

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/3255/15
<b>SITE ADDRESS:</b>	Vailima The Street Sheering Essex CM22 7LR
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement dwelling.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=581499](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581499)

**REASON FOR REFUSAL**

- 1 The proposed dwelling due to its height, depth and design is over dominant within the street scene and harmful to the character and visual amenity of the area contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations
- 2 Due to its height depth and proximity to the shared boundary the proposed development will have an excessive impact on the light and outlook enjoyed by the residents of The Elms, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

**Way Forward**

Members discussed whether there was a way forward and advised that a smaller less intrusive development more in keeping with the street scene would be more appropriate on this site.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0206/16
<b>SITE ADDRESS:</b>	10 Bridge Hill Epping Essex CM16 4ER
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective planning for a single storey and part second storey rear extension, loft conversion with rear dormer and internal alterations.
<b>DECISION:</b>	Deferred

**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=582155](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582155)

This application was deferred for a members site visit.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0623/16
<b>SITE ADDRESS:</b>	Poppy's Cafe 309 -311 High Street Epping Essex CM16 4DA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear extension to create 2 flats.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583177](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583177)

**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: 862/1, 862/2, 862/3, 862/4A, 862/5B, 862/6
- 3 Samples of the types and details of colours of all the external finishes shall be provided on site for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 4 Prior to the commencement of works details of equipment to suppress and disperse cooking/food preparation fumes and smell to a minimum, in line with guidance produced by Department for Environment, Food and Rural Affairs "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems", published January 2005 (or such other guidance which may supersede it from time to time) shall be submitted to and approved in writing by the Local Planning Authority.

The development hereby approved shall not be occupied until the equipment has been installed and is in full working order to the satisfaction of the Local Planning Authority and the equipment must be maintained for so long as the ground floor A3 use continues.

- 5 The bin store shown on the approved plans shall be put in place prior to the first occupation of either of the approved dwellings and thereafter retained for its approved purpose.

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/0624/16
<b>SITE ADDRESS:</b>	Poppy's Cafe 309 -311 High Street Epping Essex CM16 4DA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for proposed first floor rear extension to create 2 flats.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583178](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583178)

**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: 862/1, 862/2, 862/3, 862/4A, 862/5B, 862/6
- 3 Samples of the types and details of colours of all the external finishes shall be provided on site for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 4 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings 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 A sample brickwork panel minimum 600 x 600mm with a flush mortar joint shall be provided for agreement by the Local Planning Authority and the development shall be implemented in accordance with such approved details.  
the National Planning Policy Framework and policy HC10 of the adopted Local Plan and Alterations.

- 6 All new rainwater goods shall be of black coloured metal, unless otherwise agreed in writing with the Local Planning Authority.
  
- 7 Additional drawings that show details of the openings and retention of timber studwork in the walls within the bedroom of unit 1 and the bathroom of unit 2, 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 these works.
  
- 8 Additional drawings that show details of proposed new internal doors and the reinstated floor, 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 these works.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0763/16
<b>SITE ADDRESS:</b>	Land between Gables and Hillside House Drapers Corner Greensted Ongar Essex CM5 9LS
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a dwellinghouse with ancillary works
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583518](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583518)

**REASON FOR REFUSAL**

- 1 The proposed new dwelling is inappropriate development in the Green Belt which is by definition harmful and in addition it would have a physical and visual impact that is harmful to openness and contrary to policies CP2 and GB2A of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.
- 2 The proposed new dwelling would be situated in a rural location, away from everyday services and facilities and would result in a dependence on private motorised transport, contrary to policies ST1 and ST2 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.

**Report Item No:6**

<b>APPLICATION No:</b>	EPF/0988/16
<b>SITE ADDRESS:</b>	Woodside North Weald Bassett Epping Essex CM16 6LD
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Mr Felix Nolan
<b>DESCRIPTION OF PROPOSAL:</b>	Permission is sought for one additional Static Caravan, one additional Touring Caravan on an existing Gypsy site, with two associated parking spaces, a security gate at the entrance to the site (with brick pillars and associated walls) together with a perimeter fence running adjacent to the boundary with the highways (on the inside of the existing hedges - *** ADDITIONAL INFORMATION RECEIVED **
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583933](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583933)

**REASON FOR REFUSAL**

- 1 By reason of their excessive height, bulk and scale the proposed wall, pillars and gates will cause unacceptable harm to the openness of the Green Belt. The proposal is therefore contrary to Policies GB2A and GB7A of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.
- 2 By reason of their excessive height, bulk and scale, clearly visible from public viewpoints, the proposed close boarded fence, gates, walls, pillars and proposed surveillance equipment will appear in stark contrast with the character and appearance of the area and will therefore cause excessive and undue harm to it. The proposal is therefore contrary to policies DBE1, DBE4 and CP2 of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.
- 3 The details of the scheme fails to conserve or enhance the character and appearance of the countryside and makes inadequate provision for the retention of trees and hedgerows resulting in an unacceptable impact on the visual amenity and landscape character of the area. The proposal is therefore contrary to policies LL10 and LL1 of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.



- 4 On the basis of inadequate information being submitted with the application, it cannot be demonstrated that there would be no significant harm to the existing drainage on the site as a result of this application. The proposal therefore fails to demonstrate compliance with policy RP5A of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.

### **Way Forward**

Members considered that the only way forward was to remove the unauthorised and inappropriate walls, gates and fences and to rectify drainage issues etc in accordance with the original conditions. If they are to reapply for the proposed additional units on the site then this should make it clear that the stable building previously approved would not be built as it is only on this basis that an additional unit may be acceptable, and should include full details of much more appropriate boundary treatments that would be appropriate to this sensitive rural location.

Members requested that any future application on this site should come to committee for determination and asked that it be minuted that members would like enforcement action to be taken to secure removal of the unauthorised walls, gates and fences and compliance with existing planning conditions.

**Report Item No:7**

<b>APPLICATION No:</b>	EPF/1040/16
<b>SITE ADDRESS:</b>	Land between No. 10 & 12 Sunnyside Road Epping Essex CM16 4JW
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a single 3-bedroom dwelling
<b>DECISION:</b>	Deferred

**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=584016](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584016)

The officer advised members of additional letters of objection that had been received from Numbers 8, 10, 47 and 49 Sunnyside.

Deferred for member site visit

**Report Item No:8**

<b>APPLICATION No:</b>	EPF/1046/16
<b>SITE ADDRESS:</b>	Bottles Barns Stondon Road Marden Ash Ongar Essex
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>APPLICANT:</b>	Mr Daniel Padfield
<b>DESCRIPTION OF PROPOSAL:</b>	The removal of agricultural barns, structures and hardstandings and the erection of three dwellings.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584034](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584034)

**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: Location plan unnumbered, amended site plan received 17 June 2016 unnumbered; house plans and elevations (Farmhouse, East Cottage and West Cottage) all unnumbered and drawing no BB1603181
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for

planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate, and shall include details in respect of all of the communal grounds within the site.. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 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 a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
  
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 8        Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 9        Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 10       In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 11       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.
- 12       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.
- 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 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 15 Any removal of scrub material from the site (as defined in the submitted Ecological Impact Assessment) that takes place between March and August shall be supervised and monitored by a qualified Ecologist in accordance with the said Assessment.
- 16 Prior to the commencement of construction of the buildings hereby permitted above ground level, details of bat roosting and hedgehog nest boxes shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the buildings.
- 17 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 18 Any gates 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.
- 19 Visibility sightlines at the access point to Stondon Road shall be improved by the cutting back of shrubs and bushes in accordance with details to be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be implemented in full before the dwellings hereby approved are first occupied.
- 20 There shall be no increase in the private garden areas of the dwellings hereby permitted without prior consent from the Local Planning Authority.
- 21 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, B, E and F of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1179/16
<b>SITE ADDRESS:</b>	Highlands Farm Old Rectory Road Stanford Rivers Ongar Essex CM5 9PR
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr Jack Harris
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of an agricultural barn to a 2 bed dwelling.
<b>DECISION:</b>	Refer to District Development Management Committee

**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=584359](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584359)

Members voted to Grant Planning Permission for the development but then voted against agreeing to the release of the section 106 agreement which prevents residential occupation of the building.

At which point 4 members stood to exercise the right to refer the matter to District Development management Committee before any action is taken.

**Report Item No:10**

<b>APPLICATION No:</b>	EPF/1231/16
<b>SITE ADDRESS:</b>	3 Kendal Avenue Epping Essex CM16 4PN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed detached dwelling with associated car parking and vehicular access to rear of 3 Kendal Avenue.
<b>DECISION:</b>	Deferred

**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=584475](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584475)

This application was deferred for a members site visit.

And with a request that when the item returns to committee there is some clarity as to whether the objections listed related to the latest plans.



**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1247/16
<b>SITE ADDRESS:</b>	171 High Road North Weald Essex CM16 6EB
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for demolition of existing house and construction of 4 detached houses, each with 4 bedrooms - Revised application to EPF/2460/15. (Access and layout to be determined)
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584495](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584495)

**REASON FOR REFUSAL**

- 1 The proposed development due to the number of units and the lack of space between the buildings has a cramped appearance out of keeping with the more spacious nature of the existing street scene on this side of the High Road and harmful to the character and visual amenity of the area, contrary to policies DBE1 and CP7.
- 2 The siting of the dwelling on Plot 4 is poorly related to number 36 Princes Close, such that any building on that footprint will have a significantly adverse impact on the light and outlook to the rear elevation and garden area of that property, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

**Way Forward.**

Members suggested that a scheme for fewer properties and with siting that takes account of the amenities of neighbours would be more acceptable.