (With Conditions)	56
6	EPF/0047/18	Barn to East of Taw Lodge Epping Lane Stapleford Tawney Romford RM4 1ST	Grant Permission (With Conditions)	60
7	EPF/0105/18	The Bungalow Little Weald Hall Rayley Lane North Weald Bassett Epping CM16 6AR	Grant Permission (With Conditions)	68
8	EPF/0143/18	Woodhay Stapleford Road Stapleford Abbots RM4 1EJ	Grant Permission (With Conditions)	76

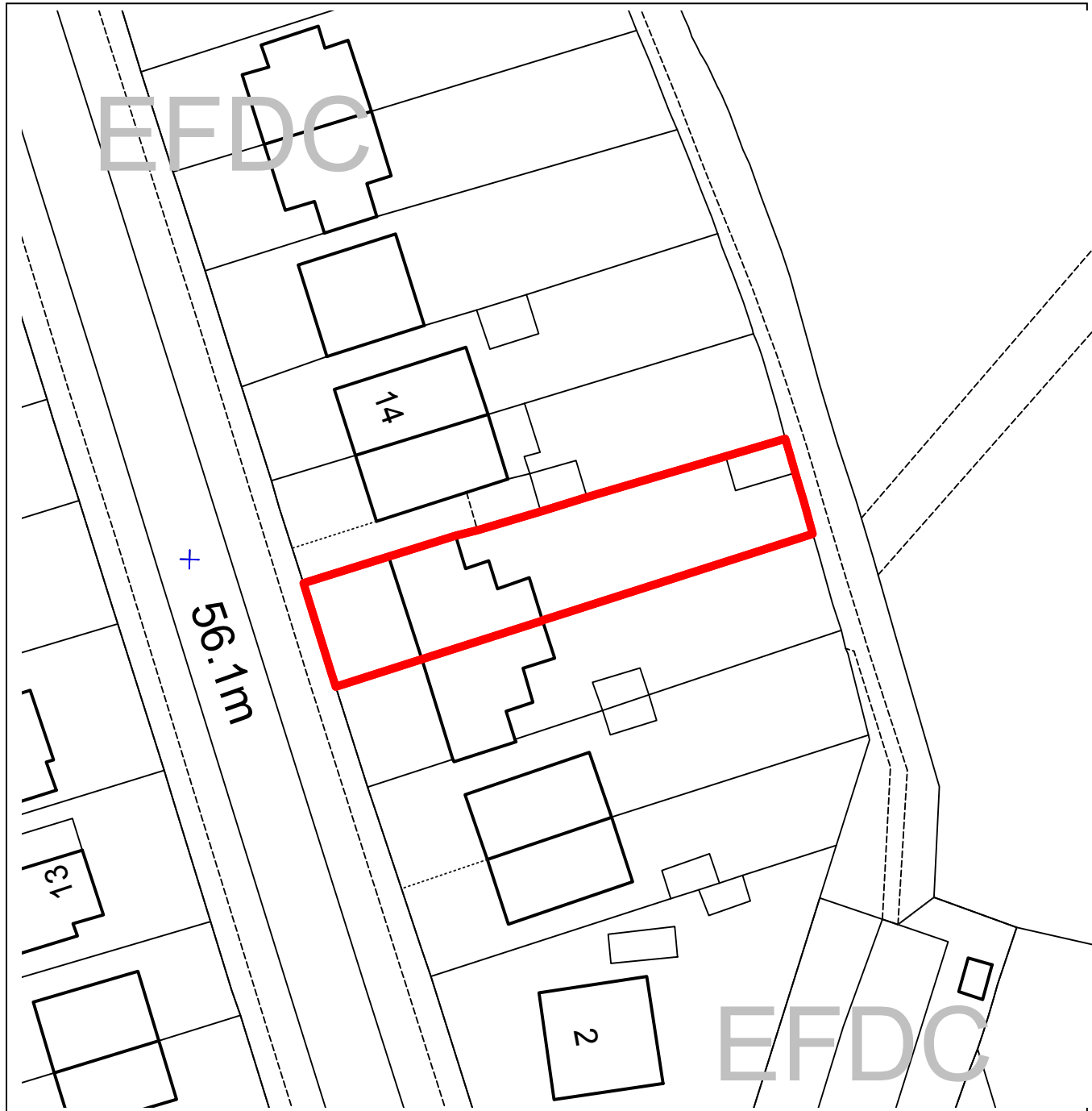
9	EPF/0182/18	White Lodge Little Laver Road Little Laver CM5 0JF	Grant Permission (With Conditions)	88
10	EPF/0257/18	Land adjacent 7 & 8 The Poplars Abridge RM4 1BB	Grant Permission (With Conditions)	96
11	EPF/0478/18	Wynters Brook Hastingwood Road North Weald CM17 9JN	Grant Permission (With Conditions)	102
12	EPF/0481/18	Wynters Brook Hastingwood Road North Weald CM17 9JN	Grant Permission (With Conditions)	108

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 1



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/1779/17
Site Name:	10 Dukes Avenue, Theydon Bois Essex CM16 7HE
Scale of Plot:	1:500

Report Item No: 1

APPLICATION No:	EPF/1779/17
SITE ADDRESS:	10 Dukes Avenue Theydon Bois Epping Essex CM16 7HE
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs P Glendinning
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and rear decking with storage room below
RECOMMENDED DECISION:	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=596617

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: 1973 - 01B, 02, 03C, 04C, 05C, 103A, 104D, SS1 and SS2B
- 3 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 relates to a two storey semi-detached house on the east side of Dukes Avenue. The property has been extended at ground floor to the side and rear and at roof level with a rear

dormer window. The pair of properties 8 and 10 are distinctive being gable ended with a high ridge line and a projecting front element featuring a cat slide roof across the width of the original frontage. No 8 has been extended at the side above ground floor with a mono-pitch roof addition built up to the boundary and the full depth of the property.

The surrounding properties are exclusively used for residential purposes. The more common building type comprises semi-detached pairs of houses in a chalet style, many extended to the side over two floors or at roof level. Properties opposite, which include a mix of semi-detached and detached buildings, sit in elevated positions above street level generally with sloping frontages although some have been lowered and garages built to give an impression of taller buildings above two storey height. Ground levels fall further to the east such that properties on the east side of the road are elevated above the general garden level by around 2metres.

The site lies at the eastern edge of Theydon Bois and land at the rear of the site lies in the Green Belt. A pedestrian right of way passes along the rear boundary and the Underground railway lies around 70m from the rear site boundary.

Description of Proposal:

The application has been subject to extensive amendment since submission and now proposes a part single part two storey side and front extension and an extended patio at the rear with a storage space underneath.

The ground floor side element is little more than the rebuilding of the garage in the same position. The first floor extension projects 1.2m from the existing flank wall, terminating 1m from the side boundary. The extension also projects 0.5m beyond the front wall, terminating 0.3m from the front of the cat slide roof. This element is finished with a hipped pitched roof.

At the rear, the raised patio is extended by between 2.5m and 3m (the existing rear being staggered) with a staircase down beyond this running across the rear. The space beneath will be used to create a storage area, and fencing is indicated along the boundaries as a privacy screen.

Relevant History:

None

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE2	Effect on neighbouring properties
DBE9	Loss of Amenity
DBE10	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:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP7	Natural Environment, landscape character and green infrastructure
DM9	High Quality Design
DM10	Housing design and quality

Consultation Carried Out and Summary of Representations Received

Date of site visit: 07 August 2017

Number of neighbours consulted: Five

Site notice posted: No, not required

Responses received: At the original application, only the neighbour at 12 DUKES AVENUE commented, noting that the extension was indicated as being built up to the boundary at first floor, not set in as the extension at no 12 was required to be, Officers are aware that this neighbour has since moved from the property and on re-consultation, no other comments have been received from neighbours on the revised scheme.

Parish Council: Theydon Bois Parish Council OBJECT to the revised proposals, having also objected to the original scheme. They comment on the current scheme:

We object to this proposal due to lack of architectural merit. We feel that it is unsympathetic to the architectural style of this pair of semis and should reflect a more balanced mirroring of the adjoining neighbouring structure.

We have previously requested that they should retain the setback on the cat slide roof which we estimate to be 70cm. As per our previous return of July 2017 – we request that to retain the balance with the adjoining neighbour, any side extension would need to be fully set back behind the cat-slide roof, the depth of which is thought to be approx. 70cm, as per the plans of the existing property. This striking feature should be retained, at its original depth, in any new development - it being noted that, where properties of a similar design have been extended (ie. Nos.5 and 7 Dukes Avenue), the original 'cat-slide' element of the roof has always been preserved

We reported our view about the decking in our last objection and as it does not seem to be altered this still stands: as per our last return, concern was raised with respect to the depth and height of the proposed decking, should the use of this result in any overlooking of the adjacent properties.

Main Issues and Considerations:

In design terms, usual convention would suggest a side extension to a semi-detached house should seek to reflect the other half of the pair. However, officers recognise the extension at no.8 is unusual in its form, due to the low flank height and the steep pitched roof, and would not meet current policy which requires first floor elements of such extensions to be set off the flank wall to retain visual separation. Officers consider the evolution of design policy supports giving greater weight to the current practice, otherwise previous poor design examples will continue to be repeated. Such an approach may result in other variations in form however, and in this case that includes a forward projection on the corner.

It is evident that in terms of the front elevation, the character and form of the pair comes from the forward projecting centre bays finished on the outside by a cat slide roof extending down to meet the flank wall on the corner of the building. This original form remains intact on no.8, albeit the symmetrical corner is lost within the side extension. The application proposes to introduce a shallower slope on the lower part to continue the roof down to the outer flank of the side extension. While the Parish Council comment refers to extensions at 5 and 7 Dukes Avenue (a pair of houses in the same original style) preserving the form, it should be noted that the extension at no 7 takes the same form as the application proposal – a shallower pitch to the lower part to terminate at the corner.

Despite the forward projection, this element is set back from the front edge of the cat slide roof and thereby retains the integrity of the original built form. The scale and form of the remainder of the first floor extension is modest and subordinate to the main building, while the ground floor alteration is little more than the rebuild of the garage area..

The extension has no direct impact on the detached neighbour at no 12. This property has been extended at the side – two storey and set off the boundary by 1 metre – and only secondary windows are located in the side elevation.

The works to the rear to enlarge the patio will effectively bring this into line with a patio constructed at the rear of no 12, which is appropriately screened on the shared boundary.. The existing raised patio is screened from the neighbour at 8 by a fence and the issue appears to be a question of the impact of the additional depth of raised fencing of 4.5m length rather than the structure itself. It is noted that the neighbour has a shed building abutting the boundary at ground level that runs alongside the patio extension at that no.8 lies to the south. There will be a visual impact, but this is not considered to cause such harm as to support refusal. In all other regards, the use of the sub level as a domestic store is acceptable in form, appearance and use.

Conclusion:

The proposal follows current design convention in regards to the first floor side element in avoiding the issue of terracing and thereby retaining the semi-detached form. The previous extension at no.8 is unique in its design but would not be approved today and it should not as a result be seen as a template for the current proposal. The extension as proposed retains the key front feature of the cat slide roof such that the original can be read in the built form. In all other regards, the side extension is considered acceptable in its overall setting.

Neighbouring occupiers are not directly affected to any significant degree by the extensions or the patio extension which is similar to that at no 12.

Officers therefore consider the proposals to be an appropriate response to, neighbouring amenity and local character.

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: Ian Ansell
Direct Line Telephone Number: 01992 564481***

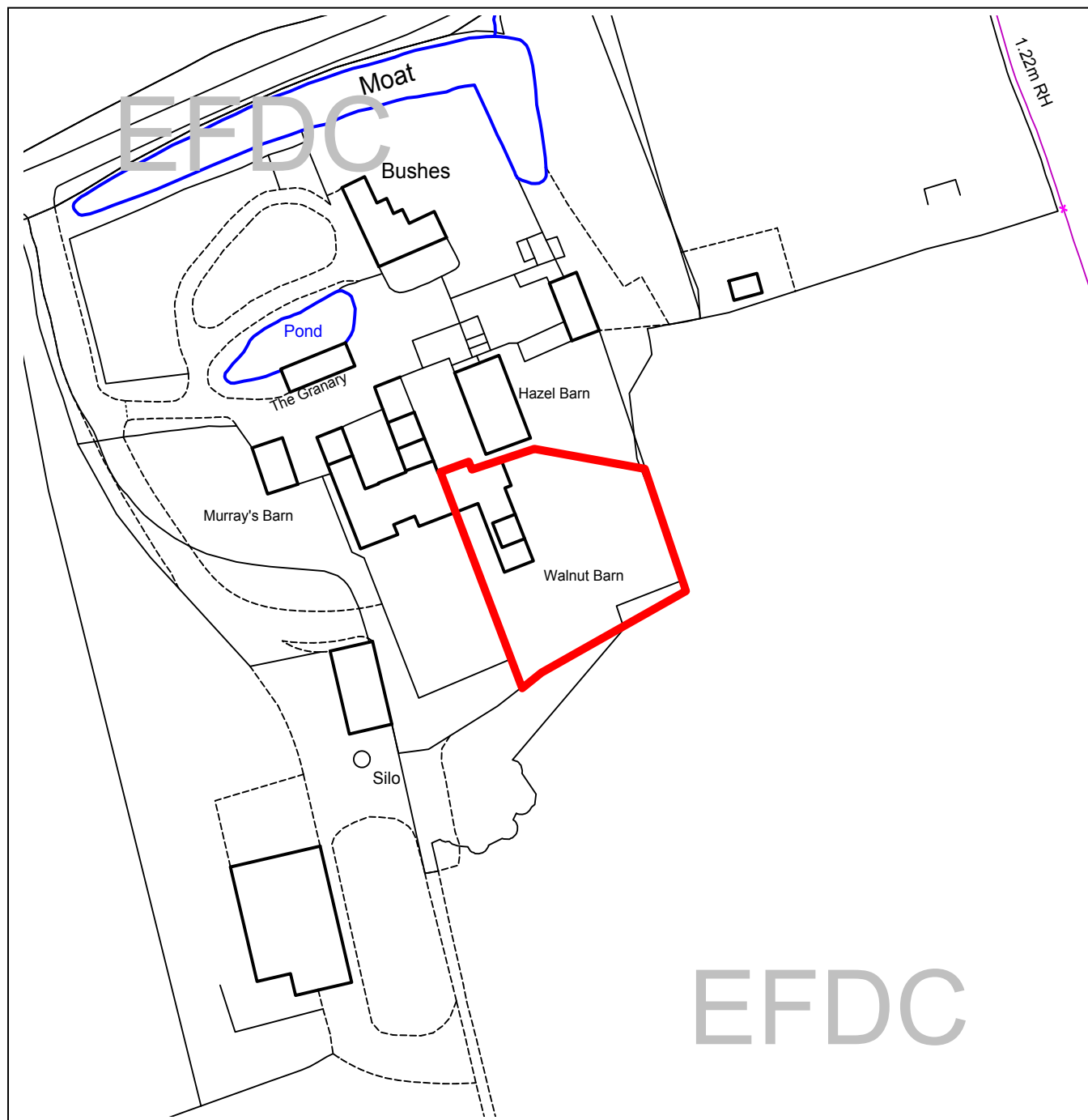
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 2



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/2522/17
Site Name:	Walnut Barn Bushes, Wind Hill, Magdalen Laver, CM5 0DS
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2522/17
SITE ADDRESS:	Walnut Barn Bushes Wind Hill Magdalen Laver Ongar Essex CM5 0DS
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr & Mrs D Spencer
DESCRIPTION OF PROPOSAL:	Single storey kitchen and utility room extension. Single storey living room extension in order to provide a home gym. Regularisation of the existing car port conversion into habitable space. Enlargement of the first floor bedroom windows. Installation of a new swimming pool and erection of a pool/garden outbuilding; and removal of existing perimeter drive and relocation of parking within a newly formed parking court. No demolition of the existing building is proposed, however, some existing external walls are to be removed/adapted.
RECOMMENDED DECISION:	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=599999

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 Samples of the types and colours of the external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to their installation. 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.
- 3 Additional drawings of the type, colour, and position of new boundary treatments shall be submitted to and approved by the Local Planning Authority in writing prior to the use of the new car parking area.

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)

This application was deferred from the last committee to enable members to carry out a site visit. The original report is reproduced below.

Description of site:

Walnut Barn forms part of the historic group of farm buildings associated with the Grade II* listed Bushes farmhouse. The barn is curtilage listed by virtue of its age and historic ownership and use in connection with the listed farmhouse. In 2007 planning and listed building consent (EPF/0349/07 and LB/EPF/0350/07) was granted for the conversion of the farm buildings to three dwellings.

Walnut Barn is a semi-detached property occupying one half of a historic barn with the single storey, slate roofed wing running south east of the barn replacing a former extension/outbuilding.

The site is located within the Metropolitan Green Belt.

Description of proposal:

Planning consent is being sought for a single storey kitchen and utility room extension, single storey living room extension, retrospective consent for the conversion of the integral car port into habitable space, enlargement of first floor windows, installation of a new swimming pool and associated outbuilding, removal of perimeter driveway, and relocation of parking area.

The proposal has been subject to pre-application discussion and subsequent revisions during the course of the application with regards to the windows, the location of the new relocated entrance and parking area, and the size and location of the pool and associated outbuilding.

The proposed kitchen extension would measure 5.6m in width and 3.9m in depth with a pitched roof to an eaves height of 2.1m and ridge height of 3.6m. This would extend beyond the eastern part of the main (two storey) element of the dwelling.

The proposed living room extension would measure 4m in depth and 6m in width and would continue the existing ridged roof of the single storey rear projection at 2.1m eaves height and 4.6m ridge height.

The converted car port proposes to retain the bi-fold door that have already been installed and continue to use this area as habitable space.

The existing first floor front (southern) windows are proposed to be replaced with new, enlarged windows.

The proposed swimming pool would measure 4.6m x 10m and be situated to the east of the existing single storey projection. This would be served by a 4.4m x 2.2m outbuilding to house pool/pump equipment, which would have a dual pitched roof with an eaves height of 2.2m and ridge height of 3.2m.

The existing perimeter driveway that led to the former (now enclosed) car port would be removed and a new parking area created immediately adjacent to the entrance of the site. The pedestrian entrance to the dwelling would also be relocated so that access to the house is within the southern elevation through the new living room extension.

Relevant History:

EPF/0349/07 & LB/EPF/0350/07 - Change of use and conversion of redundant agricultural buildings to three dwellings including the demolition of newer portal frame outbuildings as indicated – approved/conditions 14/05/07

LB/EPF/0136/12 - Curtilage Grade II* listed building application to add bi-fold doors to cart lodge building – withdrawn 21/06/12

Policies Applied:

Epping Forest Local Plan and Alterations (1998/2006)

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development in the Green Belt

DBE1 – Design of new buildings

DBE4 – Design in the Green Belt

DBE9 – Loss of amenity

DBE10 – Residential extensions

HC10 – Works to listed buildings

HC12 – Development affecting the setting of listed buildings

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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 - Presumption in Favour of Sustainable Development

SP6 - Green Belt and District Open Land

T1 - Sustainable transport choices

DM4 - Green Belt

DM7 - Heritage assets

DM9 - High Quality Design

Consultation Carried Out and Summary of Representations Received:

5 neighbouring residents were consulted and a Site Notice was displayed.

PARISH COUNCIL – Object on the following grounds:

- Due to the previously converted Cart lodge, the proposed additional building extensions amount to around 135 sq mtrs added to the existing 230 sq mtrs which is an increase of 59%. This is deemed excessive.

- The Kitchen extension will block all light from the small (18" x 18" approx.) window on the southern end of the neighbouring property Maple Barn No 2. This room has only 3 (12" x 12") windows on the eastern side for any other natural light.
- The Gym Room extension would greatly reduce the openness of visual aspect from the adjoining Barn no 3 Murrays Barn, resulting in a detrimental impact on the neighbouring resident amenity.
- The Pool and the pool building seem excessive in size
- The proposed alteration of vehicular movements and parking on the site would, we believe, have a detrimental impact on the amenity of the neighbouring property.

Whilst retrospective planning is perfectly acceptable, works to a Grade II listed building without the required planning permission is a criminal offence. Conversion works to the cart lodge took place some 3 years ago, and no planning permission has been sought until now.

Following a further reconsultation on the proposals, the PARISH COUNCIL wishes to object to these applications on the following grounds:

- Due to the previously converted Cart lodge, the proposed additional building extensions are still deemed excessive, despite the reduced size of the proposed pool building, and as such inappropriate development within the Green Belt.
- The proposals cause harm and are detrimental to both the adjoining barn conversions and are not in keeping with the original permission for these Historic Barn Conversions.
- The proposed alteration of vehicular movements and parking on the site would, we believe, have a detrimental impact on the amenity of the neighbouring property. If permitted the revised parking area would mean at night headlights would shine directly into the (floor to roof line feature windows) of the neighbouring Barn both when driving in and reversing out. The additional noise of vehicle movements on all three sides of the adjoining neighbouring Barn is completely unacceptable. The proposal to erect a timber fence from the eastern boundary of the neighbouring Barn across to join the end of the Gym extension, would prevent vehicles driving up to the western rear door of Walnuts Barn but could be easily removed at any time.
- The siting of the main entrance door on the southern flank would cause great nuisance to the amenity of the neighbouring barn.

HAZEL BARN, WIND HILL – Object since the proposed kitchen extension will block light to the ground floor south facing window and cause a loss of amenity, the altered first floor windows will upset the continued fenestration across the barn, any enlarged windows overlooking their site will cause a loss of amenity, the level of extensions will be harmful to the Green Belt, and since works have already taken place without first obtaining consent.

MURRAYS BARN, WIND HILL – Object since the kitchen extension would restrict the daylight/sunlight into Hazel Barn, the home gym extension would disproportionately increase the single storey projection to the detriment of the character, appearance and historic significance of the site and their amenities, the retrospective infilling of the carport causes car parking concerns, since the enlargement of the windows would not compliment the form and fenestration of the building and the reasoning for the proposed enlargements are untrue and therefore the works are unnecessary, the swimming pool and associated outbuilding would still be excessive in size and eliminate the driveway to the original carport, the proposed new parking area will overlook their garden since it is on elevated land, the entire development would constitute inappropriate development harmful to the Green Belt, the enlargements and alterations to the site will cause a detrimental visual impact to their site and the wider group of historic buildings, and since works have already taken place with total disregard to planning law.

Issues and Considerations:

The key considerations are the impact on the Curtilage Listed Barn and adjacent Grade II* Listed Building, the appropriateness of the development in the Green Belt, and amenity considerations.

Listed building/design considerations:

Walnut Barn forms part of the historic group of farm buildings associated with the Grade II* listed Bushes farmhouse. The barn is curtilage listed by virtue of its age and historic ownership and use in connection with the listed farmhouse. In 2007 planning permission was granted for the conversion of the farm buildings to three dwellings. Walnut Barn is a semi-detached property occupying one half of a historic barn with the single storey, slate roofed wing running south east of the barn replacing a former extension/outbuilding.

A consultation was undertaken with Historic England who raised no comments and is happy for the Council to reach a decision, subject to relevant Listed Buildings advice.

Extensions and infill

The proposed kitchen extension is a lean-to addition to the side of the original barn. A site visit revealed that it is likely that the existing external wall (at least at ground floor level) is predominantly a rebuild dating from the 2007 conversion and therefore creating a larger opening in this wall would not result in the loss of historic fabric. The proposed extension is considered to be sympathetic in terms of overall form, size, and materials and will not detract from the barn, particularly as lean-to extensions are common features on former agricultural buildings such as this.

The single storey, slate roofed wing containing the living room is a replacement extension constructed following the granting of permission in 2007. The proposed addition to this end of the building will extend in line with the existing (to cover the area currently occupied by a pergola) and will not involve the loss of any historic fabric. The appearance of the building will also remain largely unchanged as the materials will match the existing. Concern has been raised by neighbours that this extension would result in the single storey projection appearance 'disproportionate' to the main two storey (historic) section of the barn as it would increase the 16m deep projection to 20m. Given that there are two similar single storey projections to the north of the site, one of which serves Murrays Barn and one of which serves Hazel Barn, which measure approximately 22m and 17m in depth it is not considered that this enlargement would appear disproportionate to the existing range of barns.

The original 2007 conversion provided open cart lodges for two cars. In 2012 an application was made to convert the cart lodges to habitable space by inserting timber bi-fold doors. This application was withdrawn seemingly following advice from the Planning Officer that permission would likely be refused due to the impact of unenclosed car parking on the Green Belt. However, in terms of the listed building, there are not considered to be any harmful effects through the insertion of timber bi-fold doors in this location as the former open bays can still be read as such.

Alteration of bedroom windows

There are no objections from the Listed Buildings Officer to enlarging the bedroom windows to square openings sitting between the lean-to roof and eaves of the barn. The two smaller bedrooms are lit by rooflights in the lean-to roof and very small fixed square windows under the eaves. The 2007 drawings show the rooflights to be 'escape' rooflights – ones which are side-hung and can be easily opened in emergencies. The applicant claims that since these rooflights are at a low level internally they are within the reach of children and therefore cause a safety concern. They also state that there are problems with ventilation in these rooms as the square windows are fixed shut

and opening the low level rooflights is a safety concern. The justification given for the need for new windows has been challenged by the attached neighbouring resident who has identical windows that are restricted in terms of opening by a threaded rod and therefore overcomes any safety concerns about children falling out of these. It is also stated that the ability to open these windows, which the neighbour claims is done regularly, along with the mechanical ventilation system that was installed in these buildings when originally converted shows that there are no ventilation issues in the application site and therefore the justification for the proposed new windows is claimed to be incorrect.

Irrespective of the justification submitted from the applicant and the counter evidence provided by the neighbour, the 2007 approved elevation drawings appear to show larger square windows under the eaves, which span the gap between the top of the lean-to roof and the bottom of the eaves, than those that were actually installed on site. As such it was previously accepted that larger windows than those installed would not appear detrimental to the overall character and appearance of the curtilage listed barn. The 2007 existing drawings also show that these windows are not original features and were inserted at the time of conversion.

Whilst the provision of larger windows on Walnut Barn would fail to match the smaller windows installed at Murrays Barn (also contrary to the 2007 approval) it is not considered that this would result in any significant harm to the overall character or historic significance of the curtilage listed barn or the setting of the adjacent Grade II* listed building.

Swimming pool and outbuilding

The proposed swimming pool and outbuilding have been subject to revisions following concerns raised by the Listed Buildings Officer. It is acknowledged that swimming pools can be incongruous features within the settings of historic barns/farm complexes, however if sensitively designed they can be considered acceptable. Some examples of this within barn conversions at Little Thorbens, Toot Hill and North Barn, Peakes Farm, Theydon Mount, both of which have had outdoor swimming pools approved and constructed.

The impact of the proposed swimming pool on the setting of the traditional barns can be suitably mitigated through the use of appropriate materials for the pool lining and surrounding hard surfacing, the details of which can be approved by condition.

The proposed outbuilding has been significantly reduced in size from what was originally submitted and has been relocated and orientated to run parallel with the living room extension. It is proposed to be weatherboard clad and roofed in slate and will therefore appear as an acceptable ancillary outbuilding to the barn. It is not considered to be a harmful feature within the barn's setting given the prevalence of multiple small agricultural outbuildings on former farmsteads.

Due to the above it is not considered that any of the proposed works would harm the character, appearance or historic significance of the curtilage listed barn, the setting of the Grade II* listed building, or the general rural location of the site.

Green Belt:

The erection of new buildings within the Green Belt constitutes inappropriate development unless it meets one of the exceptions stated within the NPPF. These include "*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*".

The curtilage listed barns approved in 2007 and with the exception of the cart lodge conversion, which is proposed to be retained as part of this development, the building has not been extended/alterd since its conversion.

The original barn conversion has a total floor area of some 230m². The proposed extensions equate to 50m² and the proposed outbuilding would equate to 10m².

Whilst the infilling of the previously open cart lodge does not add any additional bulk to the dwelling this nonetheless equates to a further 25m² of additional habitable floor space.

In total additional built form, excluding the converted cartlodge, would equate to 60m², which 26% increase over and above the original floor area. When taking into account the converted cart lodge this would increase to 85m², which equates to a 37% increase over and above the original dwelling.

It has long been accepted that a 40% increase is considered to be appropriately 'limited' in all instances, with greater being acceptable in certain other circumstances. As such the proposal would not constitute inappropriate development harmful to the Green Belt.

The retrospective enclosing of the cartlodge has resulted in vehicles being parked within the curtilage, which has some impact on the visual impact of the Green Belt, however even with the cartlodge being retained there is no method to prevent vehicles being parked within the open hardstanding areas, and therefore this matter is not considered to be unduly harmful to the openness and character of the Green Belt.

Amenity considerations:

The original barn conversion created three separate dwellings known as Walnut Barn, Murrays Barn and Hazel Barn. Walnut Barn and Murrays Barn are attached and Hazel Barn is detached and sits at a right angle to the other two barns. Both Murray Barn and Hazel Barn are accessed from the north by way of private courtyards, however Walnut Barn is accessed from the south through its private amenity area. At present there is a long driveway that runs along the rear of Murray Barns private (rear) amenity space and around the perimeter of Walnut Barns amenity area and leads to the parking area and main access to the dwelling that is currently situated adjacent to the flank wall of Hazel Barn.

The proposed development would significantly alter the layout of the existing property by removing the perimeter driveway and providing parking immediately at the entrance to the site (adjacent to the garden of Murrays Barn. This would enable the remainder of the curtilage of Walnut Barn to be made private amenity space for the enjoyment of the occupants.

The existing parking area would accommodate the proposed kitchen/utility extension and, in part, the swimming pool. The main entrance to the dwelling would be relocated to the proposed living room extension with the area of land between the single storey projection and the shared boundary with Murrays Barn being utilised as an enclosed courtyard (revised from being an originally submitted open access route to the dwelling).

Concerns have been raised from both the residents of both neighbouring properties with regards to the potential impact on amenities as a result of the proposed extensions.

One of the concerns raised by both neighbours is the impact on light and outlook to Hazel Barn as a result of the proposed kitchen extension. The residents of Hazels Barn have highlighted that this window serves a lounge and is the largest of the four windows serving this room, with the other three being higher level windows located within the eastern elevation. The neighbour claims that *"this will be blocked by Walnut Barns proposed kitchen extension"*.

As highlighted by the neighbour this is one of four windows serving this living area (which on the original 2007 approval was a bedroom), however is the largest and faces south(east). Despite the statement of the neighbour the proposed extension would not extend across this window but would in fact fall slightly short of blocking this window. The window under consideration is at a low level externally (approximately 500mm above the adjacent site level of Walnut Barn) and is set away from the boundary by approximately 1m. The light levels and outlook of this window are already compromised by the presence of a 2m willow weave fence along the shared boundary and the presence of cars parked within this part of the site. Whilst the proposed extension may have some additional impact on the level of direct afternoon sunlight reaching this window the impact would not be excessive or significant enough to justify a refusal given the presence of other windows serving the room and the existing compromised nature of this window.

The proposed living room extension would be situated some 4.8m from the shared boundary with Murrays Barn and whilst would be an additional 4m addition this would simply extend an already prominent single storey projection. Whilst there would be views of this extension from the rear windows of Murrays Barn it is not considered that this would cause any excessive visual harm or detrimental impact on light.

Objection has been raised by the neighbour at Murrays Barn regarding the relocation of the parking area adjacent to their boundary since this land is elevated and there are concerns about visual impact, overlooking, noise and light pollution from headlights due to this. Whilst the proposed relocation of the parking area and entrance to the dwelling would result in cars being parked adjacent to the shared boundary with Murrays Barn it would remove vehicles from being parked adjacent to Hazel Barn and would enable private amenity space to be created for the occupants of Walnut Barn. This would therefore be beneficial to the amenities of the residents of Hazel Barn and Walnut Barn. The development proposes some landscaping to be retained/provided along the shared boundary which would help to mitigate any impact from noise or light pollution and would act as screening from any visual harm or overlooking. The rear garden of Murrays Barn is already impacted from the presence of the access running along its side and rear boundary, which would already cause some noise, light and visual nuisance, and the private rear garden is to some degree already overlooked from the access road and adjacent public footpath. As such it is not considered that the relocation of the parking area would cause any significant additional undue harm to the amenities of these neighbouring residents.

Given the location and modest size of the (revised) outbuilding there would be no detrimental impact on the amenities of neighbours as a result of this.

Prior works:

Concerns have been raised with regards to works commencing prior to approval, both in terms of the enclosure of the cartlodge (undertaken some three years ago) and the change to the windows (undertaken recently). Since the planning system allows for retrospective applications to be submitted and highlights that these should be treated no differently to proposed works the fact that some elements of the scheme have already taken place is not a material planning consideration.

Conclusion:

The proposed additions to the existing building would be limited extensions that do not constitute inappropriate development harmful to the Green Belt. The design, scale, location and detailing of

the works would not cause any detrimental impact on the character, appearance and historic significance of the curtilage listed barns, the Grade II* listed building, or the wider rural area.

Whilst the proposed works would have some impact on the amenities of neighbouring residents due to the proximity of the kitchen extension to the ground floor window within Hazel Barn and the relocation of the parking area adjacent to Murrays Barn's private amenity area the impact from these would not be excessive or significant enough to warrant refusal.

As such the proposal complies with the guidance contained within the NPPF and the relevant Local Plan policies and 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:

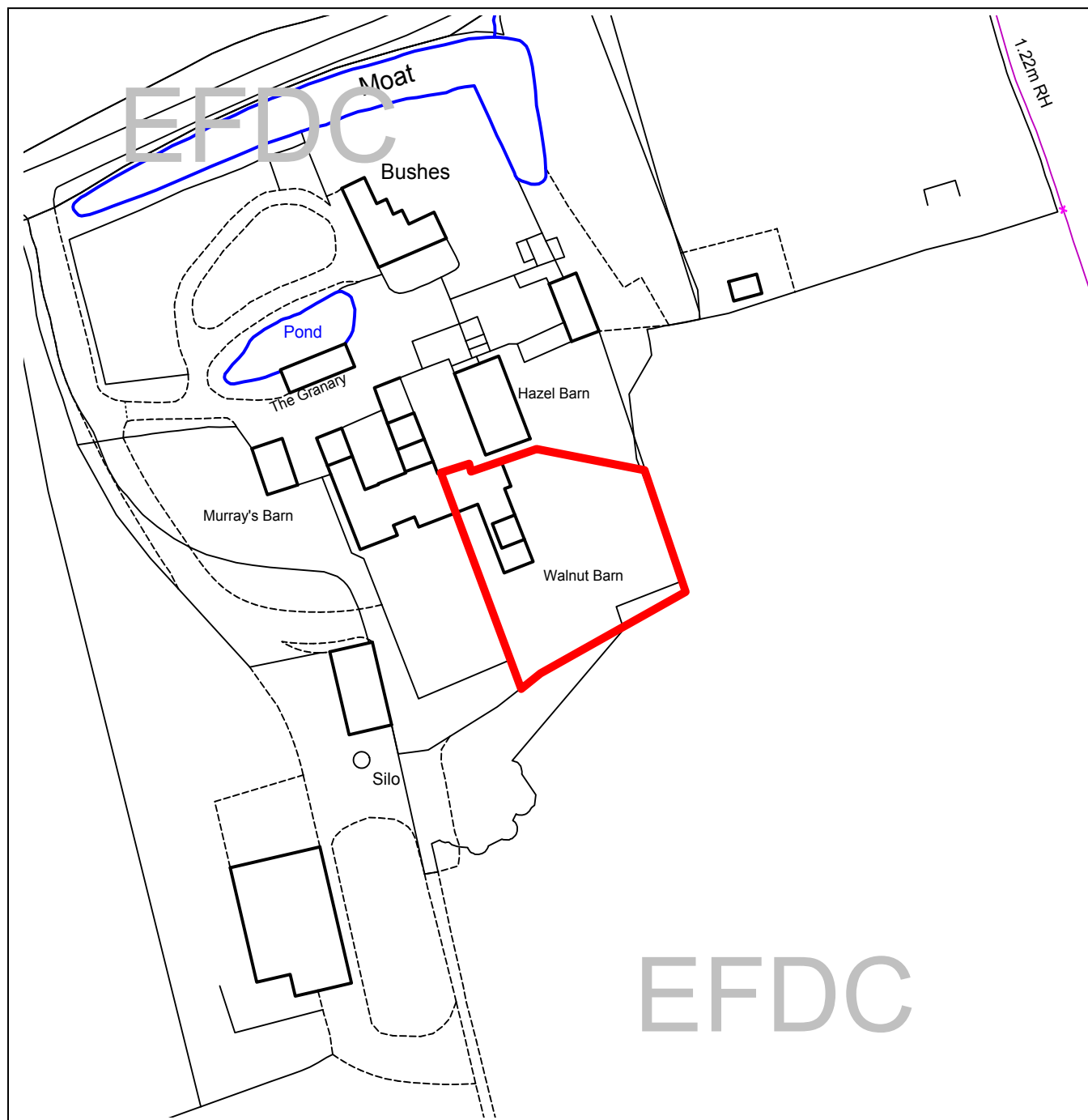
Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564 228

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 3



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/2582/17
Site Name:	Walnut Barn Bushes, Wind Hill, Magdalen Laver, CM5 0DS
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2582/17
SITE ADDRESS:	Walnut Barn Bushes Wind Hill Magdalen Laver Ongar Essex CM5 0DS
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr & Mrs D Spencer
DESCRIPTION OF PROPOSAL:	Grade II* curtilage listed building application for a single storey kitchen and utility room extension. Single storey living room extension in order to provide a home gym. Regularisation of the existing car port conversion into habitable space. Enlargement of the first floor bedroom windows. Installation of a new swimming pool and erection of a pool/garden outbuilding and removal of existing perimeter drive and relocation of parking within a newly formed parking court. No demolition of the existing building is proposed, however, some existing external walls are to be removed/adapted.
RECOMMENDED DECISION:	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=600193

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 17035_001 Rev: A, 17035_002, 17035_003 Rev: D, 17035_004 Rev: D, 17035_005 Rev: A, 17035_006 Rev: D, 17035_007 Rev: C, 17035_008 Rev: D, 17035_009 Rev: D, 17035_0010 Rev: D
- 3 Details of the types and colours of all external materials shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 4 Additional drawings that show details of proposed new windows and doors, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the

commencement of any works.

- 5 Full photographic details and drawings of the types and colours of the hard surfacing surrounding the pool, the external pool lining, and the pool furniture shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 6 Additional drawings of the type, colour, and position of new boundary treatments shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 7 All new rainwater goods shall be of black painted metal.

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)

This application was deferred from the last committee to enable members to carry out a site visit. The original report is reproduced below.

Description of site:

Walnut Barn forms part of the historic group of farm buildings associated with the Grade II* listed Bushes farmhouse. The barn is curtilage listed by virtue of its age and historic ownership and use in connection with the listed farmhouse. In 2007 permission (EPF/0349/07 and LB/EPF/0350/07) was granted for the conversion of the farm buildings to three dwellings.

Walnut Barn is a semi-detached property occupying one half of a historic barn with the single storey, slate roofed wing running south east of the barn replacing a former extension/outbuilding.

Description of proposal:

Curtilage listed building consent is being sought for a single storey kitchen and utility room extension, single storey living room extension, retrospective consent for the conversion of the integral car port into habitable space, enlargement of first floor windows, installation of a new swimming pool and associated outbuilding, removal of perimeter driveway, and relocation of parking area.

The proposal has been subject to pre-application discussion and subsequent revisions during the course of the application with regards to the windows, the location of the new relocated entrance and parking area, and the size and location of the pool and associated outbuilding.

The proposed kitchen extension would measure 5.6m in width and 3.9m in depth with a pitched roof to an eaves height of 2.1m and ridge height of 3.6m. This would extend beyond the eastern part of the main (two storey) element of the dwelling.

The proposed living room extension would measure 4m in depth and 6m in width and would continue the existing ridged roof of the single storey rear projection at 2.1m eaves height and 4.6m ridge height.

The converted car port proposes to retain the bi-fold door that have already been installed and continue to use this area as habitable space.

The existing first floor front (southern) windows are proposed to be replaced with new, enlarged windows.

The proposed swimming pool would measure 4.6m x 10m and be situated to the east of the existing single storey projection. This would be served by a 4.4m x 2.2m outbuilding to house pool/pump equipment, which would have a dual pitched roof with an eaves height of 2.2m and ridge height of 3.2m.

The existing perimeter driveway that led to the former (now enclosed) car port would be removed and a new parking area created immediately adjacent to the entrance of the site. The pedestrian entrance to the dwelling would also be relocated so that access to the house is within the southern elevation through the new living room extension.

Relevant History:

LB/EPF/0350/07 - Change of use and conversion of redundant agricultural buildings to three dwellings including the demolition of newer portal frame outbuildings as indicated – approved/conditions 14/05/07

LB/EPF/0136/12 - Curtilage Grade II* listed building application to add bi-fold doors to cart lodge building – withdrawn 21/06/12

Policies Applied:

Epping Forest Local Plan and Alterations (1998/2006)

HC10 – Works to listed buildings

HC12 – Development affecting the setting of listed buildings

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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM7 - Heritage assets

Consultation Carried Out and Summary of Representations Received:

5 neighbouring residents were consulted and a Site Notice was displayed.

PARISH COUNCIL – Object on the following grounds:

- Due to the previously converted Cart lodge, the proposed additional building extensions amount to around 135 sq mtrs added to the existing 230 sq mtrs which is an increase of 59%. This is deemed excessive.
- The Kitchen extension will block all light from the small (18" x 18" approx.) window on the southern end of the neighbouring property Maple Barn No 2. This room has only 3 (12" x 12") windows on the eastern side for any other natural light.
- The Gym Room extension would greatly reduce the openness of visual aspect from the adjoining Barn no 3 Murrays Barn, resulting in a detrimental impact on the neighbouring resident amenity.
- The Pool and the pool building seem excessive in size
- The proposed alteration of vehicular movements and parking on the site would, we believe, have a detrimental impact on the amenity of the neighbouring property.

Whilst retrospective planning is perfectly acceptable, works to a Grade II listed building without the required planning permission is a criminal offence. Conversion works to the cart lodge took place some 3 years ago, and no planning permission has been sought until now.

Following a further reconsultation on the proposals, the PARISH COUNCIL wishes to object to these applications on the following grounds:

- Due to the previously converted Cart lodge, the proposed additional building extensions are still deemed excessive, despite the reduced size of the proposed pool building, and as such inappropriate development within the Green Belt.
- The proposals cause harm and are detrimental to both the adjoining barn conversions and are not in keeping with the original permission for these Historic Barn Conversions.
- The proposed alteration of vehicular movements and parking on the site would, we believe, have a detrimental impact on the amenity of the neighbouring property. If permitted the revised parking area would mean at night headlights would shine directly into the (floor to roof line feature windows) of the neighbouring Barn both when driving in and reversing out. The additional noise of vehicle movements on all three sides of the adjoining neighbouring Barn is completely unacceptable. The proposal to erect a timber fence from the eastern boundary of the neighbouring Barn across to join the end of the Gym extension, would prevent vehicles driving up to the western rear door of Walnuts Barn but could be easily removed at any time.
- The siting of the main entrance door on the southern flank would cause great nuisance to the amenity of the neighbouring barn.

HAZEL BARN, WIND HILL – Object since the proposed kitchen extension will block light to the ground floor south facing window and cause a loss of amenity, the altered first floor windows will upset the continued fenestration across the barn, any enlarged windows overlooking their site will cause a loss of amenity, the level of extensions will be harmful to the Green Belt, and since works have already taken place without first obtaining consent.

MURRAYS BARN, WIND HILL – Object since the kitchen extension would restrict the daylight/sunlight into Hazel Barn, the home gym extension would disproportionately increase the single storey projection to the detriment of the character, appearance and historic significance of the site and their amenities, the retrospective infilling of the carport causes car parking concerns, since the enlargement of the windows would not compliment the form and fenestration of the building and the reasoning for the proposed enlargements are untrue and therefore the works are unnecessary, the swimming pool and associated outbuilding would still be excessive in size and eliminate the driveway to the original carport, the proposed new parking area will overlook their garden since it is on elevated land, the entire development would constitute inappropriate

development harmful to the Green Belt, the enlargements and alterations to the site will cause a detrimental visual impact to their site and the wider group of historic buildings, and since works have already taken place with total disregard to planning law.

Issues and Considerations:

The key considerations are the impact on the Curtilage Listed Barn and adjacent Grade II* Listed Building.

Walnut Barn forms part of the historic group of farm buildings associated with the Grade II* listed Bushes farmhouse. The barn is curtilage listed by virtue of its age and historic ownership and use in connection with the listed farmhouse. In 2007 planning permission was granted for the conversion of the farm buildings to three dwellings. Walnut Barn is a semi-detached property occupying one half of a historic barn with the single storey, slate roofed wing running south east of the barn replacing a former extension/outbuilding.

A consultation was undertaken with Historic England who raised no comments and is happy for the Council to reach a decision, subject to relevant Listed Buildings advice.

Extensions and infill

The proposed kitchen extension is a lean-to addition to the side of the original barn. A site visit revealed that it is likely that the existing external wall (at least at ground floor level) is predominantly a rebuild dating from the 2007 conversion and therefore creating a larger opening in this wall would not result in the loss of historic fabric. The proposed extension is considered to be sympathetic in terms of overall form, size, and materials and will not detract from the barn, particularly as lean-to extensions are common features on former agricultural buildings such as this.

The single storey, slate roofed wing containing the living room is a replacement extension constructed following the granting of permission in 2007. The proposed addition to this end of the building will extend in line with the existing (to cover the area currently occupied by a pergola) and will not involve the loss of any historic fabric. The appearance of the building will also remain largely unchanged as the materials will match the existing. Concern has been raised by neighbours that this extension would result in the single storey projection appearance 'disproportionate' to the main two storey (historic) section of the barn as it would increase the 16m deep projection to 20m. Given that there are two similar single storey projections to the north of the site, one of which serves Murrays Barn and one of which serves Hazel Barn, which measure approximately 22m and 17m in depth it is not considered that this enlargement would appear disproportionate to the existing range of barns.

The original 2007 conversion provided open cart lodges for two cars. In 2012 an application was made to convert the cart lodges to habitable space by inserting timber bi-fold doors. This application was withdrawn seemingly following advice from the Planning Officer that permission would likely be refused due to the impact of unenclosed car parking on the Green Belt. However, in terms of the listed building, there are not considered to be any harmful effects through the insertion of timber bi-fold doors in this location as the former open bays can still be read as such.

Alteration of bedroom windows

There are no objections from the Listed Buildings Officer to enlarging the bedroom windows to square openings sitting between the lean-to roof and eaves of the barn. The two smaller bedrooms are lit by rooflights in the lean-to roof and very small fixed square windows under the eaves. The 2007 drawings show the rooflights to be 'escape' rooflights – ones which are side-hung and can be easily opened in emergencies. The applicant claims that since these rooflights are at a low level

internally they are within the reach of children and therefore cause a safety concern. They also state that there are problems with ventilation in these rooms as the square windows are fixed shut and opening the low level rooflights is a safety concern. The justification given for the need for new windows has been challenged by the attached neighbouring resident who has identical windows that are restricted in terms of opening by a threaded rod and therefore overcomes any safety concerns about children falling out of these. It is also stated that the ability to open these windows, which the neighbour claims is done regularly, along with the mechanical ventilation system that was installed in these buildings when originally converted shows that there are no ventilation issues in the application site and therefore the justification for the proposed new windows is claimed to be incorrect.

Irrespective of the justification submitted from the applicant and the counter evidence provided by the neighbour, the 2007 approved elevation drawings appear to show larger square windows under the eaves, which span the gap between the top of the lean-to roof and the bottom of the eaves, than those that were actually installed on site. As such it was previously accepted that larger windows than those installed would not appear detrimental to the overall character and appearance of the curtilage listed barn. The 2007 existing drawings also show that these windows are not original features and were inserted at the time of conversion.

Whilst the provision of larger windows on Walnut Barn would fail to match the smaller windows installed at Murrays Barn (also contrary to the 2007 approval) it is not considered that this would result in any significant harm to the overall character or historic significance of the curtilage listed barn or the setting of the adjacent Grade II* listed building.

Swimming pool and outbuilding

The proposed swimming pool and outbuilding have been subject to revisions following concerns raised by the Listed Buildings Officer. It is acknowledged that swimming pools can be incongruous features within the settings of historic barns/farm complexes, however if sensitively designed they can be considered acceptable. Some examples of this within barn conversions at Little Thorbens, Toot Hill and North Barn, Peakes Farm, Theydon Mount, both of which have had outdoor swimming pools approved and constructed.

The impact of the proposed swimming pool on the setting of the traditional barns can be suitably mitigated through the use of appropriate materials for the pool lining and surrounding hard surfacing, the details of which can be approved by condition.

The proposed outbuilding has been significantly reduced in size from what was originally submitted and has been relocated and orientated to run parallel with the living room extension. It is proposed to be weatherboard clad and roofed in slate and will therefore appear as an acceptable ancillary outbuilding to the barn. It is not considered to be a harmful feature within the barn's setting given the prevalence of multiple small agricultural outbuildings on former farmsteads.

Due to the above it is not considered that any of the proposed works would harm the character, appearance or historic significance of the curtilage listed barn, the setting of the Grade II* listed building, or the general rural location of the site.

Prior works:

Concerns have been raised with regards to works commencing prior to approval, both in terms of the enclosure of the cartlodge (undertaken some three years ago) and the change to the windows (undertaken recently). Since the planning system allows for retrospective applications to be submitted and highlights that these should be treated no differently to proposed works the fact that some elements of the scheme have already taken place is not a material planning consideration.

Conclusion:

The design, scale, location and detailing of the works would not cause any detrimental impact on the character, appearance and historic significance of the curtilage listed barns, the Grade II* listed building, or the wider rural area. As such the proposal complies with the guidance contained within the NPPF and the relevant Local Plan policies and 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:

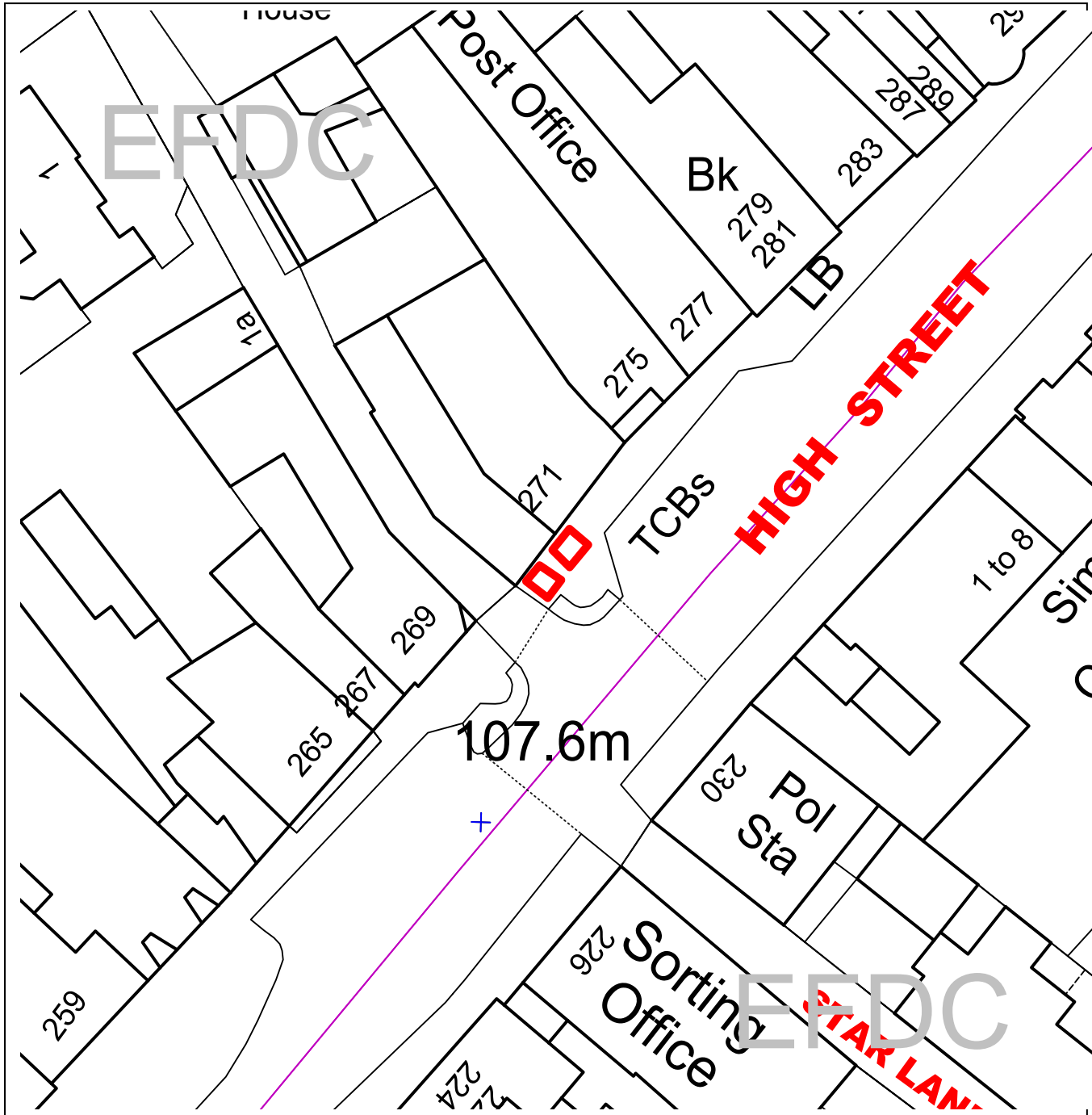
Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564 228

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 4



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/3410/17
Site Name:	Public Telephones 3m from Stace LLP, 273 High Street, 6m from Buttercross Lane, Epping CM16 4DA
Scale of Plot:	1:500

Report Item No: 4

APPLICATION No:	EPF/3410/17
SITE ADDRESS:	Public Telephones 3m from Stace LLP, 273 High Street. 6m from Buttercross Lane Buttercross Lane Epping Essex CM16 4DA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Christou
DESCRIPTION OF PROPOSAL:	Change of use from 2 no. BT telephone box to 2 no. self-contained retail unit (A1).
RECOMMENDED DECISION:	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=603536

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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 the High Road within the built up area of Epping and consists of two traditional old English red telephone boxes, both of which are Grade II Listed. The boxes stand just outside the Card Factory on the pavement and are a prominent feature in the street scene. The application site is within the Epping Town Conservation Area.

Description of proposal

The proposal is for Planning Permission to convert the two telephone boxes into retail units each simply containing an automatic vending machine in place of the telephone equipment.

Relevant history

EPF/3456/17 – Grade II Listed Building Consent for the Change of use from 2 no. BT telephone box to 2 no. self-contained retail unit (A1) – Currently without decision

Policies Applied

DBE9 – Loss of Amenity
CP2 - Protecting the quality of the rural and built environment
HC6 – Character appearance and setting of Conservation Areas
HC7 – Development within Conservation Areas
TC3 – Town Centre Function

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM7 – Heritage Assets
DM9 – High quality design
E2 – Centre Hierarchy and retail policy

Consultation carried out and summary of representations received

4 Neighbours consulted – NO COMMENTS RECEIVED

EPPING TOWN COUNCIL – OBJECTION – The proposal will have a detrimental effect on the character of the heritage asset and the street scene in a Conservation Area, as in order to explain what is sold in the boxes, advertisements would need to be placed on the façade of these iconic boxes. The change of use to retail is not the right use for these assets.

National policy dictates that advertisements should be in keeping with the building that they form part by reason of materials, colours or proportions and while the exterior boxes will remain largely the same the advertisements and interior illuminations would not be in keeping with the character of the surrounding area.

Issues and considerations

The proposal would not harm the living conditions of nearby neighbours, nor would require dedicated parking and so the main issues to consider are the principle of the development and the potential harm to the character and appearance of the Conservation Area.

Principle of development

In general the Council seeks to encourage uses within Town Centres which make them attractive and useful places to shop, work and visit throughout the day and evening. Currently the Telephone Boxes contain telephones which are in fact, seldom used by people on the High Street, in part due to the rise of mobile telephones and other forms of communication. The reuse of these Boxes for a rather innovative purpose will, be a benefit to the vitality of Epping High Road. It will give users of

the High Road further opportunity for retail within the existing retail centre. As a result the principle of this proposal is clearly supported through the Adopted Local Plan and the emerging Local Plan.

Conservation Area issues

Firstly, the Listed Building aspects of this proposal are for consideration under a different application (EPF/3456/17). The scope of this part of the assessment in this application is whether the proposal will cause significant material harm to the character and appearance of the Conservation Area.

The application does not include any alterations to the external appearance of the Phone Boxes and only minor alterations internally. The applicant has also confirmed that there will not be any illuminated signage inside the phone box. Such minor alterations will not cause significant harm to the character or appearance of the Conservation Area.

Conclusion

The proposal will enhance the vitality of the Town Centre and will not cause material harm to the character or appearance of the Conservation Area.

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:

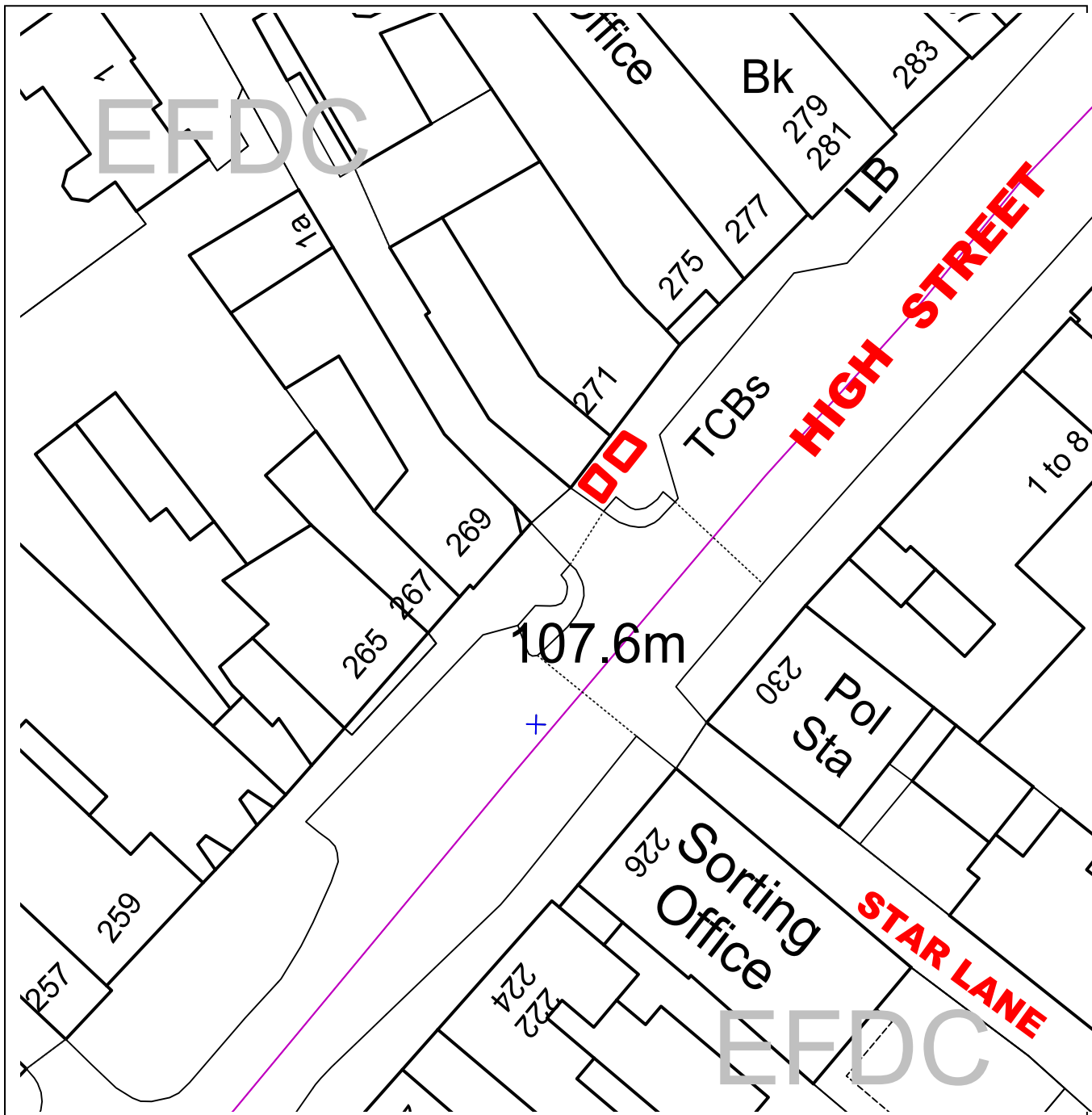
Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371

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



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/3456/17
Site Name:	Public Telephones 3m from Stace LLP, 273 High Street 6m from Buttercross Lane Epping CM16 4DA
Scale of Plot:	1:500

Report Item No: 5

APPLICATION No:	EPF/3456/17
SITE ADDRESS:	Public Telephones 3m from Stace LLP, 273 High Street. 6m from Buttercross Lane Buttercross Lane Epping Essex CM16 4DA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Christou
DESCRIPTION OF PROPOSAL:	Grade II Listed Building Consent for the change of use from 2 no. BT telephone box to 2 no. self-contained retail unit (A1).
RECOMMENDED DECISION:	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=603753

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 A written schedule of repairs to the telephone kiosks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works
- 3 No advertising material of any kind shall be displayed on or within the kiosks at any time, without the prior written approval of 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 – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of site

The application site is located on the High Road within the built up area of Epping and consists of two traditional old English telephone boxes, both of which are Grade II Listed. The boxes stand

just outside the Card Factory on the pavement and are a prominent feature in the street scene. The application site is within the Epping Town Conservation Area.

Description of proposal

The proposal is for Listed Building Consent to convert the two telephone boxes into retail units and associated works.

Relevant history

EPF/3410/17 - Change of use from 2 no. BT telephone box to 2 no. self-contained retail unit (A1) – Currently without decision

Policies Applied

HC10 – Works to Listed Buildings

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM7 – Heritage Assets

Consultation carried out and summary of representations received

4 Neighbours consulted – NO COMMENTS RECEIVED

EPPING TOWN COUNCIL – OBJECTION – The proposal will have a detrimental effect on the character of the heritage asset and the street scene in a Conservation Area, as in order to explain what is sold in the boxes, advertisements would need to be placed on the façade of these iconic boxes. The change of use to retail is not the right use for these assets.

National policy dictates that advertisements should be in keeping with the building that they form part by reason of materials, colours or proportions and while the exterior boxes will remain largely the same the advertisements and interior illuminations would not be in keeping with the character of the surrounding area.

Issues and considerations

The main issue to consider is the potential impact on the Grade II Listed Buildings.

The pair of K6 telephone boxes stand on the High Street outside no.273 and within the Epping Conservation Area. They are listed at grade II but, given advances in technology, have fallen out of use and are in a poor state of repair. This application seeks consent to convert them to miniature retail units through the installation of vending machines (one supplying stationary and the other greetings cards). This will also see the removal of the handsets and the installation of an LED lamp into the ceiling of each box and a timed magnetic lock to each door (details received via email on 18/04/2018).

There are no objections to the proposal as it would bring the now redundant boxes back into a viable use – a retail use is certainly viable on a busy High Street such as Epping. Other phone boxes within the District have been converted to alternative uses (including the grade II listed K6 box on Ongar High Street which now houses a defibrillator) so it is known that their use can change without detriment to their character or the contribution they make to the streetscene. The proposed works will not alter the external appearance of the boxes; the vending machines are non-illuminated and the locking mechanism is relatively slim and will sit comfortably on either side of the door internally. There is no historic value in the handsets to be removed.

A written schedule of repairs to the telephone kiosks will need be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works and this can be secured through condition.

The Town Council concern regarding inappropriate advertising, is understood as for instance the insertion of cards advertising what is for sale, on the inside of the box windows would not amount to development requiring any consent, and would change the character of the box. However this can be controlled by condition preventing any advertising material from being displayed without the prior approval of the Local Planning Authority. Whilst it is accepted that some limited advertising would be required officers would be able to ensure that this did not unacceptably impact on the character of the boxes.

Subject to these conditions, as their appearance will be preserved and their reuse will see them properly repaired and maintained without harming their overall character, it is recommended that listed building consent is granted.

This is supported by policy HC10 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 129 and 132 of the NPPF.

Conclusion

Subject to strict control over the works and the prevention of all but discrete advertising, the proposal will preserve and reuse the existing phone boxes without harm to their character or historic interest and therefore it is recommended that Listed Building Consent is granted.

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:

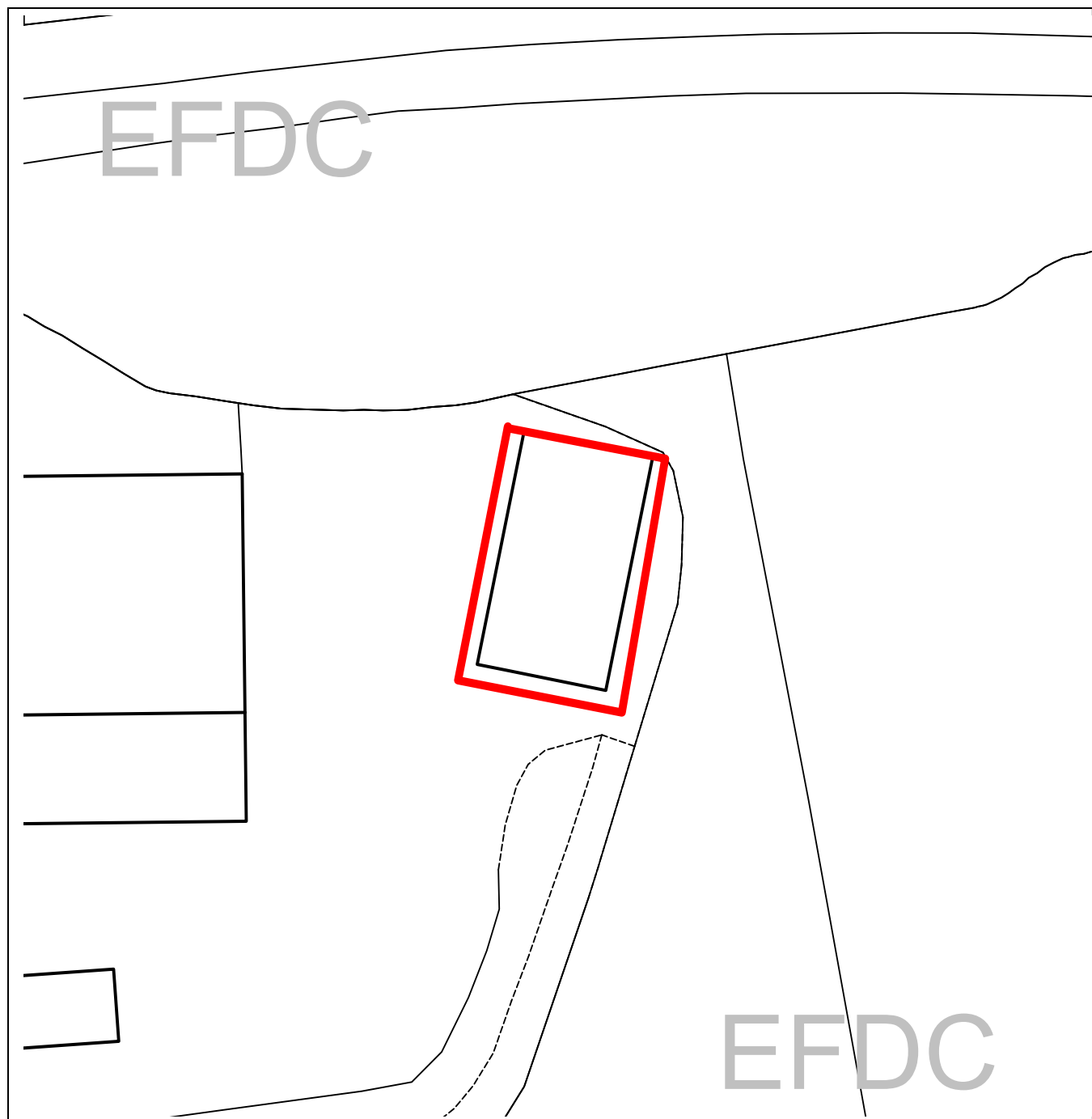
Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 6



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0047/18
Site Name:	Barn to East of ,Taw Lodge, Epping Lane Stapleford Tawny RM4 1ST
Scale of Plot:	1:500

Report Item No: 6

APPLICATION No:	EPF/0047/18
SITE ADDRESS:	Barn to East of Taw Lodge Epping Lane Stapleford Tawney Romford Essex RM4 1ST
PARISH:	Theydon Mount
WARD:	Passingford
APPLICANT:	Mr Robert Holloway
DESCRIPTION OF PROPOSAL:	Conversion of existing redundant agricultural barn in the east part of the site to a single dwelling.
RECOMMENDED DECISION:	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=604273

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 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.
- 3 Details of foul drainage and surface water drainage shall be submitted to and approved by the Local Planning Authority before any work commences on site. Once approved these details shall be implemented in full on site.
- 4 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]

- 5 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]
- 6 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]
- 7 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.
- 8 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.

- 9 The curtilage of the proposed dwelling shall be restricted to that shown within the red line as depicted on the substantive plan submitted with the application marked 'REV2'.
- 10 The development hereby permitted will be completed strictly in accordance with the approved drawing numbered Rev 2, together with a site plan and site location plan indicating the application site in red and adjoining land in the applicants ownership in blue.
- 11 An electric vehicle charging point shall be provided for the approved dwelling prior to first occupation
- 12 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 13 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and 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:

A modern barn building located in the east section of a site occupied by a largely unused building contractor's depot and yard, together with business workshops and a bungalow. The site is also connected to an adjoining area of agricultural land of some 6.3 hectares. The site lies in the Green Belt but not in a conservation area, and none of the buildings on the site are listed.

Description of Proposal:

Conversion of existing redundant agricultural barn in the east part of the site to a single dwelling. The proposal includes the change of use of a small area around the barn to garden in connection with the residential use.

Relevant History:

EPF/1794/11- planning permission granted for the erection of an agricultural hay barn to store bailed hay produced on the farmed land. Planning permission was needed for this barn since it could not be erected under 'agricultural permitted development' since it was over 3m in height and located within 3km of an airfield – Stapleford Airfield. A condition was attached to the approval requiring the building to be only used for agriculture. This barn was erected soon after this approval and it is now the subject of this current application.

EPF/3026/17 – this was a prior approval application for change of use of this barn to a dwelling. It was 'refused' this as this form of permitted development was not available to the applicant given that the above planning approval of EPF/1794/11 contained the condition restricting use of the barn to agriculture only.

EPF/2345/16 – was a planning approval for the demolition of an existing storage building in the west part of the site, and associated breaking up of part of existing hardstanding, and the erection of three-bedroom cottage with associated landscaping. This approval has not been implemented to date.

Policies Applied:

Adopted Local Plan:

GB8A – Change of use or adaption of buildings.

GB9A – Residential conversions.

CP1 – Achieving sustainable development objectives.

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 GB8A and CP1 are broadly consistent with the NPPF and should therefore be given appropriate weight. However, GB9A is not compliant since the NPPF allows for residential re use and does not give priority for reuse for business or recreation use

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM4 – Green Belt

SP1 - Presumption in Favour of Sustainable Development

Summary of Representations:

THEYDON MOUNT PARISH COUNCIL – Objection on the following grounds – and we are also aware that there is a restrictive condition on the original consent which we see no reason to not still apply -1) unsustainable position a long way from transport links and services. Additional traffic will lead to congestion on a narrow country lane with poor sight lines, 2) Noise – it would be close

to a large industrial barn, 3) site previously used as resurfacing base and a thorough decontamination check of the proposal site will be necessary, 4) the site is very close to the river Roding and proximity of the flood plain would need to be checked, and 5) this large barn does not lend itself to making an attractive and sympathetic conversion. Its height and dimensions mean it will be out of keeping with other traditional dwellings in the locality.

NEIGHBOURS – 2 properties notified and no replies received.

ESSEX CC HIGHWAYS AUTHORITY – no objections.

EFDC LAND DRAINAGE SECTION – the site does not lie in an EFDC flood risk assessment zone – nor does it lie within any Environment Agency flood zone. No objections in principle subject to conditions requiring details of foul and surface water drainage to be submitted.

EFDC LAND CONTAMINATION OFFICER – there is some potential for contaminants to be present on the site and therefore the standard 5 phased contamination conditions should be imposed on any consent.

Issues and Considerations:

The existing barn is 19.65m in width by 10m in depth. It has a height to eaves of 5.2m with a low angled roof leading to a ridge of 6.7m. The barn is reasonably large but it not as big as many modern high sided profile clad barns. The proposed converted barn dwelling would have two floors including a ground floor integral garage, and a modest area of garden is proposed. The applicant envisages that existing timber vertical cladding and metal sheeting on the walls would be replaced by traditional horizontal weatherboarding. The proposed dwelling would have an acceptable appearance and would provide a more than satisfactory standard of accommodation.

The applicant states that hay has been cut and baled on his 6 hectares of land since 1988, and up to 2006 this was carried out by a local farmer. Since 2006 he took on this cutting and baling himself supplying baled hay to local horse owners. In 2011 he constructed the Hay Barn allowed by EPF/1794/11 to provide a more suitable building to store hay and straw rather than in the other low headroom buildings near his bungalow. However In 2016 he suffered serious injuries to his back and is now unable to drive a tractor and carry out baling activities, and hiring casual labour has proved to be difficult and not financially viable. Therefore the use of this barn for storage of hay has now ceased. The barn has a steel beam frame and it is of a permanent and substantial construction

Up to 2012 the adopted Local Plan policies allowed for conversion of redundant agricultural buildings, subject to certain criteria, but the policy gave priority to re use for commercial, business and recreational uses, rather than residential use. However in 2012 the NPPF removed any distinction between residential and other uses, and it simply states that *...the reuse of buildings of permanent and substantial construction is another form .. of development that is also not inappropriate in the Green Belt*. This wording is repeated in policy DM4 the 2017 LPSV. Consequently, the conversion of this hay barn to a dwelling complies with both national and local planning policy.

The imposition of a restrictive agricultural use only condition on the 2011 consent for this barn was and still is used widely on consents for most agricultural buildings, and is in part designed to ensure the buildings do not 'slip' into other forms of use without a further planning permission being granted. A fresh application has now been submitted and as described above the 'lifting' of this condition to allow conversion to residential use is compliant with current planning policy.

The Parish Council also raise a number of other detailed concerns. In terms of sustainability the site lies some 1.5 miles from Abridge, 2.75 miles from Theydon Bois, and about 3.5m miles from

Epping. Consequently, the distance from the site to local shops, schools, services and public transport, including two tube stations, is relatively small, and compares favourably with many settlements in the District that have a more isolated location. Essex CC, as Highways Authority, have no objections to the proposal and in terms of trip generation the proposed use as a dwelling would generate less vehicular movements than the previous use of the barn for storage and distribution of hay bales.

The respective sections of the Council that deal with land drainage and contamination issues have no objections to the proposed dwelling subject to details being provided via a standard conditions to be imposed.

The building contractor's depot use of the main building on the site has effectively ceased. There are also some small business uses that also occupy this building but they are small and light industrial in character. Consequently, other uses on the site would not lead to significant noise that would disturb the amenity of future occupants of this converted hay barn.

Conclusion:

This proposed change of use is not inappropriate development in the Green Belt and would ensure a future use for an existing substantial building without causing harm to the character of the area, the amenity of neighbours or highway safety. The proposal complies with relevant planning policies and for the reasons set out in the report above it is recommended that conditional planning permission be granted.

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: David Baker

Direct Line Telephone Number: 01992 564514

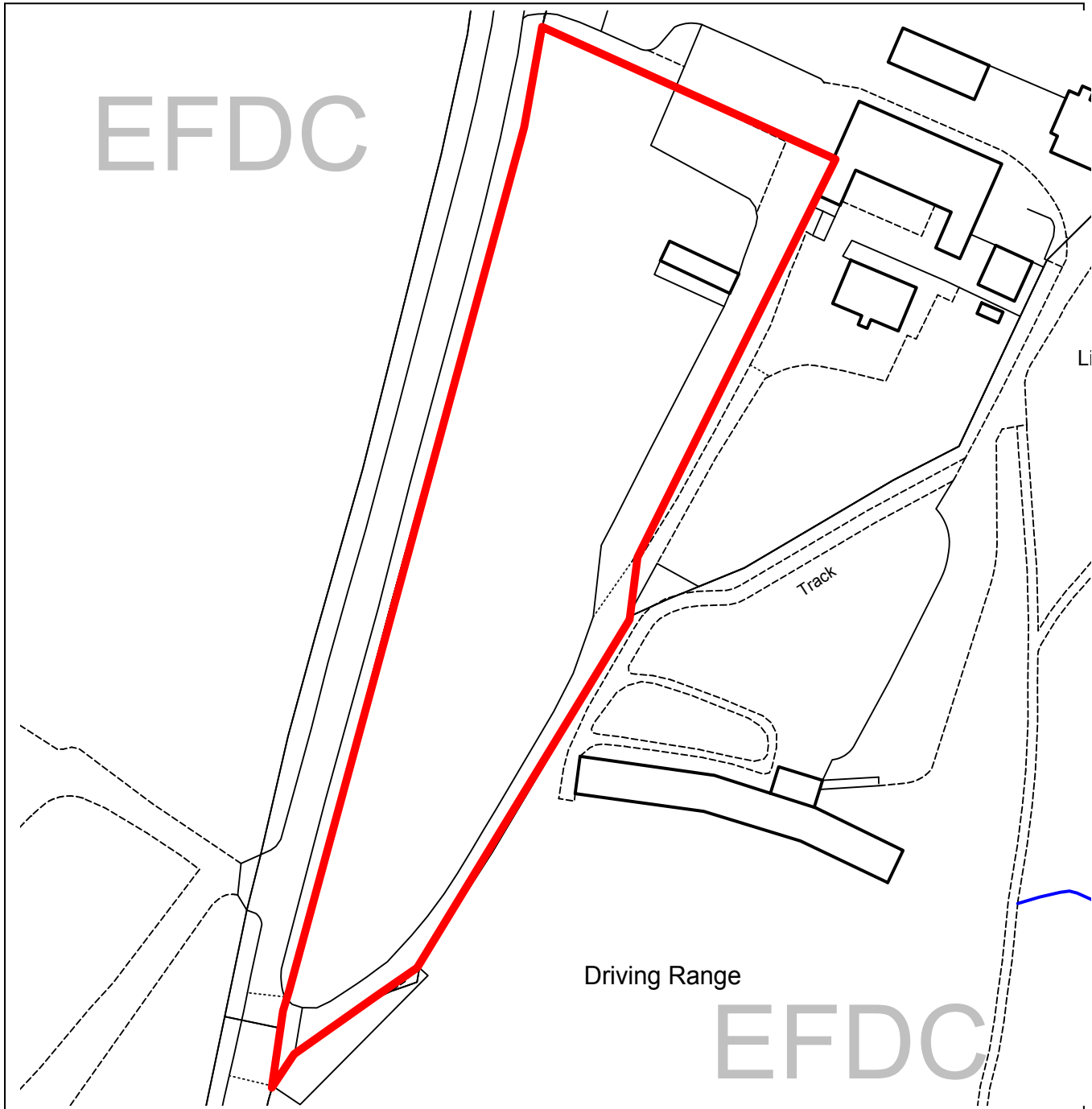
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 7



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0105/18
Site Name:	The Bungalow, Little Weald Hall, Rayley Lane, North Weald Essex CM16 6AR
Scale of Plot:	1:1250

Report Item No: 7

APPLICATION No:	EPF/0105/18
SITE ADDRESS:	The Bungalow Little Weald Hall Rayley Lane North Weald Bassett Epping Essex CM16 6AR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr & Mrs Baker
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and stables and the construction of a replacement dwelling
RECOMMENDED DECISION:	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=604458

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 received 24th March 2018, plan nos: 21733/: 01A, 02 and the submitted location plan
- 3 The existing annexe and stable building as shown on plan number 21733/02 shall be demolished and entirely removed from the site within three months of the occupation of the dwelling hereby approved.
- 4 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 Classes A and B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 No development shall take place until details of foul and 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.
- 7 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]
- 8 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]
- 9 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]

- 10 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.
- 11 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.
- 12 Prior to the commencement of any works surveys for bats should be undertaken in accordance with guidelines from Natural England (or other relevant body). These should be submitted to EFDC for approval. Should the surveys reveal the presence of bats, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC for approval.
Should a Natural England European Protected Species licence (EPS) be required then this should also be submitted to EFDC. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 13 A biodiversity enhancement plan be submitted to and approved in writing by the Local Planning Authority. This could include native planting, wildflower areas, bird and bat boxes.
- 14 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 15 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 16 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.

- 17 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.

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 Bungalow is located on Little Weald Hall, just to the north of North Weald Golf Club within the settlement of North Weald. The existing building currently on the site is a small bungalow situated within a rather large area. The application site is 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 demolish the existing bungalow and stables and to erect a new dwelling.

Relevant History

EPF/1181/06 - Conversion of stables outbuilding to office use (B1). – Approved

EPF/1887/11 - Conversion of outbuilding to ancillary accommodation. – Approved

EPF/2356/15 - Conversion of stable to ancillary accommodation – Approved

EPF/2537/15 - Conversion of ancillary accommodation into a single dwelling. – Approved

Policies Applied

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

DBE4 – Design in the Green Belt

DBE9 – Loss of Amenity

ST4 – Road Safety

LL1 – Rural Landscape

LL9 – Felling of Preserved Trees

LL10 – Adequacy of Provision for Landscape Retention

LL11 – Landscaping Schemes

DBE1 Design of new buildings
RP4 Contaminated land
U3B sustainable drainage
DBE8 private amenity Space
ST6 vehicle parking standards
ST1 Location of development
ST2 Accessibility of development
H1A Housing Provision
GB2A – Development in the Green Belt
GB7A – Conspicuous Development

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 District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 - Presumption in Favour of Sustainable Development
SP6 – Green Belt and District Open Land
H1 – Housing Mix and accommodation types
DM4 – Green Belt
DM15 – Managing and reducing Flood Risk

Consultation carried out and summary of representations received

7 Neighbours consulted – NO COMMENTS RECEIVED

NORTH WEALD PARISH COUNCIL – OBJECTION – It is an overdevelopment in the Green Belt, removal of the dwelling as it is in the environs of a Listed Building.

Issues and considerations

The main issues to consider when assessing this application are the potential impacts on the adjacent Listed Building, the Green Belt, parking and access, land drainage, land contamination and any other material planning considerations.

Potential impact on the adjacent Listed Building

Little Weald Hall is a Grade II Listed Building and sits directly adjacent to the application site, within the control of the applicant. The existing single storey annexe building is located to the west of the main house and is of poor architectural merit which significantly detracts from the setting of the Listed Building. Its removal to facilitate the new dwelling further to the west would constitute a substantial enhancement to the setting of this Listed Building and is supported by the Council's Conservation Officer.

The proposal is therefore compliant with both Local and National policy which seeks amongst other things, to either preserve or enhance the setting of Listed Buildings. Since this would be a significant enhancement, it should be afforded substantial weight in this application.

The new dwelling will not be seen in the setting of the Listed building due to significant screening.

Green Belt

The National Planning Policy Framework (NPPF, CLG, 2012) indicates that the Government attaches great importance to Green Belts. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The NPPF states that inappropriate development in the Green Belt should be refused planning permission unless very special circumstances can be demonstrated which clearly outweighs the harm caused.

However paragraphs 89 and 90 of the NPPF give certain exceptions to inappropriate development, one of which is the:

Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

In this instance the applicant seeks to demolish an existing stable block and single storey annexe which have a combined floor area of 130sqm. The dwelling which would replace these buildings is also 130sqm, although has a higher ridge height at 5m as opposed to the stable building which has a height of 3m and the annexe which has a height of 4.5m. whilst this additional height will have a small additional impact on openness of the Green Belt, it is considered that the improvement to the setting of the listed building amounts to very special circumstances sufficient to outweigh this very limited harm. This view is taken on the proviso that both the stable block and the existing annexe are demolished and removed from the site and this can be secured through a planning condition. It is also both reasonable and necessary to restrict Classes A and B and E Permitted Development Rights to ensure that the building is not disproportionately extended in future and that outbuildings are also controlled.

Design

The proposal is for the erection of a bungalow, with a shallow pitched roof with inadequate headroom for loft conversion. The design is low key and will have the appearance of a stable conversion and is considered appropriate to the rural area.

Parking and access

The new dwelling would have 3 parking spaces and would utilise the existing access which currently serves Little Weald Hall. Use of the existing access for a single dwelling would not compromise safety or efficiency and therefore it raises no highway concerns.

Land Drainage

Further details of both foul and surface water drainage are required and this can be secured through the use of a planning condition, which is a reasonable and necessary condition to impose.

Land contamination

Due to its former Farmyard and Stables uses and the presence of a 1400m² infilled pond 36m to the East, there is the potential for contaminants to be present over all or part of the site. It will be possible to remediate any potential risk through the use of planning conditions.

Ecology

There is the potential for bats to be present within any of the buildings proposed to be demolished. Therefore prior to the commencement of the works a bat survey shall be undertaken and should bats be present on the site then an appropriate mitigation strategy agreed with the Council. This can be secured through the imposition of a planning condition.

Conclusion

The proposal is acceptable in Green Belt terms as is only minimally larger than the buildings it will replace and will enhance the setting of the adjacent Listed Building, by removing a building that currently detracts from the setting. The proposal provides a bungalow (all accommodation on one level) to replace an existing a small bungalow and is of suitable design and siting. All other matters are satisfied or can be controlled through appropriate planning conditions. It is therefore recommended that planning permission is granted.

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:

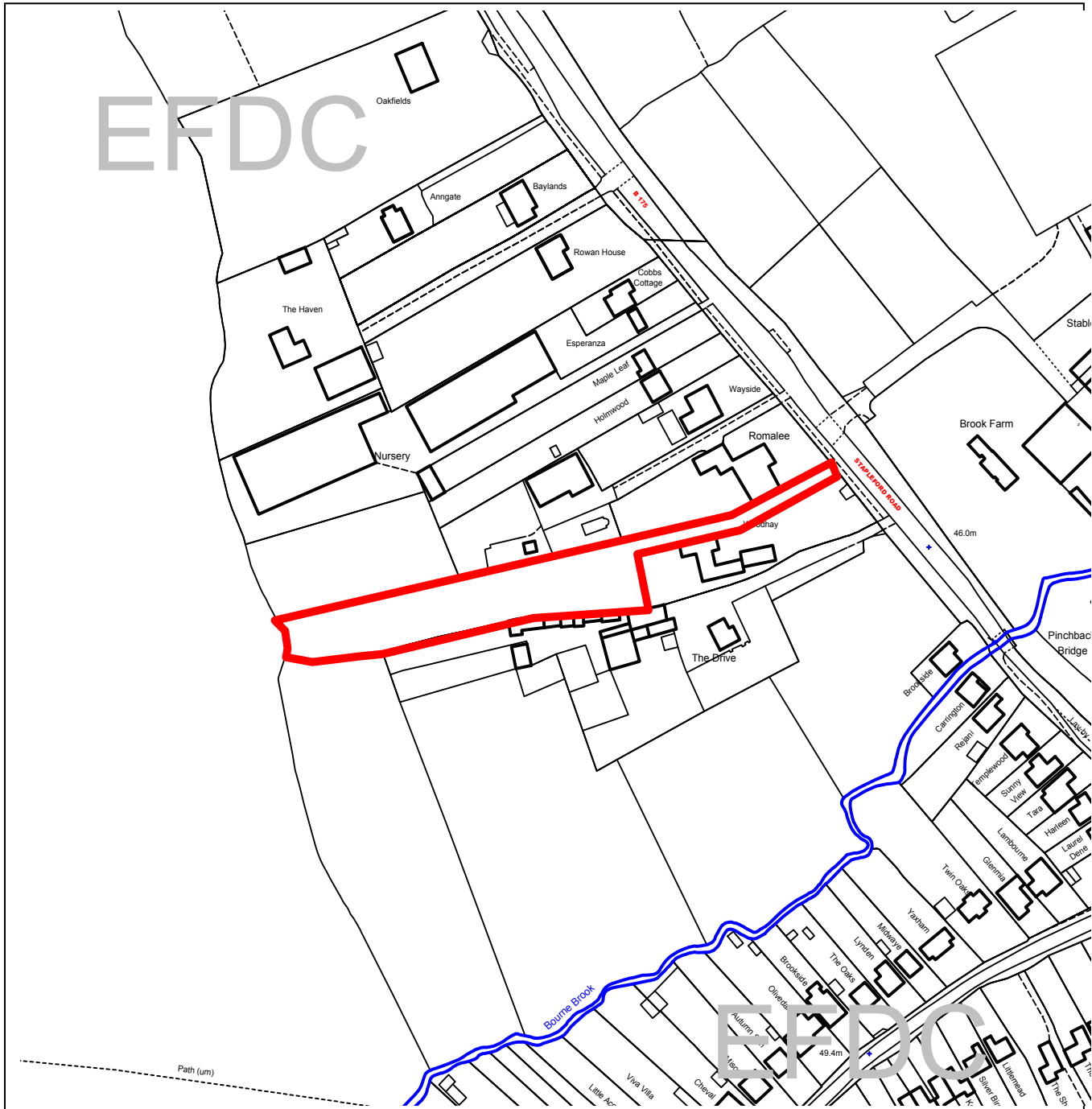
Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 8



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0143/18
Site Name:	Woodhaye Stapleford Road Stapleford Abbots RM4 1EJ
Scale of Plot:	1:2500

Report Item No: 8

APPLICATION No:	EPF/0143/18
SITE ADDRESS:	Woodhayes Stapleford Road Stapleford Abbots Essex RM4 1EJ
PARISH:	Stapleford Abbots
WARD:	Passingford
APPLICANT:	Mr Peter Madden
DESCRIPTION OF PROPOSAL:	Removal of office building and replacement with two dwellings
RECOMMENDED DECISION:	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=604621

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:
5473-01
5473-02
5473-03A
5473-04A
5473-05
5473-06
5473-07
Planning Statement
Arboricultural Report by Andrew Day dated 15th January 2018
Tree protection 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, B or E 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 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 6 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 and 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.
- 7 The tree protection, methodology for construction adjacent to 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 in Andrew Day Arboricultural Consultancy Ltd Arboricultural Report dated 15th January 2017.
- 8 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation.
- 9 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 10 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

- 11 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]
- 12 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]
- 13 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]

- 14 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.
- 15 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.
- 16 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.
- 17 Any gate provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 18 Turning space within site turning area shown on the approved plans shall be provided prior to the first occupation of the site and retained thereafter free of obstruction to enable a vehicle to turn and leave in a forward gear.
- 19 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.
- 20 Prior to the first occupation of the development the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the footway/verge and shall thereafter be retained as such.
- 21 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.

- 22 No development shall take place until details of foul and 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.

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:

Woodhayes is a bungalow on the western side of Stapleford Road. The application site is formed from part of the plot, the area to the rear of the bungalow, of this residential property. There is currently a commercial building, an office building, to the rear of the bungalow.

To the north of the plot of Woodhayes is another residential property, Romalee. Further north are three other residential properties and then the site of the former Esperanza Nurseries.

To the south of the plot is the residential property, The Drive. Further to the south is an inset in Green Belt land formed by denser residential development fronting Bournebridge Lane.

The site is considered to be within a built up enclave in the Green Belt. The site is not in a conservation area and no Listed Building is involved in the proposal.

Description of Proposal:

Removal of office building and replacement with two dwellings.

The office building is set to the rear of the existing bungalow. The building has for a number of years been in use as the headquarters and offices in connection with MV Milk, a company that specialise in the supply of dairy products to the catering trade. A certificate of lawful use for was obtained for use class B1(a) on 16th September 2016. The building has a total floor space of 268 sq m, a volume of 1040 cubic metres, and extends to a footprint of 296 sq m.

Both proposed dwellings are detached one-and-a-half storey houses.

Plot 1 would be set behind the detached garage of Woodhayes and would contain a detached four-bedroom dwelling.

Plot 2, further to the rear, would also contain a detached four-bedroom dwelling.

The two dwellings would have a total footprint of 270 sq m, and therefore representing a decrease of 9%.

The existing vehicular access onto Stapleford Road would be used for the two dwellings.

The two proposed dwellings would together have a combined gross internal area of 460 sq m.

Relevant History:

EPF/1316/16 - Certificate of lawful development for existing use of outbuilding as office (Use Class B1a) – Lawful 20/09/2016

EF\2017\ENQ\01893 – Pre-application enquiry for removal of office building and replacement with two dwellings.

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 Urban Development Patterns
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
U3B	Sustainable Drainage Systems
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE6	Car parking in new development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL1	Rural Landscape
LL2	Inappropriate Rural Development
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST1	Location 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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intends to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP 1	Presumption in Favour of Sustainable Development
SP 2	Spatial Development Strategy 2011-2033
SP 5	Green Belt and District Open Land

SP 6	The Natural Environment, Landscape Character and Green	Infrastructure
T 1	Sustainable Transport Choices	
DM 1	Habitat Protection and Improving Biodiversity	
DM 2	Landscape Character and Ancient Landscapes	
DM 9	High Quality Design	
DM 10	Housing Design and Quality	
DM 11	Waste Recycling Facilities on New Development	
DM 16	Sustainable Drainage Systems	
DM 18	On site management of Waste Water and Water Supply	
DM 19	Sustainable Water Use	
DM 22	Air Quality	
E1	Employment	

Consultation Carried Out and Summary of Representations Received

Date of site visit: 27/03/2018

Number of neighbours consulted: 20

Site notice posted: No, not required

Responses received: ROMALEE, STAPLEFORD ROAD – Object, this does not represent infilling as the extent of built form would go beyond the pattern of built form, incongruous extension of residential development in to currently open countryside, design represents a net decrease to openness to Green Belt, represents encroachment built up form in countryside, fails to demonstrate any very special circumstances as to why should be in Green Belt, contrary to employment policy, adverse impact on living conditions at Romalee.

PARISH COUNCIL: OBJECTION: in its close proximity with development at The Drive the combined effect will look like a mini estate. As a Council we definitely want the speed limit reduced on that stretch of the road because of safety issues that will be caused with so much new traffic coming out of there.

Main Issues and Considerations:

The main issues with this proposal are the principle of development within this Green Belt location and whether the proposal would result in a cramped form of development out of keeping with the character of the surrounding area and harmful to the Green Belt; appearance of design and affect to the character of surroundings; impact to neighbours; landscaping; highway matters; loss of an employment site; and, residential amenity of future occupiers.

Principle of development within the Green Belt

The application site is located within the Metropolitan Green Belt whereby the National Planning Policy Framework highlights that “the construction of new buildings is inappropriate”, however the NPPF lists a number of exceptions.

Paragraph 89 of the NPPF sets out exceptions to when a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One such exception is “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”. The NPPF defines previously developed land as “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

The proposal would essentially infill between land recently given planning permission (EPF/3078/16) for housing, to the south, and land not in agricultural use but associated with

residential properties, to the north. The land to the north appears to be developed land, albeit at a fairly low density, and forms part of a parade of residential properties at the fringe of the village of Stapleford Abbots.

In the light of the history and the setting of the site, the opinion has been formed that the proposal is considered to be limited infill in a village.

In terms of quantity of built form, the proposal represents a decrease of 9% of total footprint.

With regard to sustainability of the location of the site, Stapleford Abbots has been identified as a settlement with a population of more than 1,000 and has a primary school and a village hall to the north of the site and a public house and shop to the south. Stapleford Abbots has a number of bus stops.

Policy SP 2 of the Submission Version of the Local Plan provides a sequential approach to the provision of housing. At A. (v) of this policy previously developed land within the Green Belt is identified. At B. Stapleford Abbots, combined with other smaller settlements, is identified as contributing to the distribution of new homes.

The proposed development would constitute a limited infill within a built up enclave and therefore would not be inappropriate development in the Green Belt. As such the proposal complies with the guidance contained within the National Planning Policy Framework and the relevant adopted Local Plan and Draft Local Plan policies

Affect to character of area

Concern has been raised by the Parish Council and a neighbour regarding the intensification of development in the locality. At a site to the north, that of Esperanza Nurseries (EPF/3216/17), planning permission for dwellings to replace existing built form was refused on the ground of a layout resulting in a cramped form of development out of keeping with the character of the surrounding area and harmful to the Green Belt. However, there are significant differences between that design and the design the subject of this report. The application for Esperanza Nurseries sought outline planning permission but an indicative layout was submitted for the five dwellings. This involved a dwelling visible from Stapleford Road, set some 18m from the road. The front portion of that site would have been taken up visually by the flank of this dwelling and a 4.8m roadway. Further into the deep but relatively narrow site would have been two pairs of dwellings, each pair set side by side and separated by a gap of only 2m.

There would be no change to the point of vehicular access and the main body of the site is some 100m from Stapleford Road. The two houses would be some 25m apart and the proposed house nearest to the existing dwelling would be separated by a distance of some 45m. The highway authority has expressed a requirement for the proposed private drive serving the proposed dwellings to be widened to 5.5m for at least the first 6m back from the carriageway. However, the existing tarmac driveway to Woodhaye is of a width not much less than the required width. The view from the road if the proposal were to take place would be of a widened vehicular driveway and front garden.

Given that the current application is for two dwellings which would not be seen from any public vantage point along Stapleford Road, it is not considered that there would be any adverse impact on the character of the area.

Design of proposed dwellings

The dwellings would have the same style though differ somewhat between them in terms of detailed appearance. Both dwellings would have the character of chalet bungalows; a side gable roof would be prominent on both front elevations. The dwelling on plot 1, at the western end of the site, furthest to the rear from Stapleford Road, would have a centrally placed front gabled bay taking up a third of the width of the front elevation and two front dormers serving the first floor accommodation. The dwelling on plot 2, to the east of plot 1, would have a gabled front bay to both sides of the front elevation and a centrally placed dormer.

Both dwellings would have the same overall dimensions; a maximum width of 14m, a maximum depth of 11m, a maximum height of 7.8m to the ridge of the roof and 2.6m height to the eaves on the front elevations.

Subject to a condition to ensure high quality external materials, the style of the proposed houses would match that of houses recently approved nearby; with something of a cottage character and in keeping with a rural village.

Impact to neighbours

The host dwelling, Woodhay, would be set to the rear of the proposed house on plot 2. However there would be an isolation distance of some 40m between the two built forms. The proposed house on plot 2 would have a rear garden some 15m in depth.

The two proposed houses would face each other across a size 3 turning head; the distance between front elevations would be 25m.

No material adverse impact is envisaged to neighbours.

Landscaping

The trees and landscaping team raises no objection subject to conditions for tree retention and provision of details for additional landscaping.

Highway matters

The impact of the proposal is acceptable to the Highway Authority subject to measures which could be secured by conditions. The conditions would relate to the width of the private drive vehicular access; the implementation of the parking and turning areas; and, any gate being set back at least 6m.

Loss of an employment site

A business has evolved at the site and this has recently been the subject of the issue of a Certificate of Lawful Development (EPF/1316/16). The proposed residential development has been considered in the light of Policy E 1 of the Submission Version of the local plan. However, given that the existing employment use has evolved without planning permission in a site with a somewhat constrained vehicular access in an area which is non-commercial in character, it is considered that the of this relatively small site to residential, at a time of significant housing need and where a 5 year housing land supply can not currently be demonstrated, would be acceptable in this instance.

Residential amenity of future occupiers

Private amenity space and parking provision would be to a good standard. The detached four-bedroom dwelling would offer a high standard of amenity.

Conclusion:

The proposal is considered to be infill development and not inappropriate development in the Green Belt. The proposed dwellings would be out of public view and it is considered that the impact of this development would be minimal in terms of the character of the locality. The proposal also complies with all other relevant planning policy and it is recommended that planning permission be granted.

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: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

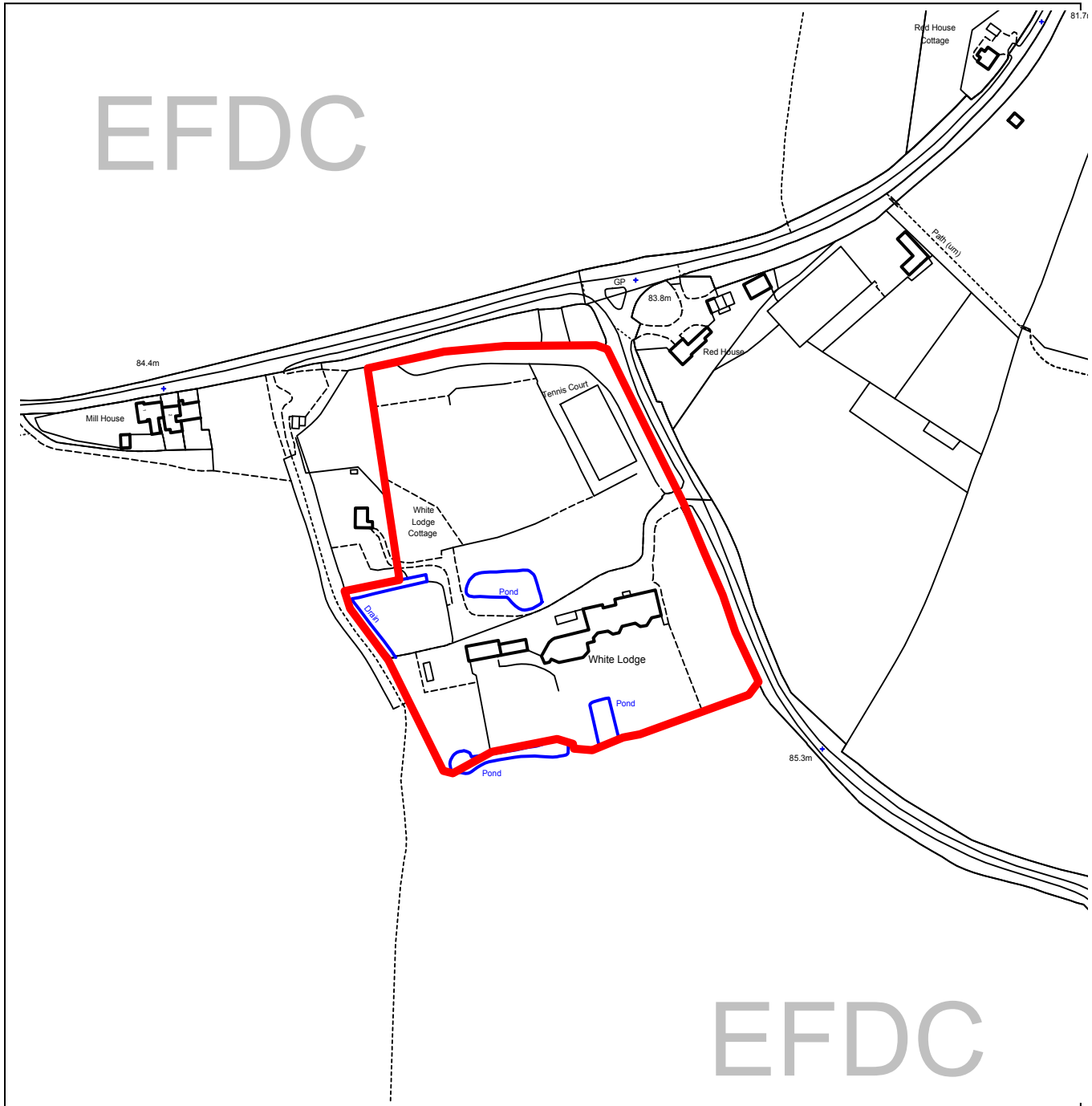
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 9



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0182/18
Site Name:	White Lodge, Little Laver Road, Little Laver, Harlow, CM5 0JF
Scale of Plot:	1/2500

Report Item No: 9

APPLICATION No:	EPF/0182/18
SITE ADDRESS:	White Lodge Little Laver Road Little Laver Essex CM5 0JF
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr & Mrs Smith
DESCRIPTION OF PROPOSAL:	Construction of storage barn and stable building. Re-submission of refused application: EPF/2826/17
RECOMMENDED DECISION:	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=604853

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 proposed materials shall be in accordance with those shown on the proposed plans and elevations.
- 3 The proposed stable shall be used only for the stabling of horses owned by the occupants of White Lodge and not for any business use including livery
- 4 The storage building hereby approved shall be used only as ancillary domestic storage and for the storage of machinery and equipment required in connection with the maintenance of the land within the ownership of the occupants of White Lodge.

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)

This application was deferred from the last Committee to enable Members to visit the site.

Description of Site:

The site is a two storey detached dwelling located to the South of Little Laver Road in Little Laver. The main dwelling is a Grade II Listed Building and is not within a Conservation Area. The site is within the Metropolitan Green Belt.

Description of Proposal:

Proposed construction of storage barn and stable building. Re-submission of refused application: EPF/2826/17

Relevant Site History:

EPF/2826/17 – Construction of storage barn and stable building (20/12/2017) – Refuse Permission (Householder) – for the following reasons:

- The proposed stables and barn by reason of its bulk, scale, massing and design would be out of character with the domestic nature of White Lodge and its curtilage creating dominant structures within the setting of a listed building which would fail to enhance the appearance and character of the setting of the listed building.
- The proposed stables and barn by reason of scale, bulk, massing and volume would constitute inappropriate development within the Green Belt harmful to its openness and the visual amenity of the area as a whole.

EPF/2591/17 - Grade II listed building consent for proposed demolition of existing pool structure. Construction of new structure around existing pool. Gym/party room to the end. Extension to existing kitchen area. (08/12/2017) – Grant Permission (With Conditions)

EPF/2583/17 – Demolition of existing pool structure. Construction of new structure around existing pool. Gym/party room to the end. Extension to existing kitchen area. (08/12/2017) – Grant Permission

EPF/1356/12 – New gates and a driveway entrance (21/09/2012) – Grant permission (With Conditions)

LB/EPF/0028/84 - Alterations and extensions, including extension for covered swimming pool. (29/06/1984) – Grant Permission (With Conditions)

EPF/1006/83 - Alterations and extensions including extension for covered swimming pool. (07/11/1983) – Grant Permission (With Conditions)

EPF/0900/76 – Details of garden room extension (03/12/1976) - Lapsed

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Development in the Green Belt
DBE9 – Loss of Amenity
DBE10 – Design of Residential Extensions
HC12 – Development affecting the setting of a Listed Building

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the

Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM4 – Green Belt
DM7 – Heritage Assets
DM9 – Quality of Design

Summary of Representation:

No. of Neighbours Consulted: 5, 2 Valid Objections received

MILL HOUSE: concern regarding visual impact and being out of keeping with a listed building.

2 MILL HOUSE, ABBESS ROAD: Concern regarding impact on openness, scale of development, overlooking and potential for residential development.

PARISH COUNCIL:

The Parish Council STRONGLY OBJECTS to this application. It is accepted that the Parish Council had no objection to the previously refused application EPF/2826/17, albeit with a the comment being that no Listed Building application had been submitted stating that in the opinion of the Parish Council this should be the case. After having reviewed both these resubmissions, and in light of further information that has come to light since the previously refused application, the Parish Council objects on the following grounds:

- The information contained in the supporting evidence is, we believe, incorrect. The Road to the side of the site IS NOT in the applicants ownership. In addition, this was never a 'road' that extended to the length of the side access of the property but a thin dirt path regularly used by local residents for recreational purposes. The land registry evidence shows a 'dotted line' indicating the route of a Footpath, and NOT the central demarcation lines of a road.
- The size of the proposed storage barn is excessive and not, as clearly suggested in the Officers notes from the previously refused application, a single storey open bay cart shed half the size of the previously refused barn.
- The applicant has decimated the access way at the side of the property, removing countless trees and erecting gates on land which, it is understood, is not in the applicants ownership but EFDC. This has caused a clear loss to the visual amenity and rural character of the local area and should be resisted. This is contrary to policy LL1 of the adopted Local Plan which states The Council will continue to act to:
 - o (i) conserve and enhance the character and appearance of the countryside; and
 - o (ii) encourage the considerate use and enjoyment of the countryside by the public.The creation of this road way (already being used by HGVs) is stopping local residents from using what was a rural natural walk. Policy SP7 of the submission version of the local plan states that 'The Council will protect the natural environment, enhance its quality and extend access to it'... and that 'the Council will conserve and enhance the character and appearance of the countryside'. The works completed by the applicant on land which doesn't belong to him (in fact, this belongs to EFDC and has been completed without permission) is contrary to these policies.
- The size of the proposed storage barn, together with the suggested items to be stored there, seems excessive for a residential garden.
- Should the LPA be minded to grant permission, permitted development rights should be removed from both buildings, and a condition imposed that these buildings must remain ancillary to the main dwelling.

Main Issues and Considerations:

The Main issues to consider for the assessment of the application are as follows:

Whether the previous reasons for refusal have been overcome

Design

Impact on the Green Belt

Impact on the Living Conditions of Neighbours

Impact on the setting of a Listed Building

Other Considerations

Previous reasons for refusal:

The previous application for this proposal was refused by reason of inappropriate development in the Green Belt and the general inappropriateness of the size, bulk and massing of the outbuildings being out of character within the setting of a Listed Building. The overall scale of the outbuildings have been reduced from approximately 1,328.67m³ (Barn) and 306.6m³ (Stables) to 567.98m³ (Barn) and 229.29m³ (Stables). By reducing the size and bulk of the original outbuildings to this extent, it is considered that the revised proposal has overcome the previous reason for refusal under planning reference EPF/2826/17.

Design and Impact on the setting of a Listed Building:

The proposed outbuildings would have external black weatherboarding on a red brick plinth with a clay tiled roof, which is seen as a traditional appearance for a rural setting. It is considered that the design of the outbuildings would be acceptable.

The White Lodge was built in 1831 as a rectory and listed at grade II in 1984. Originally of a square plan form (with an additional service wing to the west) and constructed of brickwork under a hipped slate roof, it had a symmetrical frontage and just a single canted bay to the rear. Extensions and alterations in the 1950s, 1960s and 1980s saw the house enlarged to its current size. This application seeks permission for the erection of a storage barn and stables to the east of the house. The buildings have been reduced in size following the refusal of an application for larger buildings in 2017 (EPF/2826/17). Concerns were previously raised regarding the scale of the buildings and the detrimental impact they would have on the setting of the listed building. The scale of the proposed buildings has been substantially reduced. It is therefore no longer considered that they will harm the setting of the listed building, particularly as they will be partially screened by existing and proposed greenery and trees.

Contrary to the views of the Parish Council, Listed Building Consent is not required for these buildings; such consent is only required for works to the listed building itself or anything attached to it.

Impact on the Green Belt:

Paragraph 81 of the NPPF states that "*local planning authorities should plan positively to enhance the beneficial use of the Green Belt*" through, amongst other things, providing "*opportunities for outdoor sport and recreation*". Furthermore, paragraph 89 states that "*a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

- *Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it*".

Horse keeping has long been recognised as an outdoor sport/recreational use and as the size of the proposed stables is not considered to be excessive. To this end, it is considered that this would not constitute inappropriate development within the Green Belt.

Local Plan policy RST5 states that:

Stables will be permitted provided that:

- (i) They do not have a significantly adverse impact upon the character and appearance of the landscape and are appropriate in scale, location, design, materials and landscaping; and*
- (ii) The amount of horseriding that is likely to result would not lead to excessive highway danger on and across roads; and*
- (iii) The amount of horseriding that is likely to result would not have a significantly adverse impact on the management, ecology or public use of open spaces (e.g. Epping Forest) and rights of way; and*
- (iv) They are of a size adequate to meet the welfare requirements of the number of horses intended to use them; and*
- (v) Adequate car parking is provided.*

Given the size and location of the proposed stables, and the amount of land within the applicants ownership is considered that the application complies with the above criteria .

The proposed stables would meet welfare requirements and there is approximately 0.76ha of grazing land within the site for the animals to graze and exercise.

The proposed storage barn would be used to keep machinery and equipment required for the maintenance of the land within the applicant's ownership. As there is a parcel of agricultural land also within the possession of the applicant to the south 2.60ha in size, it is considered that the proposed storage barn would be necessary to the maintenance and or agricultural of the adjacent land and therefore not inappropriate development in the Green Belt.

Impact on the Living Conditions of Neighbours:

The proposed stable outbuilding would be 4 metres in depth 11.3 metres in width and 5.1 metres in overall height. The proposed storage barn is 6.65 metres in depth, 13.1 metres in width and 6.52 metres in height. Neighbours at Mill House and 2 Mill House have objected suggesting that there would be impact in regard to living conditions, however it is considered that the proposed outbuildings would be a sufficient distance away from neighbouring properties (97.5 metres away from the boundary of the nearest objector's boundary) and would not have excessive harm on the living conditions of neighbours in regard to visual impact, overlooking or loss of light.

Other Considerations:

Moreton, Bobbingworth and The Lavers Parish Council have objected to the application regarding the access found adjacent to the site. The access does not form part of the current application and as such no weight can be attached to this particular issue. The access track is the subject of an ongoing enforcement investigation, but the applicant has proven that there is a right of access over the Council's land to the application site.

A neighbour at 2 Mill House objected in regard to the potential for residential development on the site. Whilst this is an understandable concern – planning permission would be required for any changes of use or future development.

Conditions can be added so that the outbuildings are used only for the specific uses applied for given that it only due to the specific proposed uses that the development is considered appropriate

in the Green Belt. This of course does not prevent applications being submitted for change of use in the future. Any such applications would need to be judged on its own merits.

Conclusion:

As the design of the proposal is favourable, would not be inappropriate development in the Green Belt, would not harm the setting of a Listed Building or the living conditions of neighbours – 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: Alastair Prince
Direct Line Telephone Number: 01992 564462***

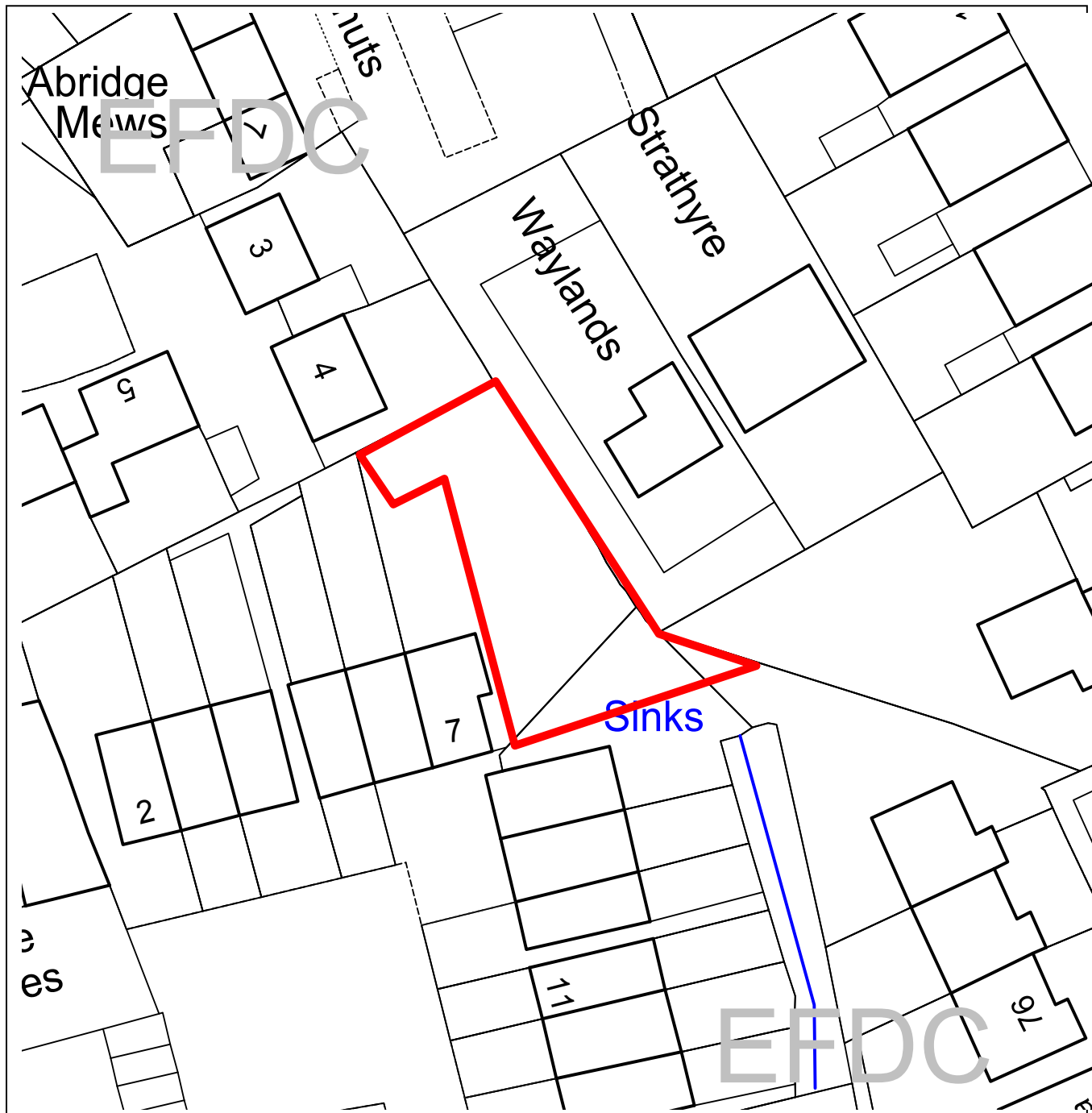
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 10



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0257/18
Site Name:	Land adj, 7 & 8 The Poplars Abridge Essex RM4 1BB
Scale of Plot:	1:500

Report Item No: 10

APPLICATION No:	EPF/0257/18
SITE ADDRESS:	Land adjacent 7 & 8 The Poplars Abridge Essex RM4 1BB
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Billy Ellis
DESCRIPTION OF PROPOSAL:	Proposed 3 bedroom detached dwelling.
RECOMMENDED DECISION:	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=605234

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: CPEF/17/01, CPEF/17/02, CPEF/17/03, CPEF/17/04
- 3 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.
- 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 An electric vehicle charging point shall be provided for the approved dwelling prior to first occupation
- 6 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

- 7 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.
- 8 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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site consists of part of the garden land between two 2 end of terrace dwellings with large gardens within the built up area of Abridge. The site is not within a conservation area and is not Green Belt. The site slopes slightly downhill to the North. The land lies between two rows of terraces which form an L shape. Both of the donor dwellings have much larger gardens than the neighbouring properties. The Poplars has a uniform character of white clad terraced dwellings. The private road behind the dwellings leads to a two storey detached house and a detached bungalow.

Description of Proposal:

Erection of a 3 bedroomed detached dwelling. The proposed dwelling will have a maximum eaves height of 3.5 metres, decreasing to 2.5 metres at the rear. The house will have a maximum ridge height of 5.8 metres. The principal elevation of the property will have a glazed gable feature spanning from the ground to first floor, with a separate pitched roof dormer. The dwelling will be accessed from the private lane that leads from the Chestnuts with access off Market Place/f Ongar Road to the north. 2 parking spaces are to be provided.

Relevant History:

N/A

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE9	Loss of Amenity
ST1	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.

Epping Forest Draft Local Plan consultation document (2016)

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1	Presumption in Favour of Sustainable Development
H1	Housing Mix and Accommodation Types
DM9	High Quality Design
DM10	Housing Design and Quality
T1	Sustainable Transport Choices

Consultation Carried Out and Summary of Representations Received:

Date of site visit: 26/03/2018

Number of neighbours consulted: 22

Site notice posted: Yes

Responses received: -STRATHYRE, MARKET PLACE– Summarised as - The proposal would be accessed via a private right of way not in the ownership of the property. Garden development is inappropriate.

Parish Council: OBJECT - Overdevelopment of the site. Loss of Garden Land. Access is from a private road and will damage a wall of local interest

Main Issues and Considerations:

The main issues to consider are the design, impact on the character of the surrounding area, the amenity of future occupiers and the impact on neighbouring amenity.

Design and character

The proposed dwelling will be constructed of brick and render and will largely match the surrounding properties on both The Poplars and The Chestnuts. The proposal will not be part of the street scene of the poplars, although it may just be glimpsed through the narrow gap between the donor properties, it is set back and will be built on lower ground. There will be some long views of the property from the private way and The Chestnuts, but there is no consistent street scene here. As the property will only be partially visible from surrounding streets, and the use of materials is similar to those surrounding the dwelling, it is not considered that there will be any adverse impact on the street scene or the character of the surrounding area.

Whilst the property is of a more modern design, with vertical glazed element, the brick and rendered elements, along with the pitch roof design, will blend in well with the surrounding mid-20th century properties.

In addition the reduced gardens of the donor properties will not appear out of character with the surrounding dwellings due to the unusual size of the plots of 7 and 8. Most gardens within The Poplars have an average size of 50-60 square metres. At present no. 7 alone has a garden of 379 square metres. The proposal would leave both no. 7 and no.8 and the proposed dwelling with gardens of between 70 square metres and 100 square metres, in keeping with surrounding garden sizes.

A large wall, which whilst appearing of significant age is not within the Conservation area or Listed, runs along the Eastern Boundary of no.7 and runs into the concrete panelled fence of no.8. The wall is some 3 metres high. A section of the wall, some 6 metres wide, would be removed in order to facilitate vehicular access to the proposed dwelling. It is not considered that the removal of this section would have a significant impact on the character of the area as it is surrounded by and connected to, a number of different boundary treatments, such as concrete and timber fencing, which are of no particular merit, and a removal of just a section of this wall would not detract from the quality of the environment.

Living conditions of neighbours

The proposed dwelling would be set some 3.5 metres from the flank wall and 1.5 metres from the shared boundary, of no. 8 the poplars. The dwelling would be set some 2 metres from the shared boundary with no. 7 the Poplars. The house would not be visible from the rear windows of no. 8 and would not impinge on 45 degree lines of sight from the closest rear window of no. 7. The front elevation would face towards the rear garden of no 4 White Hall, however would be some 18 metres away and would not be visible from the rear windows of no. 4 and would not cause an unacceptable loss of privacy. Due to the limited height and bulk of the proposed house, it would not create any significant sense of enclosure or overlooking.

Living Conditions of future occupants

The proposed dwelling has a floor area of some 120 square metres, well above the 102 square metres expected for a 3 bedroom, 6 person dwelling, as set out in the nationally described space standards. Whilst the majority of private amenity space would be forward of the principal elevation it would be well screened and of an ample size for such a dwelling. Two of the proposed bedrooms, have only high level windows (to prevent overlooking of the neighbouring garden) Whilst this is not ideal, it is not unacceptable.

Other Matters

The Case Officer notes that the proposal would affect a shared right of way/private way from The Chestnuts to the properties Strathyre and Waylands, which is owned by Epping Forest District Council. Whilst the case officer understand the neighbouring properties concerns access to rights of way are considered a civil matter and cannot be given weight as a material consideration within a planning application. Moreover the applicant has informed the Case Officer that they are in negotiations with Epping Forest Districts Council's Estates section with regard to gaining a right of way over the lane to the site.

Land Drainage officers have raised concerns about the properties location within a surface water flood area, however, mitigation methods can be dealt with via condition.

The proposed dwelling would be served by 2 off street parking spaces and would not have any detrimental impact to the parking provision of the host dwellings or the on street parking of The Poplars.

Conclusion:

The proposed development will makes best use of urban land without causing harm to the character and quality of the area, or to the living conditions of neighbours. 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



Epping Forest District Council

Agenda Item Number 11



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0478/18
Site Name:	Wynters Brook, Hastingwood Road North Weald, Essex CM17 9JN
Scale of Plot:	1:1250

Report Item No: 11

APPLICATION No:	EPF/0478/18
SITE ADDRESS:	Wynters Brook Hastingwood Road North Weald Essex CM17 9JN
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr & Mrs Hope
DESCRIPTION OF PROPOSAL:	Removal of existing side/rear extension and erection of single storey side extension.
RECOMMENDED DECISION:	Grant 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=606002

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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 Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of Proposal:

Planning permission is being sought for the Removal of existing side/rear extension and erection of single storey side extension.

The proposed addition would be approximately 5.75m deep by 8m wide with a ridge height of approximately 5.5m.

Description of Site:

Wynters Brook is a grade II listed timber-framed building dating from the mid 18th century. To the east of the house is a single storey addition (described as a single storey extension within the

listing description) which is the remnant of a far larger timber-framed barn that stood perpendicular to the house. The barn, along with the larger complex of warehousing behind, was destroyed by fire in the 1970s. Photographic evidence and archaeological evidence within the building itself, in the form of large and badly charred timbers within the northern elevation, attest to this.

Relevant History:

EPF/0242/76 - Outline application for warehouse on site of barn destroyed by fire – Refused and dismissed on appeal

EPF/0939/02 - Erection of two storey dwelling and detached garage to the east of existing dwelling (outline application) - Refused

LB/EPF/2650/10 - Listed building consent for replacement doors and windows, internal alterations including replacement oak lintel, replacement of mantelpieces in 3 bedrooms and 2 downstairs rooms, removal of concrete Marley tiles, corrugated iron and corrugated plastic and replace with clay tiles, internal alterations to curtilage listed barn to create home office and repairs and rebuild of existing wall and replacement wooden gates – Approved 08/02/11

CLD/EPF/2649/10 - Certificate of lawful development for existing repairs and rebuild existing wall and piers – Lawful 08/03/11

LB/EPF/0101/11 - Grade II listed building application to replace UPVC windows with timber single glazed windows in attic and replace UPVC windows in curtilage listed barn with timber windows painted black – Approved

EPF/1837/11 - Refurbishment, restoration, and modernisation of a Grade II listed property and demolition and rebuilding of attached barn – Refused

LB/EPF/1846/11 - Grade II listed building consent for the refurbishment, restoration, and modernisation of a Grade 2 listed property and demolition and rebuilding of attached barn – Refused

LB/EPF/2448/11 - Grade II listed building application for the refurbishment and restoration of the property and a detached barn to include the demolition of part of the wall to make way for a larger window frame and the replacement of the cloakroom window on the ground floor with a single glazed timber casement window – Approved

LB/EPF/2465/11 - Grade II listed building consent for internal refurbishment, restoration and modernisation works – Approved

LB/EPF/2466/11 - Grade II listed building consent for refurbishment and restoration of front door - Approved

Policies Applied:

National Planning Policy Framework 2012

Adopted Local Plan 1998 and Alterations 2006

GB2A – Development in the Green Belt

GB7A – Conspicuous development

DBE9 - Loss of Amenity

DBE10 – Residential extensions

HC10 – Works to Listed Buildings

Epping Forest Local Plan 2017 (submission version)

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM4 – Green Belt
DM7 – Heritage Assets
DM9 - High Quality Design

Summary of Representations:

NORTH WEALD PARISH COUNCIL – Objection – The Parish Council objects to the removal of this existing side/rear extension as it is unacceptable to the visual aesthetic of the property.

5 neighbouring properties were consulted and a site notice was erected. No responses received

Issues and Considerations:

The main issues relate to the impact on the green belt, character and appearance of the dwelling and potential impact on neighbouring amenity.

Green Belt

Wynters Brook is a grade II listed timber-framed building dating from the mid 18th century. The remains of a former farm building adjoin the house, containing material of variable date, but constructed probably (based on map evidence) in the latter half of the 19th century. It is proposed to remove this former farm building and replace it with a new addition.

The proposed new addition would be a similar width (8m) as the existing attached barn, however it would only 5.75m deep as opposed to the existing 9.6m in depth. As the property has not had any additions (in planning terms) and the existing extension is larger than the proposed, the proposal would constitute a 'limited extension' and would therefore not constitute inappropriate development within the Green Belt.

Character and Appearance

The addition proposed for demolition is in an extremely poor condition. It is evident in the fabric of the structure that, following the fire which destroyed the barn, this addition was patch-repaired with whatever materials were at hand; the roof is clad in a mixture of clay tiles, pantiles and corrugated metal sheeting, and the walls made up with modern brick infill, timber weatherboarding and concrete breeze block. The roof timbers have been replaced but some historic timbers have survived, the most notable being in the front (north) elevation. The large timbers in this elevation likely formed the mid-post, mid-rail and tie-beam of the end wall of the adjoining barn and the fire damage can be clearly seen on their outside faces. Some historic timber studwork appears to have also survived in the rear wall however these timbers, along with the larger timbers noted above, are suffering from serious decay and are not suitable for retention or repair.

There are no objections to the demolition of this addition as it contains minimal historic fabric and is in an extremely poor condition. The value the building holds in telling part of the story of the site and its former buildings can be preserved by a thorough photographic record which can be reserved by condition. It is considered that its odd appearance (due to it originally forming part of a larger building and the piecemeal nature of its repair) detracts from the adjoining listed building and its removal would enhance its appearance. The proposed garden room has been sympathetically designed to sit flush with the front elevation of the building, and so not detract from it, and its timber-framed glazing and pitched plain tile roof respect the appearance of the main house.

Therefore the proposed extension would appear in keeping with the host dwelling and surrounding area.

Living Conditions of Neighbours

The extension would be sited more than a sufficient distance from the nearest neighbouring occupiers (Willowbank to the north on the other side of the road) to have any detrimental harm to the living conditions of this neighbour.

Conclusion:

The proposed development would constitute a limited extension in the green belt; the loss of the existing extension is considered acceptable given its history as detailed above; its replacement would not detract from the historic character and appearance of the dwelling and the surrounding area and would not excessively harm the living conditions of neighbours. The proposal is considered to comply with relevant National and Local Plan policies and 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: Steve Andrews
Direct Line Telephone Number: 01992 564337***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 12



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0481/18
Site Name:	Wynters Brook Hastingwood Road North Weald Essex CM17 9JN
Scale of Plot:	1:1250

Report Item No: 12

APPLICATION No:	EPF/0481/18
SITE ADDRESS:	Wynters Brook Hastingwood Road North Weald Essex CM17 9JN
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr & Mrs Hope
DESCRIPTION OF PROPOSAL:	Grade II listed building application for removal of existing side/rear extension and erection of single storey side extension. (ii) Existing internal doorway to be blocked up.
RECOMMENDED DECISION:	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=606014

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 No development of any kind shall take place until a programme of photographic historic building recording has been undertaken in accordance with a written scheme approved by the Local Planning Authority in writing.
- 3 Details of the types and colours of all external materials shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 4 Additional drawings that show details of proposed new windows, doors, rooflights and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 5 All new rainwater goods and soil and vent pipes shall be of black painted metal.

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 Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of Proposal:

Listed Building consent is being sought for the removal of existing side/rear extension and erection of single storey side extension. (ii) Existing internal doorway to be blocked up.

The proposed addition would be approximately 5.75m deep by 8m wide with a ridge height of approximately 5.5m.

Description of Site:

Wynters Brook is a grade II listed timber-framed building dating from the mid 18th century. To the east of the house is a single storey addition (described as a single storey extension within the listing description) which is the remnant of a far larger timber-framed barn that stood perpendicular to the house. The barn, along with the larger complex of warehousing behind, was destroyed by fire in the 1970s. Photographic evidence and archaeological evidence within the building itself, in the form of large and badly charred timbers within the northern elevation, attest to this.

Relevant History:

EPF/0242/76 - Outline application for warehouse on site of barn destroyed by fire – Refused and dismissed on appeal

EPF/0939/02 - Erection of two storey dwelling and detached garage to the east of existing dwelling (outline application) - Refused

LB/EPF/2650/10 - Listed building consent for replacement doors and windows, internal alterations including replacement oak lintel, replacement of mantelpieces in 3 bedrooms and 2 downstairs rooms, removal of concrete Marley tiles, corrugated iron and corrugated plastic and replace with clay tiles, internal alterations to curtilage listed barn to create home office and repairs and rebuild of existing wall and replacement wooden gates – Approved 08/02/11

CLD/EPF/2649/10 - Certificate of lawful development for existing repairs and rebuild existing wall and piers – Lawful 08/03/11

LB/EPF/0101/11 - Grade II listed building application to replace UPVC windows with timber single glazed windows in attic and replace UPVC windows in curtilage listed barn with timber windows painted black – Approved

EPF/1837/11 - Refurbishment, restoration, and modernisation of a Grade II listed property and demolition and rebuilding of attached barn – Refused

LB/EPF/1846/11 - Grade II listed building consent for the refurbishment, restoration, and modernisation of a Grade 2 listed property and demolition and rebuilding of attached barn – Refused

LB/EPF/2448/11 - Grade II listed building application for the refurbishment and restoration of the property and a detached barn to include the demolition of part of the wall to make way for a larger window frame and the replacement of the cloakroom window on the ground floor with a single glazed timber casement window – Approved

LB/EPF/2465/11 - Grade II listed building consent for internal refurbishment, restoration and modernisation works – Approved

LB/EPF/2466/11 - Grade II listed building consent for refurbishment and restoration of front door - Approved

Policies Applied:

National Planning Policy Framework 2012

Adopted Local Plan 1998 and Alterations 2006

HC10 – Works to Listed Buildings

Epping Forest Local Plan 2017 (submission version)

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM7 – Heritage Assets

Summary of Representations:

NORTH WEALD PARISH COUNCIL – Objection – The Parish Council objects to the removal of this existing side/rear extension as it would damage the existing fabric of the building and there is concern at the removal of the stud portioning.

HISTORIC ENGLAND - . On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

NATIONAL AMENITY GROUPS (statutory consultees where demolition of part of listed building is proposed) - No response received.

A site notice was erected. No responses received

Issues and Considerations:

Character and Appearance

Policy HC10 states that Council will not give consent for works to the interior or exterior of a listed building which could detract from its historical interest or architectural character and appearance.

The Council's Senior Conservation Officer was consulted and carried out a full and comprehensive site visit to assess the impact of the proposed works on the listed building.

The addition proposed for demolition is in an extremely poor condition. It is evident in the fabric of the structure that, following the fire which destroyed the barn, this addition was patch-repaired with whatever materials were at hand; the roof is clad in a mixture of clay tiles, pantiles and corrugated metal sheeting, and the walls made up with modern brick infill, timber weatherboarding and concrete breeze block. The roof timbers have been replaced but some historic timbers have survived, the most notable being in the front (north) elevation. The large timbers in this elevation likely formed the mid-post, mid-rail and tie-beam of the end wall of the adjoining barn and the fire damage can be clearly seen on their outside faces. Some historic timber studwork appears to have also survived in the rear wall however these timbers, along with the larger timbers noted above, are suffering from serious decay and are not suitable for retention or repair.

There are no objections to the demolition of this addition as it contains minimal historic fabric and is in an extremely poor condition. The value the building holds in telling part of the story of the site and its former buildings can be preserved by a thorough photographic record which can be reserved by condition. It is considered that its odd appearance (due to it originally forming part of a larger building and the piecemeal nature of its repair) detracts from the adjoining listed building and its removal would enhance its appearance. The proposed garden room has been sympathetically designed to sit flush with the front elevation of the building, and so not detract from it, and its timber-framed glazing and pitched plain tile roof respect the appearance of the main house.

The closing up of the internal door with a wall is not considered to result in the unacceptable loss of historic fabric.

Therefore the proposed extension would appear in keeping with the host dwelling and surrounding area and subject to conditions it is recommended that Listed Building Consent is granted.

Conclusion:

The loss of what is left of the previous timber addition is considered acceptable given its history as detailed above and the replacement garden room would not detract from the historic character and appearance of the dwelling. The proposal is considered to comply with relevant National and Local Plan policies and 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: Steve Andrews
Direct Line Telephone Number: 01992 564337***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk