

Report Item No: 1

APPLICATION No:	EPF/0270/17
SITE ADDRESS:	47 Weald Bridge Road North Weald Bassett Essex CM16 6ES
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of the games room to family living accommodation (retrospective application)
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=591428

CONDITIONS

- 1 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 47 Weald Bridge Road, North Weald, CM16 6ES.
- 2 No upper floor shall be inserted into the building hereby approved.

Report Item No: 2

APPLICATION No:	EPF/1216/17
SITE ADDRESS:	15 Curtis Mill Lane Stapleford Abbotts Essex RM4 1HS
PARISH:	Stapleford Abbotts
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retrospective application for retention of existing 3 bed bungalow dwelling.
DECISION:	Referred 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=594093

This application was referred to District Development Management Committee for a decision to be made.

Report Item No: 3

APPLICATION No:	EPF/1400/17
SITE ADDRESS:	41 Bowes Drive Ongar Essex CM5 9AX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Rear extension, garage and loft conversion.
DECISION:	Referred 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=594803

This application was referred to District Development Management Committee for a decision to be made.

Report Item No: 4

APPLICATION No:	EPF/1414/17
SITE ADDRESS:	7 Harrison Drive North Weald Bassett Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and erection of new 3 bed dwellinghouse.
DECISION:	Refused

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594856

REASON FOR REFUSAL

- 1 The proposed new dwelling, by reason of its position and cramped appearance, would have a detrimental impact on the green barrier hedgerow along its western side boundary and result in a terrace of houses, out of keeping with the rest of the houses in this part of Harrison Drive, detrimental to the character of the locality, contrary to policies CP2 (iv), DBE1 and LL10 of the Adopted Local Plan and Alterations.

Report Item No:5

APPLICATION No:	EPF/1647/17
SITE ADDRESS:	31 Bower Hill Epping Essex CM16 7AL
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Two storey rear extension (ii) increase in ridge height and loft conversion with dormer windows to the front and sides (iii) garage extension to side/front and (iv) front porch.
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=595893

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 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank dormer windows shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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.

Report Item No: 6

APPLICATION No:	EPF/1794/17
SITE ADDRESS:	Land adj to Tilegate Farm Tilegate Road Magdalen Laver Ongar Essex CM5 9HX
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Certificate of lawful development for an access road.
DECISION:	Lawful

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=596676

REASONS

- 1 The Council is satisfied on the balance of probability that the works have been in existence for in excess of 4 years and are therefore lawful.

The committees' attention was drawn to an affidavit from a Mr Dingle.