

AREA PLANS SUB-COMMITTEE 'WEST'

17 February 2016

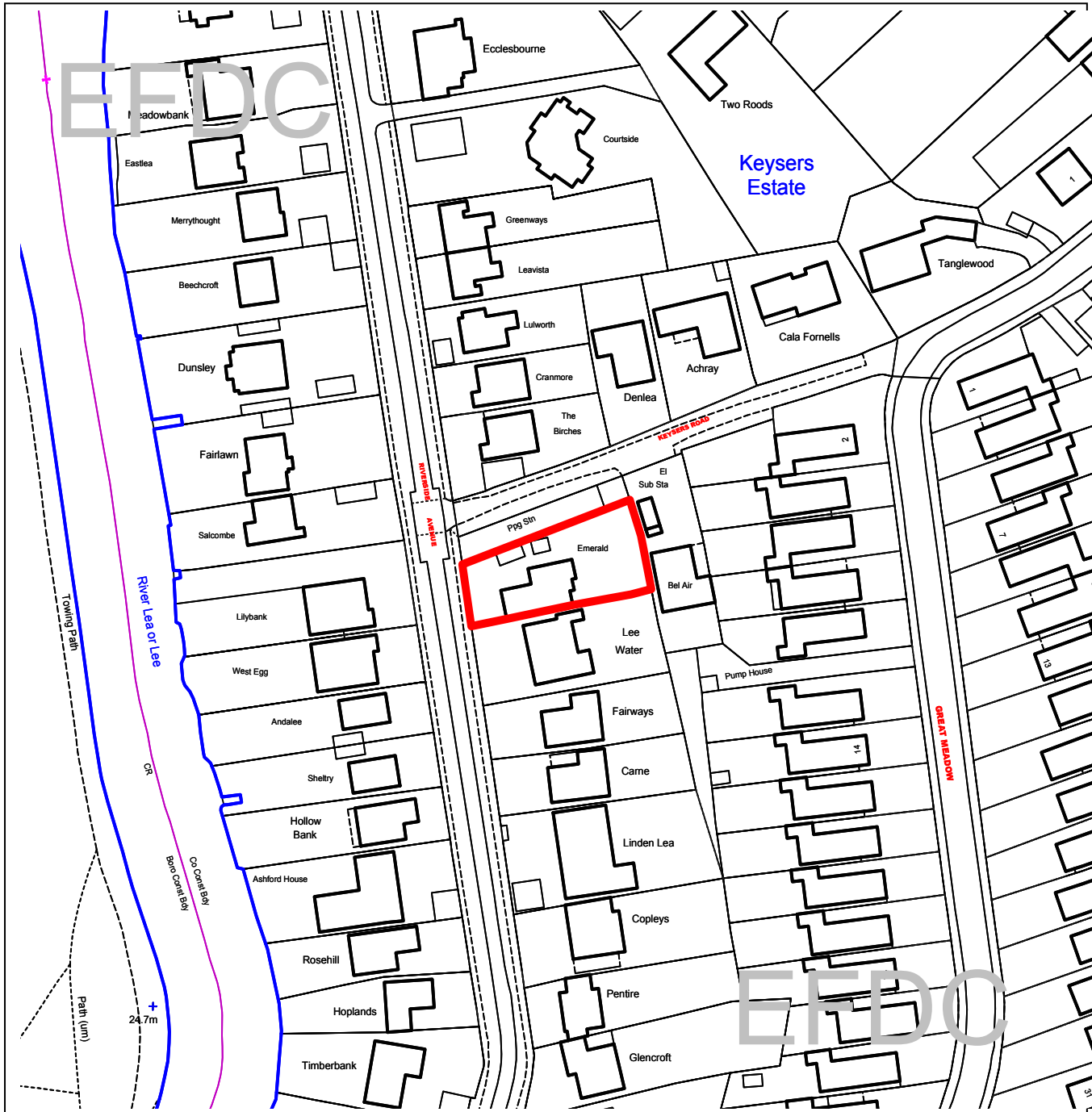
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2523/15
Site Name:	Emerald, Riverside Avenue, Nazeing, Essex, EN10 6RD
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2523/15
SITE ADDRESS:	Emerald Riverside Avenue Nazeing Essex EN10 6RD
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Philip Corbisiero
DESCRIPTION OF PROPOSAL:	Two storey rear and side extensions. New first floor level internal alterations
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=579654

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

This application was deferred from the previous Plans West Committee due to an inaccuracy with the plans, in that the neighbour was not accurately depicted on the submitted block plan. The applicant has now submitted drawings which accurately show the adjacent property, Lee Water, in relation to the proposed development.

Description of site

The application site is located on Riverside Avenue, within the built up area of Nazeing. The existing building is a single storey bungalow situated within a relatively large plot. The street scene has a mixture of different designs, some single storey bungalows, some chalet bungalows and some are two storey dwellings. The site is located within the boundaries of Flood Zone three as designated by the Environment Agency, the site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is to erect a first floor above the existing bungalow and to extend it to the front side and rear over two storeys.

Relevant History

EPF/1063/84 - First floor extension – Refused

EPF/0468/95 - Erection of detached garage. - Approved

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design

DBE9 – Impact on amenity

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

Consultation carried out and summary of representations received

5 Neighbours consulted –

LEEWATER – OBJECTION – The development will appear significantly overbearing and cause loss of light and privacy to private areas of our property. The development is a rebuild rather than an extension and could be done in a way which will not harm our living conditions.

NAZEING PARISH COUNCIL – NO OBJECTION – providing that there is obscure glass on any windows facing the property to the rear.

Comments on representations

The Parish Council have not raised an objection on the basis that any rear windows are obscure glazed. The District Council Officers do not consider this a reasonable condition to impose and therefore an objection is recorded on behalf of Nazeing Parish Council.

Concern has been raised by an objector that the development constitutes a rebuild rather than an extension to the existing property. The Council is of the view that although substantial, the development maintains enough of the existing building for it to be considered as an extension to the building.

Issues and considerations

The main issues to consider when assessing this application are the potential impacts on the living conditions of the neighbours, the potential impact on the character and appearance of the locality and flood risk considerations.

Neighbouring living conditions

The rear elevation of the extended property will be located adjacent to the existing side elevation of Lee Water. The rear building line of the extended property will slightly exceed the rear elevation of Lee Water but not to an extent where it will cause significant harm to their living conditions. Furthermore Lee Water has a raised decking area which further reduces its potential to appear overbearing.

The two storey rear building line will leave approximately 15m from the shared boundary with Bel Air, located on Keyzers Road to the rear. The distance is sufficient to ensure that the development will not appear overbearing or cause a significant loss of light to residents of Bel Air.

The Parish Council have raised concern that the development will cause overlooking of the neighbouring property to the rear and as a result have requested that any window on the rear elevation is fitted with obscure glass. Whilst the new first floor windows on the rear elevation will increase the potential for overlooking Bel Air, due to the orientation of Emerald, views will mainly be over its existing side elevation rather than more private garden areas. Furthermore a gap of 15m is sufficient to ensure that any harm through overlooking will not be excessive. Therefore it is considered that it would not be reasonable to impose an obscure glazing condition.

Design

Riverside Avenue has a very varied character due to the plethora of different dwelling types along the road. The two adjacent properties, separated by Keyzers Road are two storey properties, the adjacent property on its other side is a chalet bungalow and opposite the site are a number of single storey bungalows. Consequently the erection of a two storey dwelling on this site will not appear overly prominent within the street scene or cause any harm to its character or appearance. In terms of its detailed design, the property will have a conventional albeit relatively modern design which respects the character of the street scene.

Flood Risk

The site is located within the boundaries of Flood Zone Three and is therefore within the highest risk of flooding as designated by the Environment Agency. New development is usually targeted away from Flood Zones two and three, however standing advice from the Environment Agency states that:

‘Consultation with the Environment Agency is not required for minor development’

The Environment Agency helpfully defines what is meant by ‘minor development’ within this context, stating that it is for example:

‘Sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of houses into flats’.

Therefore residential extensions are included in what falls within ‘minor development’ and therefore consultation with the Environment Agency is not required and by implication the

development is acceptable in flood risk terms. This view is shared by the Land Drainage and Water Team of the Council.

Conclusion

The development is not contrary to any adopted Local or National policy and therefore it 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: James Rogers
Direct Line Telephone Number: 01992 564 371**

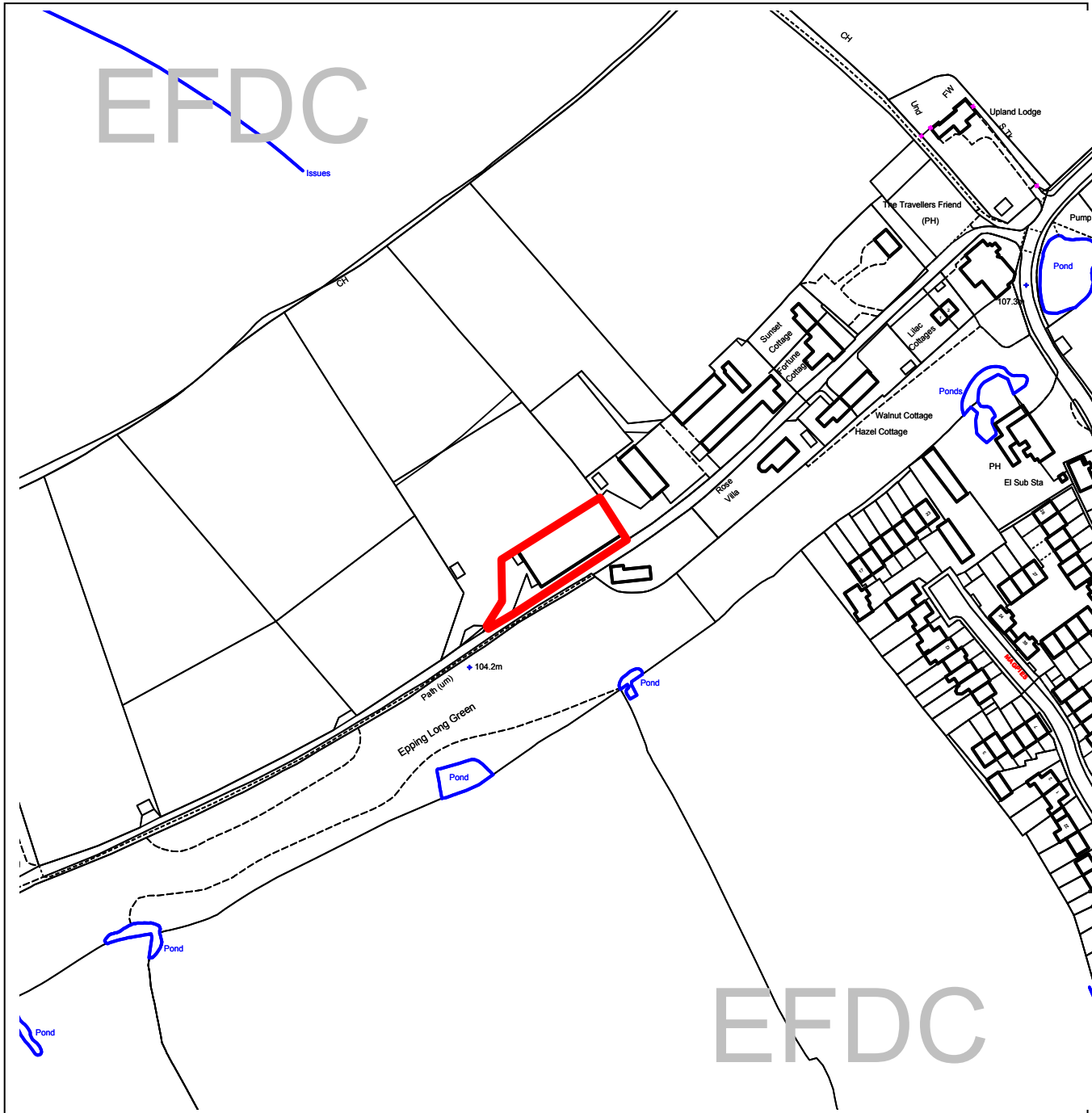
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2940/15
Site Name:	Buildings and land at Epping Long Green, Epping Upland, Epping, CM16 6QL
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/2940/15
SITE ADDRESS:	Buildings and land at Epping Long Green Epping Upland Epping Essex CM16 6QL
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Anglo-Asia Investment Ltd and Fiona and John Worby
DESCRIPTION OF PROPOSAL:	Removal of existing building, loose box, hard standings etc. and redevelopment of previously developed land to provide four dwellings, including ancillary works.
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=580587

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 Location Plan and drawings nos: 2991, 2991/1
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place 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 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 extensions or outbuildings generally permitted by virtue of Class A, B, D and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 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 an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 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.
- 8 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]
- 9 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]

- 10 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]

- 11 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.

- 12 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.

- 13 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.

- 14 Prior to the commencement of any works a Phase I Habitat Survey shall be submitted to and agreed in writing by the Local Planning Authority. Should the survey reveal the likely presence of any European Protected Species, or their breeding sites or resting places, then protected species surveys shall be carried out. These surveys shall be submitted to and agreed in writing by the Local Planning Authority. Should the protected species surveys reveal the presence of protected species, or their breeding sites or resting places on the site, then a detailed mitigation strategy shall be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to and agreed in writing by the Local Planning Authority. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.

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 appears to be a predominantly equestrian site and contains a large utilitarian building, a loose box, a manure bunker and some concrete hardstanding. Whilst the building has been described as an 'industrial building' it is clear within the submission that the use of the building is for the purposes of horse keeping.

The site is located to the north east of Epping Long Green, which is a semi-private road serving some nine residential dwellings, agricultural farms and the car-park for the Travellers Friend car park, and is on the edge of the village of Epping Upland. The site is within the designated Green Belt and an EFDC flood risk assessment zone.

Description of Proposal:

Consent is being sought for the demolition of the existing building on site and the erection of four dwellings with attached/integral car ports. The proposed dwellings would vary in their design and size and would consist of the following:

- **Easternmost dwelling (Plot 1):** Four bed link-detached one-and-a-half storey dwelling with gabled ridge roof and predominantly glazed rear wall. This would be served by a set-back car port with a ridged roof that is linked to that at Plot 2. The dwelling would measure 6.4m in width and 12m in depth and would have a ridge height of 8m.
- **Plot 2:** Three bed link-detached one-and-a-half storey house with a pitched roof running adjacent to the road and incorporating a glazed gabled front projection. This would be served by a set-back car port with a ridged roof that is linked to that at Plot 1. The dwelling would measure 11.8m in width and 6.5m in depth and would have a ridge height of 8m.
- **Plot 3:** Four bed detached one-and-a-half storey dwelling with gabled ridge roof and predominantly glazed rear wall. This would be served by a set-back attached car port with

a catslide roof. The dwelling would measure 6.4m in width and 12m in depth and would have a ridge height of 8m.

- **Westernmost dwelling (Plot 4):** Four bed detached two storey dwelling with a hip ended, shallow pitched roof and set down two storey side projection. The side projection would include an integral car port that extends 1m beyond the front wall of the property. The main bulk of the dwelling would measure 11.8m in width and 8m in depth with the two storey projection measuring 3.2m x 6.5m.

Each of the proposed dwellings would be served by two off-street parking spaces (inclusive of the car ports) and rear gardens and two visitor spaces would be provided at the western end of the site.

Relevant History:

None

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
GB2A – Development in the Green Belt
GB7A – Conspicuous development
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE8 – Private amenity space
DBE9 – Loss of amenity
LL11 – Landscaping schemes
NC4 – Protection of established habitat
ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking
RP3 – Water quality
RP4 – Contaminated land
U2B – Flood risk assessment zones

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

Consultation Carried Out and Summary of Representations Received:

28 neighbours were consulted and a Site Notice was displayed.

PARISH COUNCIL – Object:

- Overall impact on the Green Belt

- Visual impact on and from the Bridleway which is part of Epping Forest and an ancient trackway
- Overdevelopment and overcrowding of site e.g. number of properties, car parking
- Frontage is too close to the footpath (45)/roadway
- Concerns regarding car parking inhibiting access to the footpath in front of the proposed properties which would be intrusive in the Green Belt
- Concern that red boundary goes over the footpath/roadway
- Concerns regarding amenity space e.g. waste/recycling bins, gardens
- Effect on local amenities e.g. school, playground
- No tree survey provided
- Concern regarding setting of a precedent

CITY OF LONDON – Object as this is inappropriate development in the Green Belt and since the dwellings would have a materially greater impact on the open character of the Green Belt. Also access to the site would need to cross Epping Forest land.

HAZEL COTTAGE – No objection. The large building is both a blight and unsightly and adds no value to the Green Belt and the manure heap causes a health hazard.

EPPING GREEN HOUSE – Object due to inadequate car parking provision, since the proposed four dwellings will significantly impact on the character of the lane, due to concerns about rubbish collection, possible obstruction and damage to the lane as a result of construction traffic and associated trades, an increase in noise and disturbance, surface water concerns and as this site is in the Green Belt and would set a precedent.

Issues and Considerations:

The key considerations in this application are the impact on the Green Belt, the suitability of the site, the design, the impact on neighbouring residents, and regarding highway safety.

Green Belt:

The site is within the Metropolitan Green Belt. The erection of buildings within the Green Belt is considered inappropriate development unless they meet one of the exceptions as laid out within the National Planning Policy Framework (NPPF) or where the harm is clearly outweighed by very special circumstances. These exceptions include the following:

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 definition of previously developed land is laid out within Annex 2 of the NPPF and reads:

Land which is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

The existing use of the site is for the equestrian purposes, which was evident at the time of the Officers site visit, and therefore the land would meet the definition of previously developed. As such the redevelopment of such brownfield land is considered to meet the exception from

inappropriate development provided “*it would not have a greater impact on the openness of the Green Belt*”.

The existing large utilitarian building has a floor area of 730m² and a ridge height of 7m. The total volume of this building equates to 2730m³. The proposed dwellings would have a combined floor area (including car ports) of 416m² and would reach maximum heights of 8m. The combined volume of the proposed dwellings would be 2395m³. As such, whilst the proposed dwellings would be 1m higher at their highest points than the existing building they would nonetheless result in a 43% reduction in floor area and 12% reduction in volume.

The existing utilitarian building covers the vast majority of the site with the remaining areas being almost completely laid to hardstanding and containing other structures such as a loose box and manure bunker. The building is set back approximately 3.5m from the edge of the roadway and the only vegetated areas of the site are along the front and rear boundaries. In comparison the proposed dwelling would result in less site coverage, would be set back between 5m and 6m from the edge of the highway and would open up the rear of the site for use as residential gardens. As such it is considered that the proposed redevelopment would clearly have a lesser impact on the openness of the Green Belt than the existing development and therefore this proposal would not constitute inappropriate development harmful to the Green Belt.

Suitability of the site:

The application site is not located within a particularly sustainable location since Epping Upland is not well served by sustainable transport or local facilities (although there is a school and two pubs within the village). Nonetheless three new dwellings have recently been granted consent adjacent to The White House and therefore it has already been determined that small scale additional residential development in this village is acceptable.

In addition, unlike the dwellings at The White House, this proposal would result in the redevelopment of a lawful equestrian site that would generate its own traffic and level of activity. In comparison to this lawful use it is not considered that four dwellings would cause a significantly greater increase in the level of vehicle movements.

Concern has been raised by the Parish Council that the proposal would constitute an ‘overdevelopment and overcrowding’ of the site however this is a relatively large plot of land that can accommodate four dwellings along with all required access arrangements, off-street parking provision, and amenity space. There is ample separation between the proposed dwellings and the site boundaries and the proposed dwellings would be located between 5m and 6m from the edge of the roadway. As such it is not considered that there is any basis to conclude that the proposed development would result in an ‘overdevelopment’ of this site.

Design:

Epping Green contains a mix of dwellings of various sizes and design. There are very few dwellings located on Epping Long Green and those in existence are relatively traditional in design.

The proposed dwellings would each have a rural appearance and would utilise traditional materials and would be varied in style, size and layout. This would provide variation and visual interest to the

development. The overall design of the dwellings would be appropriate to the area and would be far more visually appealing than the existing unsightly utilitarian building.

The proposed dwellings would be either one-and-a-half storeys in height or, in the case of the two storey property, would have a shallow pitched roof to ensure that the height remains similar to the existing building which it would replace and the surrounding properties. As such it is not considered that the development would appear out of character within this area.

Amenity considerations:

The application site is adjacent to and opposite what appear to be small agricultural sites to the east and south and open fields to the north and west. As such the proposed development would have no physical impact on the amenities of neighbouring residents.

Whilst concern has been raised with regards to increased noise nuisance, disturbance and traffic congestion the primarily concern appears to relate to during construction. Since any such impact would be short term it is not a material planning consideration. Sufficient off-street and visitor parking is provided and the use of the site for four residential dwellings as opposed to a commercial equestrian business would likely result in less long term disturbance and harm to surrounding neighbours (particularly if the site were more intensely used than at present).

The proposed amenity space for each new dwelling ranges from 67m² to 168m², which is considered sufficient within this open rural location, particularly given the proximity of public open space and rights of way.

Landscaping:

This proposed development would result in the removal of some trees; however given that they are currently growing directly adjacent to the existing building it would not be possible to retain these. Suitable replacements as part of a landscaping scheme could be easily achieved.

The rear of the site provides open, long views of the countryside and therefore any boundary treatment should consist of post and rail fencing with a native hedge and some trees. This will assist in softening the impact of the proposal when viewed from within the wider landscape and can be dealt with as part of a hard and soft landscaping condition.

Given the location of the site and presence of the existing building a Phase I Habitat Survey should be undertaken to assess whether any European Protected Species, or their breeding sites or resting places, are present on the site. Should the surveys reveal the presence of protected species, or their breeding sites or resting places on the site, then a detailed mitigation strategy would be required. This matter can be dealt with by way of a condition.

Highways/access:

The proposed new dwellings would be accessed from the private roadway section of Epping Long Green, which serves other properties. Whilst no manoeuvrability space is proposed to enable vehicles to enter and leave the site in forward gear, given the private nature of this no-through road it is not considered that reversing onto or off of the site would cause any significant highway safety concerns or result in traffic congestion.

The road junction with Epping Road is on the apex of the bend and serves all the properties on Epping Long Green, along with the car park for The Travellers Friend. As such it is not considered that any additional traffic movements that would result from this development would excessively intensify this junction.

The Essex County Council Vehicle Parking Standards requires each of the proposed dwellings to be served by two off-street parking spaces and would require a visitor parking space for each 0.25 of a dwelling (totalling one visitor space). Each of the proposed new dwelling would be served by at least two off-street parking spaces (although it is likely that there would be sufficient space for three tandem spaces at Plots 1, 2 and 3) and there would be two visitor spaces provided at the western end of the site. As such this development would provide more than the recommended level of off-street parking.

Other matters:

Flooding:

The application site is located within an EFDC flood risk assessment zone and the development is of a size where it is necessary to avoid generating additional runoff and where the opportunity should be taken to improve existing surface water runoff. Therefore a condition requiring a flood risk assessment should be imposed. Furthermore, details of surface drainage would also need to be agreed, which can be dealt with by way of a condition.

Affordable housing:

Since the proposed development is on a brownfield site that has an area of 0.15 hectares, which is less than the threshold of 0.2 hectares above which the Local Plan requires developers to provide affordable housing on brownfield sites in settlements with a population of less than 3,000 people, the Council would not seek the provision of any affordable housing within this development.

Waste:

Whilst concern has been raised regarding refuse collection the dwellings are all detached and have sufficient space for and access to wheelie bin storage (be it within the rear garden, side way or in the car ports), no objection has been raised by the Councils Area Waste Management Officer. It has simply been pointed out that "*the Council carries out a front boundary refuse collection service from the point within the property closest to the public highway*".

Contamination:

Due to its Commercial Fruit Orchard, Cattle Yard and Stables uses there is the potential for contaminants to be present on site. Domestic dwellings with gardens are classified as a

particularly sensitive proposed use and therefore an appropriate contamination assessment would be required for the site. As remediating worst case conditions should be feasible this matter can be dealt with by way of condition.

Conclusion:

The proposed dwelling, whilst marginally higher than the existing building, would result in a 43% reduction in floor area and 12% reduction in volume over the existing building on site. As such the redevelopment of this previously developed site would have a lesser impact on the openness of the Green Belt than the existing development and therefore would not constitute inappropriate development harmful to the Green Belt. The site is large enough to accommodate the proposed development whilst meeting all required standards and without detrimentally impacting on neighbour amenities.

The design of the new dwellings is considered appropriate to the area and would be a visual improvement over the existing utilitarian building. As such the proposed development complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies and the application is therefore 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: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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