

Committee Agenda



Epping Forest District Council

Area Planning Sub-Committee East Wednesday, 28th April, 2021

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which will be held as a:

Virtual Meeting on Zoom
on **Wednesday, 28th April, 2021**
at **7.00 pm.**

Georgina Blakemore
Chief Executive

**Democratic Services
Officer**

Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors P Keska (Chairman), H Brady (Vice-Chairman), B Rolfe, N Bedford, P Bolton, L Burrows, I Hadley, S Jones, C McCredie, M McEwen, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

WEBCASTING/FILMING NOTICE (VIRTUAL MEETINGS)

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by participating in this virtual meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ensure that their video setting throughout the virtual meeting is turned off and set to audio only.

In the event that technical difficulties interrupt the virtual meeting that cannot be overcome, the Chairman may need to adjourn the meeting.

If you have any queries regarding this, please contact the Corporate Communications Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This virtual meeting is to be webcast. Members are reminded of the need to unmute before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

Please could I also remind Members of the Public who have registered to speak that they will be admitted to the meeting at the appropriate time.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 9 - 12)

To confirm the minutes of the last meeting of the Sub-Committee held on 31 March 2021.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

8. SITE VISITS

Members are reminded that for the duration of the coronavirus pandemic, as decided at the Group Leaders' Meeting of 24 June 2020, **no member site visits will be conducted.**

Therefore, any planning application deferred for a site visit at an Area Planning Sub-Committee will be automatically referred to the District Development Management Committee for determination.

9. PLANNING APPLICATION - EPF/1290/20 LAND ADJACENT HORSE SHOE FARM, LONDON ROAD, NORTH WEALD, HARLOW CM17 9LH (Pages 13 - 22)

To consider the attached report for an agricultural barn.

10. PLANNING APPLICATION - EPF/2415/20 20 BALDOCKS ROAD, THEYDON BOIS, EPPING CM16 7EB (Pages 23 - 30)

To consider the attached report for the conversion of garage into a habitable room, single storey rear extension to replace conservatory, roof extension and gable roof extension over first floor flat roof side extension; rear dormer and two front rooflights to facilitate loft conversion.

11. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the

meeting one copy of each of the documents on the list of background papers.

12. REFER SIGN (Pages 31 - 32)

If any member wants to **refer** a planning application to the District Development Management Committee (DDMC), please **hold up this refer sign** in front of your screen immediately after the vote has been taken. If at least 4 members agree/hold up their refer signs, the application will be referred to DDMC.

Alternatively, if any member wishes to **refer** a planning application to DDMC, they should propose a **motion to refer** this application immediately after the vote has been taken. The Chairman will then ask for a seconder. After a seconder has been sought, the Chairman will then ask if any other member wishes to support this resolution. If at least 4 members agree then the application will be referred to DDMC, otherwise the motion to refer will fail.

Advice to Public and Speakers at virtual meetings of the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend virtually if you are a speaker, or to view on the Council's website at <https://www.eppingforestdc.gov.uk/your-council/watch-a-meeting/> Only in special circumstances are the public excluded.

When is the meeting?

Details of the date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Services. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

What can I say?

You will be allowed to have your say about the application, but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee virtually.

Only registered speakers will be admitted to the virtual meeting. This will be via the Zoom meeting invite you have been emailed by Democratic Services. Speakers must NOT forward this invite to anyone else under any circumstances. Alternatively, speakers may be contacted by phone at the appropriate time in the meeting when a Democratic Services Officer will contact you. If you are not present by the time your item is considered, the Committee will determine the application in your absence. Speakers should be following the meeting on the Council's webcaster to enable them to know when their item will be considered.

A transcript of your representation must be supplied in advance of the meeting to enable the Democratic Services Officer to read this out on your behalf should there be a technical problem. Please email your written statement to: democraticservices@eppingforestdc.gov.uk

Can I give the Councillors more information about my application or my objection?

Yes you can, but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained from Democratic Services or our website <https://rds.eppingforestdc.gov.uk/mgMemberIndex.aspx?bcr=1>. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or
 - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information

Further information can be obtained from Democratic Services.

Area Planning Sub-Committee East 2020-21
Members of the Committee and Wards Represented:



Chairman
Cllr Keska
 Chipping Ongar,
 Greensted and
 Marden Ash

**Vice-
 Chairman**
Cllr Brady
 Passingford

Cllr Bedford
 Shelley

Cllr Bolton
 North Weald
 Bassett

Cllr Burrows
 Epping Lindsey
 and Thornwood
 Common



Cllr Hadley
 Moreton and
 Fyfield

Cllr Jones
 Theydon Bois

Cllr McCredie
 Epping
 Hemnall

Cllr McIvor
 North Weald
 Bassett

Cllr McEwen
 High Ongar
 Willingale
 and the
 Rodings



Cllr Morgan
 Hastingwood,
 Matching and
 Sheering
 Village

Cllr Philip
 Theydon Bois

Cllr Rolfe
 Lambourne

Cllr Stalker
 Lower Sheering

Cllr Vaz
 Chipping Ongar,
 Greensted and
 Marden Ash



Cllr C
Whitbread
 Epping Lindsey
 and Thornwood
 Common

Cllr H
Whitbread
 Epping Lindsey
 and Thornwood
 Common

Cllr J H
Whitehouse
 Epping Hemnall

Cllr J M
Whitehouse
 Epping Hemnall

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EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 31 March 2021
East

Place: Virtual Meeting on Zoom **Time:** 7.00 - 7.28 pm

Members Present: P Keska (Chairman), H Brady (Vice-Chairman), P Bolton, L Burrows, I Hadley, S Jones, C McCredie, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: N Bedford and B Rolfe

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), S Kits (Lead Corporate Communications Officer - People), V Messenger (Democratic Services Officer) and R Perrin (Democratic and Electoral Services Officer)

79. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

80. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

81. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 March 2021 be taken as read and signed by the Chairman as a correct record.

82. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's members' Code of Conduct, Councillor L Burrows declared a non-pecuniary interest in the following item of the agenda in relation to knowing an objector. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0033/21 23 Buckingham Road, Epping CM16 5AF

(b) Pursuant to the Council's members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda in relation to knowing an objector. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0033/21 23 Buckingham Road, Epping CM16 5AF

(c) Pursuant to the Council's members' Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda in relation to being a Town Councillor. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0033/21 23 Buckingham Road, Epping CM16 5AF

83. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

84. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

85. SITE VISITS

The Sub-Committee Members noted that for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

There were no formal site visits requested by the Sub-Committee.

86. PLANNING APPLICATION - EPF/0033/21 23 BUCKINGHAM ROAD, EPPING CM16 5AF

APPLICATION No:	EPF/0033/21
SITE ADDRESS:	23 Buckingham Road Epping CM16 5AF
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20)

DECISION:	Grant Permission (With Conditions)
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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=646781

CONDITIONS

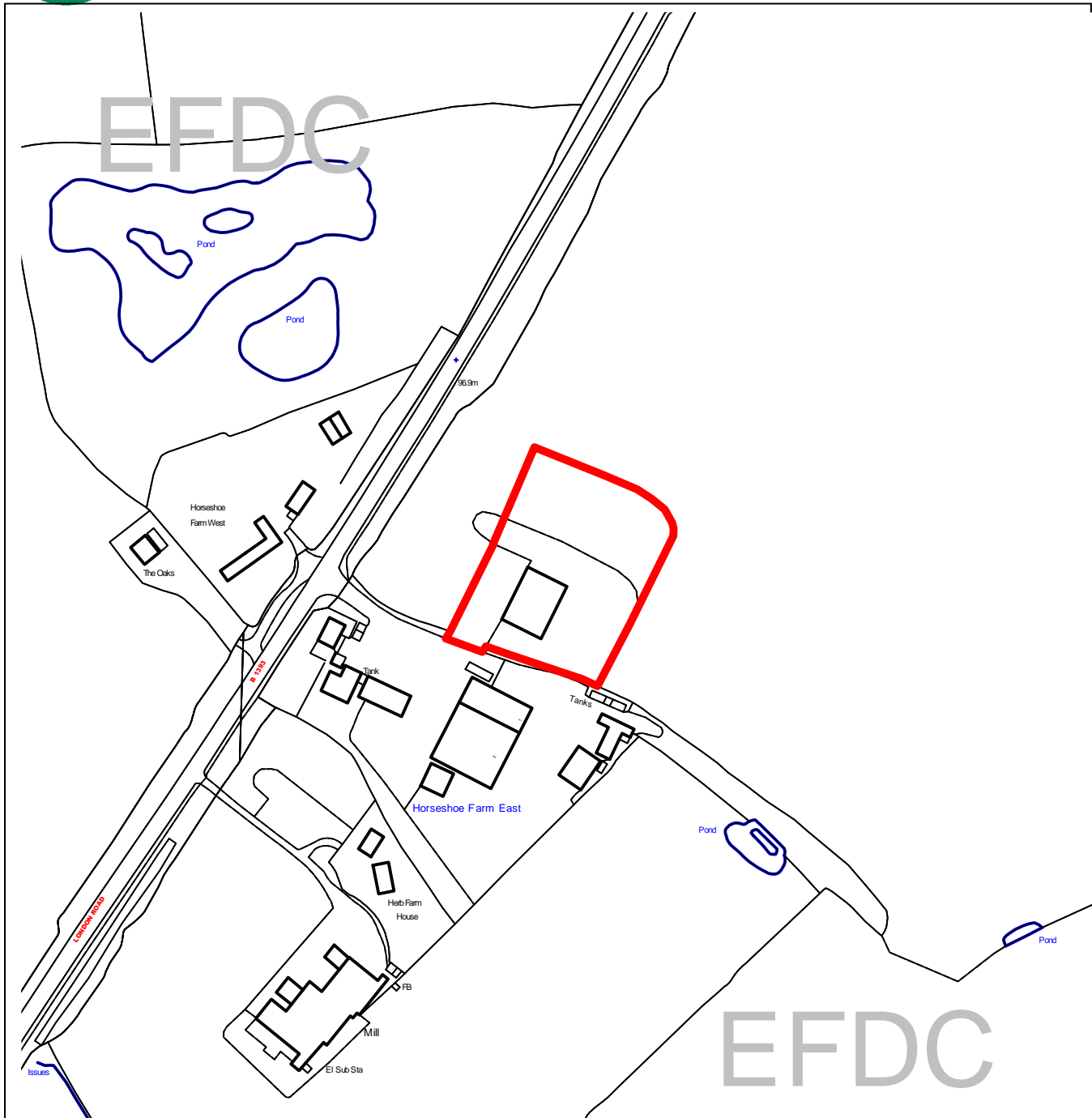
- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 01, 02, 03, 04 Rev D and 05 Rev D
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or 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 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports. Tree protection shall be installed as shown on Moore Partners Ltd drawing number MP/BUCK/01 dated 26th October 2020 unless the Local Planning Authority gives its prior written approval to any alterations.

CHAIRMAN

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Epping Forest District Council



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Application Number:	EPF/1290/20
Site Name:	Land Adjacent Horse Shoe Farm London Road North Weald Harlow CM17 9LH
Scale of Plot:	1:2500

Report Item No: 9

APPLICATION No:	EPF/1290/20
SITE ADDRESS:	Land Adjacent Horse Shoe Farm London Road North Weald Harlow CM17 9LH
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Padfield
DESCRIPTION OF PROPOSAL:	Agricultural Barn
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=638219

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: JS-2018 001 Rev C; Supplementary Planning Statement 9th October 2020; Design & Access Statement
- 3 The building shall be used solely for the purposes of agricultural as defined in Section 336(1) of the Town and Country Planning Act 1990 and for no other purpose.
- 4 No development including site clearance shall take place until details of tree planting, including positions or density, species and planting size(s) and a timetable for implementation (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it's written consent to any variation.
- 5 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

- 6 No preliminary ground works shall take place until 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 tools. 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.
- 7 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council) and since it is for a type of development that cannot be determined by Officers if five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The application site is located to the east of London Road known as the B1393 which is a main route connecting Epping to the M11, Harlow and beyond. The site is accessed via an existing vehicular access to Horseshoe Farm from London Road.

The site lies to the northeast of Horseshoe Farm and comprises of a large steel agricultural grain barn with a turning area and a steel agricultural store to the west boundary of the site. The site is afforded by existing landscaping along the northwest boundary of the site which partly screens the site from London Road.

The former farm complex is located to the southeast and is now occupied by a haulage business not owned by the applicant. There are dwellings to the far west on the other side of London Road.

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 application seeks consent to construct a steel portal frame agricultural storage barn clad in plastisol coated sheeting to the far northeast of the site with arable farmland beyond adjoining the existing agricultural building. The structure is of the same footprint and follows the same height and design as the existing adjoining agricultural building. The proposal would involve extending the existing earth banking to the north which separates it from arable with the addition of tree planting.

The submitted statement confirms that the size of the agricultural unit has increased by 550 acres and the barn is required to facilitate the increased greater tonnage of associated arable crop management plan and equipment. The size and height of the barn is required to adequately store, and segregate produce farmed on the land and to accommodate the modern efficient agricultural handling machinery and portable agricultural equipment to meet required regulations.

The proposed barn capacity is key to the storage problems that they currently have where some machinery and crops are presently transported and stored off site at regular intervals which increases during harvest time.

Relevant History:

EPF/0996/20 - Application for Prior Approval for a steel portal frame side extension to the existing barn. - Refused

- Due to its floor area and height within 3km of an aerodrome, the proposed development does not comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6, Class A, A1(E and F).

EPF/2716/15 - To erect a steel portal framed agricultural chemical sprayer cover and chemical store. Lean-to off one end. - Refused 16/03/2016

- Advice received indicates that the building is excessive in size for its proposed purpose, in addition due to its size, bulk, height and position adjacent to the road, the proposal will be visually prominent and harmful to the openness of the Green Belt and the character and visual amenity of the area. The development is therefore contrary to policies GB11, GB7A and LL2 of the Adopted Local Plan and Alteration.
- The proposed development, due to its position, bulk, massing and size will result in an excessive loss of amenity for neighbouring properties contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Allowed on Appeal - 24/01/2017

EPF/1818/15 - Agricultural chemical sprayer and chemical store as a steel portal frame with a lean-to off one end. – Refused - 18/09/2015

- It has not been demonstrated that the new agricultural building is necessary for the purposes of agriculture within the unit and therefore it is contrary to policy GB11 of the Adopted Local Plan and Alterations, which is consistent with the objectives of the National Planning Policy Framework.

EPF/0528/13 - Additional grain storage facilities and extension to existing area of hardstanding - Refused 24/05/2013 - allowed on appeal 07/11/2013

EPF/2547/11- Extension to existing grain storage facilities. - Refused 10/04/2012

- The proposed development, due to its size and position within the landscape on raised land, results in a conspicuous development with an unacceptable impact on the open character and visual amenity of the Green Belt, contrary to the aims and objectives of GB11 and GB7A of the adopted Local Plan and Alterations.
- The applicant fails to demonstrate that the proposed development would not result in an increase in heavy vehicular traffic movements to and from the site from general agricultural use and is unwilling to accept a condition restricting the use to grain storage alone. As

such the proposal is likely to result in increased noise and disturbance outside usual business hours to the residence adjacent to the access contrary to the aims and objectives of policies DBE9 and GB11 of the Adopted Local Plan and Alterations.

Dismissed at Appeal 07/12/2012

EPF/1313/10 - Extension to existing agricultural building - Refused -09/09/2010

- The proposals fail to satisfactorily demonstrate that they are necessary for the purposes of agriculture within the identified unit and are therefore contrary to the aims and objectives of policy GB11 of the Adopted Local Plan and Alterations.
- The proposals fail to satisfactorily demonstrate that they are necessary for the purposes of agriculture within the identified unit and are therefore contrary to the aims and objectives of policy GB11 of the Adopted Local Plan and Alterations.
- The applicant fails to demonstrate that the proposed development would not result in an increase in vehicular traffic to and from the site. The proposals would likely result in increased noise and disturbance outside of usual business hours to the residence adjacent the access contrary to the aims and objectives of policy DBE9 of the Adopted Local Plan and Alterations.
- The applicant has failed to demonstrate that the proposals would not result in an increase in vehicular traffic to and from the site. The existing hard surface is insufficient to provide for the turning of vehicles within the site and would therefore result in vehicles turning and waiting on the shared access and likely cause overspill on the adjacent highway to the detriment of highway safety and contrary to the aims and objectives of policy ST4 of the Adopted Local Plan and Alterations.

EPF/0111/09 - New grain store incorporating extension to existing grain store at Horseshoe Farm - Refused - Dismissed at appeal

EPF/0713/07- Erection of agricultural storage building - Prior approval required and approved.

Applied Policies

DEVELOPMENT PLAN

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

Epping Forest Local Plan and Alterations (1998/2006):

CP2 Protecting the Quality of the Rural and Built Environment
GB2A Development in the Green Belt
GB7A Conspicuous Development
GB11 Agricultural Buildings
DBE1 Design of new buildings
DBE9 Loss of amenity
DBE2 Effect on Neighbouring Properties
DBE4 Design in the Green Belt
LL1 Rural Landscape
LL4 Agricultural/Forestry related development

RP5A - Adverse environmental impacts
ST1: Location of development
ST2: Accessibility of Development
ST4 Road Safety
ST6 Vehicle Parking
NC1 SPA's, SAC's and SSS1's

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 80 & 85
Paragraph 133- 135 and 145

Epping Forest District Local Plan Submission Version (LPSV) (2017)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight Afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM4 Green Belt	Significant
DM2 Epping Forest SAC and the Lee Valley SPA	Significant
DM9 High Quality Design	Significant
DM21- Local environmental impacts, pollution and land Contamination	Significant
DM22 - Change in air quality management area	Significant
T1 Sustainable transport choices	Significant

Consultation Carried Out and Summary of Representations Received

NORTH WEALD PARISH COUNCIL: Objection on mass and bulk

8 neighbours were consulted, and 5 objections have been received that raise the following concerns:

- The siting of the proposed agricultural building is currently undeveloped Green Belt.
- Development creeping into the Green Belt in the name of agricultural Piecemeal development with the height and size having an impact on the openness of the Green Belt
- Result in additional; vehicle movements with the increased storage.
- Insufficient justification or need
- Other agricultural units are rented out on a commercial basis

The Main issues and Considerations:

The main issues to be considered in this case are the:

- Appropriateness of the development and impact on the Green Belt and the character and appearance of the surrounding area,
- Impact on neighbour's amenities
- Environment Protection and Drainage
- Impact on the Epping Forest Special Area of Conservation

Metropolitan Green Belt:

The proposal is for a purpose-built agricultural building, to be used for accommodating produce farmed on the land and to accommodate the modern efficient agricultural handling machinery and portable agricultural equipment to meet required regulations as the existing buildings cannot support the required amount of storage required. The design and size of the barn is to match that

of the existing adjoining steel barn and blend in with the rural back drop. Any removed building spoil will be sympathetically redistributed within the area of the immediate agricultural unit and be used to re-form the bund to the north elevation along with additional tree planting, reducing any visual or environmental impact.

National Planning Policy Framework states that "*a local planning authority should regard the construction of new buildings as inappropriate in Green Belt*". The site lies within the Green Belt.

Paragraph 145 of the Framework states that new buildings in the green belt are inappropriate, with a number of exceptions. One of the exceptions are buildings for agriculture and forestry.

The proposed development would constitute an agricultural building and use and by its very nature is not regarded as harmful either to the openness or the Green Belt or to the purposes of including land in the Green Belt and falls within the exception to inappropriate development as laid out in the National Framework and complies with Policy GB2A and GB7A of the adopted Local Plan and DM4 of the Local Plan Submission Version, 2017.

The agricultural barn is to align with the existing barn sited well back from the highway and which would not be visible from the entrance of the site or when travelling northwards from London Road.

Policy GB11 of the adopted Local Plan relates to agricultural buildings and states that planning permission will be granted for agricultural buildings provided that the proposal meets the following requirements:

- i) That the proposals are demonstrably necessary for the purposes of agriculture within that unit.
- ii) Would not be detrimental to the character or appearance of the locality or to the amenities of nearby residents
- iii) Would not have an unacceptable adverse effect on highway safety, or with regard to water quality and a supply, any watercourse in the vicinity of the site.
- iv) Would not significantly threaten any sites of importance for nature conservation.

The construction of a new agricultural barn is within an existing agricultural unit and farmyard setting. The barn is primarily required due to an increased turnover of crop and due to the lack of storage space and would reduce the need to store and move crop and machinery "off-site". Currently all the excess grain crop is moved to a storage facility at Camgrain in Linton, Cambridgeshire some 26 miles away resulting in grain being double handled with unnecessary road miles of some 100 miles from the farm to Linton with the grain then coming back past the Farm to its final destination of the ports.

The proposed building is considered of an appropriate scale and form in association with and in context with its setting amongst other agricultural barns and therefore not considered incongruous or harmful to the character or appearance of the countryside. The barn is to be incorporated within an earth banking with native planting to help screen the development when viewed from the north boundary of the site. The planting proposed can be adequately dealt with by the imposition of appropriate landscaping conditions.

The proposal is not considered harmful to the character and appearance of the surrounding area and accords with Policy GB11 of the adopted Local Plan

Neighbouring Amenity

The proposed agricultural barn is well set back into the site from the main highway which is mainly screened from the London Road by existing high mature hedgerow and vegetation and by an existing agricultural building just sited inside of the hedgerow owned by the applicant.

Having regard to the nature of the proposed use and its surroundings, it is not considered that the size of the barn and the activities associated with such a use would give rise to any significant demonstrable harm to neighbour's amenity in the form of noise, disturbance or overbearing impact. Appropriate conditions would be imposed at any approval ensuring that the building is only for agricultural use and for no other purposes. The proposal is sited at some distance from the nearest residential property and therefore not give rise to any significant impact on residential amenity in the surrounding area. Overall, the proposed use is considered to comply with the requirements of policies DBE9 and DM9 of the adopted Local Plan and emerging Local Plan.

Comments on Representations received.

Some of the issues raised have been addressed in the above comments. The main function of the barn is for agricultural purposes which is to be conditioned as such.

Environment Protection and Drainage

The Environment Protection team have no objection to the application in principle, but the size and location of the structure requires a Flood Risk Assessment to be submitted to demonstrate it complies with DM15 and U2B of the Local Plan and emerging Local Plan, 2017. Further details are also required to be submitted to the Local Planning Authority of the disposal of surface water and drainage prior to preliminary groundworks commencing in accordance with the appropriate policies which are considered reasonable and necessary.

Impact on the Special Area of Conservation.

As a significant proportion of the Epping Forest Special Area of Conservation (EFSAC) lies within the Epping Forest District Council administrative area. The council has a duty under the Conservation of Habitats and Species Regulations 2017 (as Amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so, the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version, 2017.

In terms of the net increase in traffic using roads through the EFSAC. The application has been accompanied by supplementary planning statement dated 09/10/20 re: traffic and transport movements which states that agricultural traffic movements will be reduced on public roads by the proposal primarily due to the reduced need to store and move crop and machinery "off-site"

The main issue is that no additional vehicles/plant or highways traffic or traffic journeys are required. The lack of storage at the site means that the grain is double handled with unnecessary road miles of some 100 miles from the farm to Linton with the grain then coming back past the Farm to its final destination of the ports.

The applicant has used 'Camgrain', an agricultural storage firm based in Cambridge to provide for the shortfall in storage space within the holding. The lack of storage means that all the excess grain crop is moved to a storage facility at Camgrain in Linton, Cambridgeshire some 26 miles away from Horseshoe farm. Taking into account just the grain crop, the double movements of this crop equates to just over 1500T that was stored off site at Camgrain in 2019 & 2020. This equates to - 70 lorry loads covering an additional and unnecessary 140 journeys @ ~50 miles / Journey. Just on the grain crop this equates to -7,000 road miles that would be saved per year if the grain crop was stored on site at Horseshoe Farm.

The additional agricultural barn is seen as reducing the overall amount of traffic movements using London Road / public roads for transporting and storing off site crops & materials that they currently undertaken, and no additional labour / resources or parking requirements are required.

Consequently, the Council is satisfied that the proposal development will not have any greater detrimental impact on the capacity of the highway network at this location. resulting in a likely significant increased effect on the integrity of the EFSAC as a result of atmospheric pollution. Having undertaken this first stage screening assessment and reached this conclusion there is no requirement to undertake an 'Appropriate Assessment' of the application proposal.

Conclusion

The proposed agricultural barn has been supported by information regarding the requirement and need for the additional storage within the farm unit. The agricultural building is considered to be both appropriate and necessary for the purposes of agriculture and therefore would not unduly harm the openness of the Green Belt. The design, scale and location of the proposed barn would ensure that there would be no detrimental harm to the character and appearance of the wider countryside setting or the amenities of nearby residents and as such it is considered that the proposal complies with the guidance contained within the NPPF and the relevant Local Plan policies and is therefore recommended for approval subject to the 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: Caroline Brown

Direct Line Telephone Number: 01992 564182 or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council



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Application Number:	EPF/2415/20
Site Name:	20 Baldocks Road Theydon Bois Epping CM16 7EB
Scale of Plot:	1:1250

Report Item No: 10

APPLICATION No:	EPF/2415/20
SITE ADDRESS:	20 Baldocks Road Theydon Bois Epping CM16 7EB
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs Mitchell
DESCRIPTION OF PROPOSAL:	Conversion of garage into a habitable room, single storey rear extension to replace conservatory, roof extension and gable roof extension over first floor flat roof side extension; rear dormer and two front rooflights to facilitate loft conversion
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=643616

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:1AR-0-001; 1AR-0-100; 1AR-0-201; 1AR-0-101; 1AR-101; 1AR-102; 1AR-103; 1AR-104; 1AR-201; 1AR-303; 1AR-0-103; 1AR-0-301; 1AR-0-401; Design & Access Statement
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The building/extension hereby permitted shall not be occupied until the window in the northeast flank elevation has been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 5 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

No. 20 is a 2-storey hip roof semi-detached dwellinghouse with a side garage located to the north east of Baldocks Road. The property has been previously extended with a first-floor flat roof 2- storey side extension and a rear conservatory.

Baldock's is one of a series of interlocking residential roads that form an estate within Theydon Bois that comprises of a mixed form of dwellinghouses many of which have been extended in some form.

The property lies outside of a conservation area and is not listed.

Proposed Development

The proposal seeks planning consent for the:

- Conversion of the existing garage into a habitable room involving the replacement of the garage door with a window.
- A replacement conservatory with a replacement brick built single storey stepped flat roof rear extension forming the width of the property and the 2-storey side extension measuring a depth of 4.6m-4m built up to the northeast boundary.
- Extending the existing hip roof to a gable with an additional gable roof extension to the flat roof first floor side extension.
- A rear dormer window set down 0.1m from the main ridge to provide habitable space in the roof and 2 front rooflights.

The proposed materials are to match the existing property.

Relevant Planning History

EPF/1096/05 - Replacement conservatory - approved 20/09/05

EPF/0397/60 - Side Extension - approved - 04/10/66

Policies Applied:

DEVELOPMENT PLAN CONTEXT

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

CP1 - Achieving sustainable development objectives
CP2 - Protecting the quality of the rural and built environment
DBE2- Effect on Neighbouring Properties
DBE9 - Loss of Amenity
DBE10 Residential Extensions

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 124 -136 - Achieving well designed Places

Epping Forest District Local Plan Submission Version (LPSV) (2017)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector

provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight Afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

CONSULTATION CARRIED OUT & SUMMARY OF REPRESENTATIONS RECEIVED:

Theydon Bois Parish Council – OBJECTION

- object to the design of the proposed roofscape which, by extending the ridge across the full width of the property, to include a gable-end, would result in a significant increase in the bulk over that of the original hipped design.
- unbalancing the pair of semis to the detriment of both the adjoining neighbour and the street scene. These dwellings also form part of a cohesive group of semi-detached properties on this side of Baldocks Road, where those previously extended by way of two-storey side extensions all feature hipped roofs; a feature which clearly adds to the architectural rhythm of the group.
- The Parish Council is aware that there has also been a consistent approach taken with respect to the development of other two-storey side extensions to similar semi-detached properties of the same period within the estate, including those extended in the adjacent roads of Purlieu Way, Harewood Hill, Orchard Drive and Dukes Avenue, where the distinctive design and structure of the hipped roofs serves to consolidate the established pattern of development.

8 adjoining neighbours were notified, and 1 objection has been received.

Theydon Bois Preservation Society:

- whilst we do not have a problem with the scale of the extension in this application the Society notes that there is a lack of symmetry in the roof design with the adjoining property that also has a rear loft extension.

No. 22 Baldocks Road commented that:-

- The development results in no adverse impact on my house or garden.
- It will not restrict light into my garden/patio.

Main Issues & Considerations:

The main issues to be considered are:

- Design and form of the development in relation to the property and the character and appearance of the surrounding area.
- Impact on neighbours living conditions

Impact on the character and appearance of the property and the surrounding area

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 12 of the NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Epping Forest adopted Local Plan Policies seeks to ensure a high quality of design and that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These objectives are broadly consistent with the core principles of the NPPF that planning should seek to secure high quality design.

No. 20 is a 2-storey semi-detached dwellinghouse that has been extended with a 2-storey flat roof side extension with a garage and rear conservatory. There is no objection to the conversion of the garage to a habitable space. The property can accommodate front car parking spaces and other properties have converted their garages in a similar manner. The replacement garage door by a window is considered in keeping with the character and appearance of the property.

The replacement single storey rear extension is set in over 1m from the northwest boundary, with the southeast flank built up to the side boundary with no. 18 at a depth of 4m that has an existing single storey lean-to rear extension.

The existing hip roof to the main house is to be extended to form a gable end and extended across the existing flat roof 2 storey side extension. The roof design of the properties in Baldocks Road comprise in the main of hip roofs but there is a variety of different style properties, many being detached bungalows with a variety of roof forms. No. 9 Baldock Road has a front half gable ended upstand roof to their 2 -storey side extension. Similar 2- storey side extensions with half gable roofs upstands exist in the adjoining road at Nos. 39, 41, 45 and 47 Woodland Way with a full gable roof end to no. 9 Woodland Way in contrast to its adjoining semi-detached counterpart.

Planning permission for a gable ended roof extension over a 2 storey side extension was allowed on appeal at No. 57 Woodland Way ref: APP/J1535/D/19/3240605 in March 2020 where the Inspector considered that whilst the property was sited in a residential street which largely comprised of other semi-detached properties similar in appearance, equally there is a wide variety of side extensions including roof forms.

The Inspector noted that the addition of the proposed roof form would not be symmetrical with the attached semi of No. 59 Woodland Way, however no. 59 has an existing flat roof 2 storey side extension and that the two dwellings were not currently symmetrical and the proposed development to change the roof form would not disrupt any perceived existing symmetry between the dwellings. Many other pairs of semi-detached properties or properties either side of a gap along Woodland Way are also not symmetrical in nature for example at no. 9 Woodland Way.

The Inspector also noted that there were other dwellings in the road which have a gabled roof form that constituted part of the character of the surrounding area, therefore the Inspector whilst acknowledging that hipped roofs were the prevalent roof form within Woodland Way, concluded that the proposal would not be out of keeping with other dwellings within the street scene that contributes to its character and appearance and would not result in an incongruous feature on account of the roof treatment alone. Although the proposed development would result in a larger

roof than at present, it would not increase the height of the dwelling and would not appear as an overly large or bulky addition and not detrimental to the appearance of the street scene.

The Inspectors reasons for allowing the gable roof extension to No. 57 Woodland Way can equally be applied to Baldocks Road, which lies within the same estate and where a mixed variety of dwellings such as detached bungalows and roof forms form part of the variety and which contributes to its character and appearance. In addition, the application site also has an existing 2-storey side extension which does not currently match that of the adjoining semidetached property at No. 18 and therefore the two dwellings are not symmetrical in appearance and where the changed roof form would not disrupt any existing symmetry between the properties. There are also further examples of semidetached dwellings in Baldocks Road where the roofs pairs are not symmetrical such as at No. 9 Baldocks Road which has a 2-storey side extension with a half gable roof form up stand.

The comments of the Parish Council and Epping Society are noted but it is not considered that the roof alteration would compromise the established spatial pattern of development or be unduly harmful or result in an incongruous feature to the layout, character and appearance of the properties in Baldocks Road.

The proposed scale and form of the rear dormer is not considered intrusive and would enable the roof space to be made habitable.

Overall, the development in terms of its design, and siting is not considered unduly detrimental to the character of the property and surrounding area and complies satisfactorily with policies DBE3 and DBE10 of the adopted Local Plan and policies of the Local Plan (1998) and Alterations (2006) and policy DM9 and DM10 of the Submission Version, 2017 and does not conflict with the design objectives of the National Planning Policy Framework., 2019 that seeks to ensure, amongst other things, that new development is of a high quality design that respects its setting and the character and environment of the locality.

Effect on neighbours living conditions

In terms of amenity, the proposed extensions are considered of an acceptable scale and separation distance so as not to result in any demonstrable harm to the living conditions of neighbouring properties and accords with the requirements of policy DBE9 of the adopted Local Plan and policy DM9 of the Local Plan submission Version, 2017.

Parking and Highway Considerations

The proposed extension would result in the loss of a garage space and an increase in the number of bedrooms from 3 to 5. Two-three car spaces can be accommodated in the front forecourt of the property utilising the existing vehicle access onto Baldocks Road which meets the minimum standards required by the Essex Parking Standards and policies ST4 and ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.

Conclusion

It is concluded that the proposed development is appropriate in terms of its design and appearance, sufficiently maintaining the established spatial pattern of development in Baldocks Road and would not result in any appreciable harm to architectural local context. The extensions are not deemed as resulting in any amenity implications to neighbouring properties and other aspects in relation to parking/highway safety are considered satisfactory. The application is considered to be in accordance with the adopted Local Plan and Alterations (1998-2006) and the emerging Local Plan, Submission Version, 2017 and with the relevant parts of the National Planning Policy Framework. In the light of the above considerations it is recommended that planning permission is approved 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:

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