

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2045/08
<b>SITE ADDRESS:</b>	The Stables Houblons Hill Coopersale Epping Essex CM16 7QL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr Greg Best
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to EPF/2504/07 to include single storey side extension, relocation of garage and exclude 3.5m high activity wall.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 3 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing building.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Proposal:**

Amendment to planning permission EPF/2054/07 for the erection of a 2 storey addition to create a new entrance, erection of a replacement garage and store and activity wall to include single storey side extension, relocation of garage and exclude the 3.5m high activity wall. The previously approved front entrance would take the form of a two storey gabled entrance porch with a depth of 0.7m. The additional single storey extension to the south of the property would serve as a utility room and measure 2m wide and 3.9m in depth. The proposal also includes the relocation of the garage with a change to the design so that is located to the south of the main building. The garage is similar in scale to that previously approved measuring 6.6m wide, 9m deep and 6.2m in height with storage space within the roof slope.

### **Description of Site:**

The property is a converted stable outbuilding converted as part of the 2002 planning application and originally formed part of Coopersale Farm but is now a separate planning unit. It is a one and a half storey detached converted dwelling situated on the west side of Houblons Hill with a shared access with The Dairy. The property is not within a Conservation Area but is within the Metropolitan Green Belt. There are preserved trees to the front of the site.

### **Relevant History:**

EPF/1256/08 – Erection of front and side extensions to dwelling with integral garage (alteration to previously approved scheme) – Refused

EPF/2504/07 - Demolition of existing stables and garage buildings and erection of replacement garage and store, erection of extension to dwelling and erection of 3.5 m high activity wall - Approved

EPF/2038/02 - Conversion of 2 barns to dwellings incorporating extension, demolition of farm buildings and associated landscaping – Approved

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations**

GB2A – Development within the Green Belt

GB14A – Residential Extensions within the Green Belt

DBE4 – Design in the Green Belt

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

LL10 – Adequacy of Landscape and Retention

### **Issues and Considerations:**

The main issues that arise with this application are considered to be the following:

- Impact on the Metropolitan Green Belt
- Impact on Amenity
- Acceptability of Design
- Impact on Protected Trees

### Impact on the Metropolitan Green Belt

The proposed additions in total would add approximately 10m<sup>2</sup> to the existing building. They are modest in size and do not detract from the character and openness of the Green Belt in this location.

The garage proposal has been relocated closer to the main dwelling which with the removal of stables and outbuildings provides a more cohesive site layout with the buildings concentrated to one side of the site with the front of the site remaining open. The garage is a different shape to that previously approved and although it has a slightly larger footprint (approx. 10m<sup>2</sup>) the majority of this additional area is a covered walkway to the side of the building. The garage appears less bulky as it is narrower in width than the previously approved building. It is therefore considered that this relocation and re-design is acceptable in terms of Green Belt policy.

### Impact on Amenity

In terms of impact on amenity, this is an improvement to the previously approved application as it removes the activity wall and the garage has been relocated so that it no longer faces The Dairy. This results in a reduced impact on the privacy and outlook of The Dairy compared to that of the previously approved development.

There are no windows proposed in the side of the garage facing the Dairy so overlooking is not an issue. Because of the distance of the garage from The Dairy, it would not cause loss of light or outlook.

### Acceptability of Design

The front entrance extension which has previously been approved, is an unusual design which creates a ranch style house with gable entrance. This part of the proposal complements the existing house. The utility extension is modest in size and does not disrupt the appearance of the building, particularly because of the set back from the main front wall of the building by some 5m.

The garage design is acceptable in this rural location.

### Impact on Protected Trees

The protected trees are to the front of the site and the Council's Tree and Landscape Officer is satisfied that these works will not impact on the protected trees subject to a condition protecting the trees throughout construction.

### **Conclusion:**

The proposals are acceptable development that accord with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.

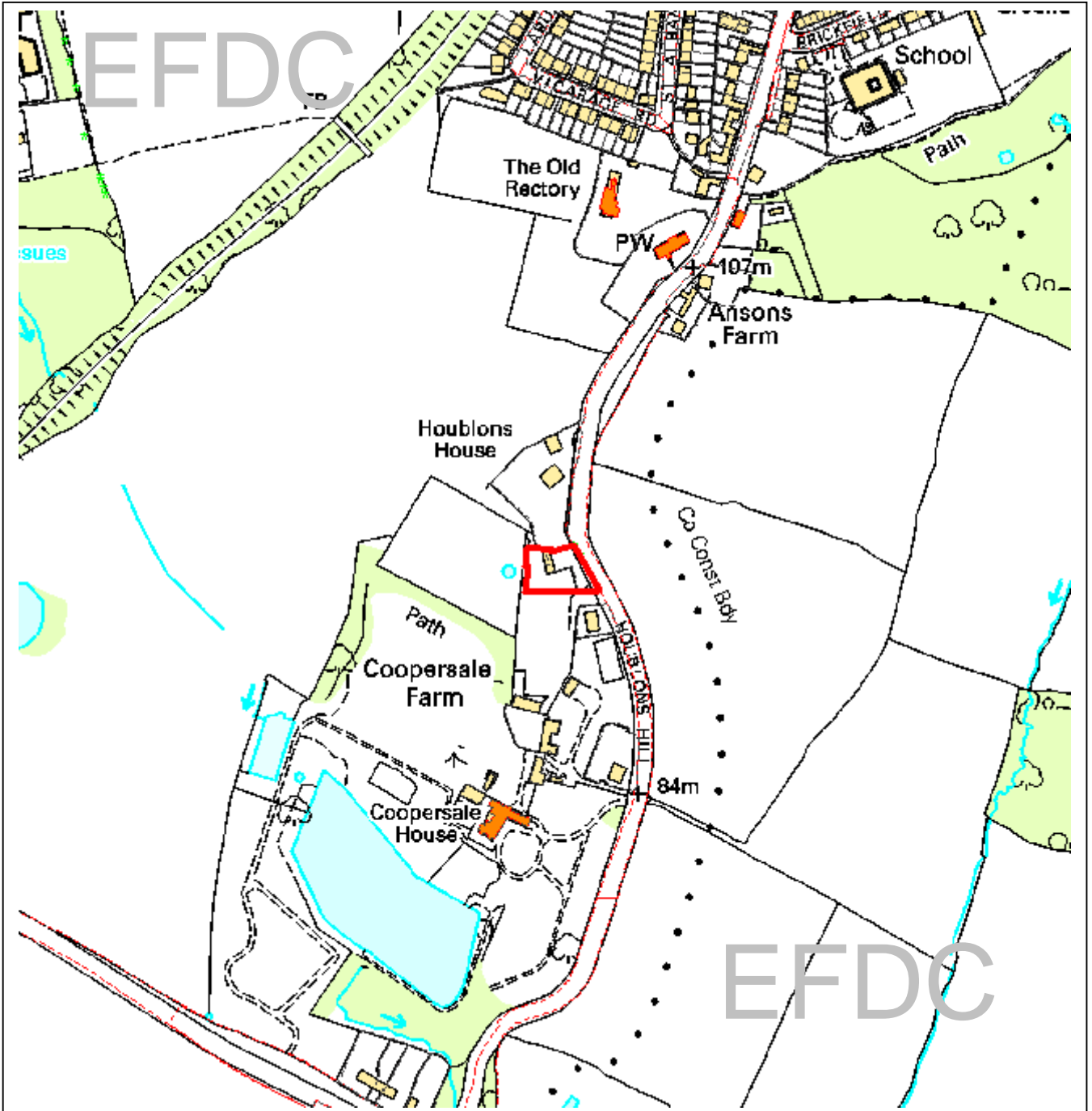
### **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Objection – it is inappropriate development in the green belt area. This property and others in the area have been progressively developed in a manner that is contrary to green belt protection.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/2045/08
Site Name:	The Stables, Houblons Hill, Coopersale, CM16 7QL
Scale of Plot:	1/5000

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1951/08
<b>SITE ADDRESS:</b>	5 Knights Walk Abridge Romford Essex RM4 1DR
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr Jim Callahan
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side and rear extension and loft conversion involving the construction of two front and one rear dormer window. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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 extension, shall match those of the existing building.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Permission is sought to erect a single storey side and rear extension and loft conversion involving the construction of two front and one rear dormer window. This is a revised application following a previously withdrawn application under planning ref: EPF/1536/08.

**Description of Site:**

The site is a rectangular shaped plot located on the southern corner of Knights Walk in close proximity to the junction with New Farm Drive. The site accommodates a semi-detached bungalow dwelling. The properties within the street are of a similar building style although some have had modifications involving front box-like dormer additions. The buildings within the street are built to a uniform front building line.

## **Relevant History:**

EPF/1536/08 - Single storey side and rear extension and loft conversion involving the construction of 2 x front and 1 x rear dormer window. Withdrawn

## **Policies Applied:**

### Local Plan and Alterations:

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

## **Issues and Considerations:**

The main issues and considerations in relation to this application are the design and appearance, amenity of neighbouring properties.

### Design and neighbours amenity

The property is a semi-detached bungalow dwelling. The dwelling has an existing single storey flat roof rear extension built to a depth of 1.8m and sited onto the common boundary with adjoining neighbour No. 7. Adjoining neighbour, No. 7 has an extension built to a similar depth to what exist on site.

The proposal is to erect an 'L' shaped extension to the same depth of 1.8m with the existing extension and this will wrap around the eastern corner edge of the building. The side extension will be set in 1.0m from the common boundary with adjacent site No. 3.

To the rear roof slope a wide dormer window with a flat shallow pitched roof will be constructed with 2 x additional small pitched front dormer windows.

The proposal will not result in any harm to neighbouring occupier's amenity regarding loss of outlook, loss of light, loss of privacy and this proposal complies with policy DBE9.

### Design and appearance within the street scene

The design of the side extension with mono-pitched roof design complements the appearance of the dwelling. The single storey rear extension cannot be seen from the front and will not result in visual harm to the appearance of the dwelling.

There are various styles of front dormers within the street, some more successful in design terms than others. The proposed 2 x front dormer windows are small and appropriately sited on the roof slope and as such, will complement the visual appearance of the dwelling within the street. This complies with DBE10.

### Other considerations

The Parish Council's concern relates to the loss of an additional car parking space. Because of the side extension, vehicles will not be able to access the garage sited in the rear garden of the site. However, there remains sufficient space at the front of the property to park two cars. As a minimum provision, this is acceptable and complies with policy. Insisting on 3 spaces for a bungalow would not be supported on appeal, particularly as there is no evidence that the proposal will result in increased on-street parking and no potential harm to highway safety.

## **Conclusion**

The proposal will not result in detrimental harm to neighbouring occupier's amenity and the design compliments the appearance of the dwelling house within the street scene, and provide 2 off-street parking spaces. As such this scheme is recommended for approval with conditions.

## **SUMMARY OF REPRESENTATIONS:**

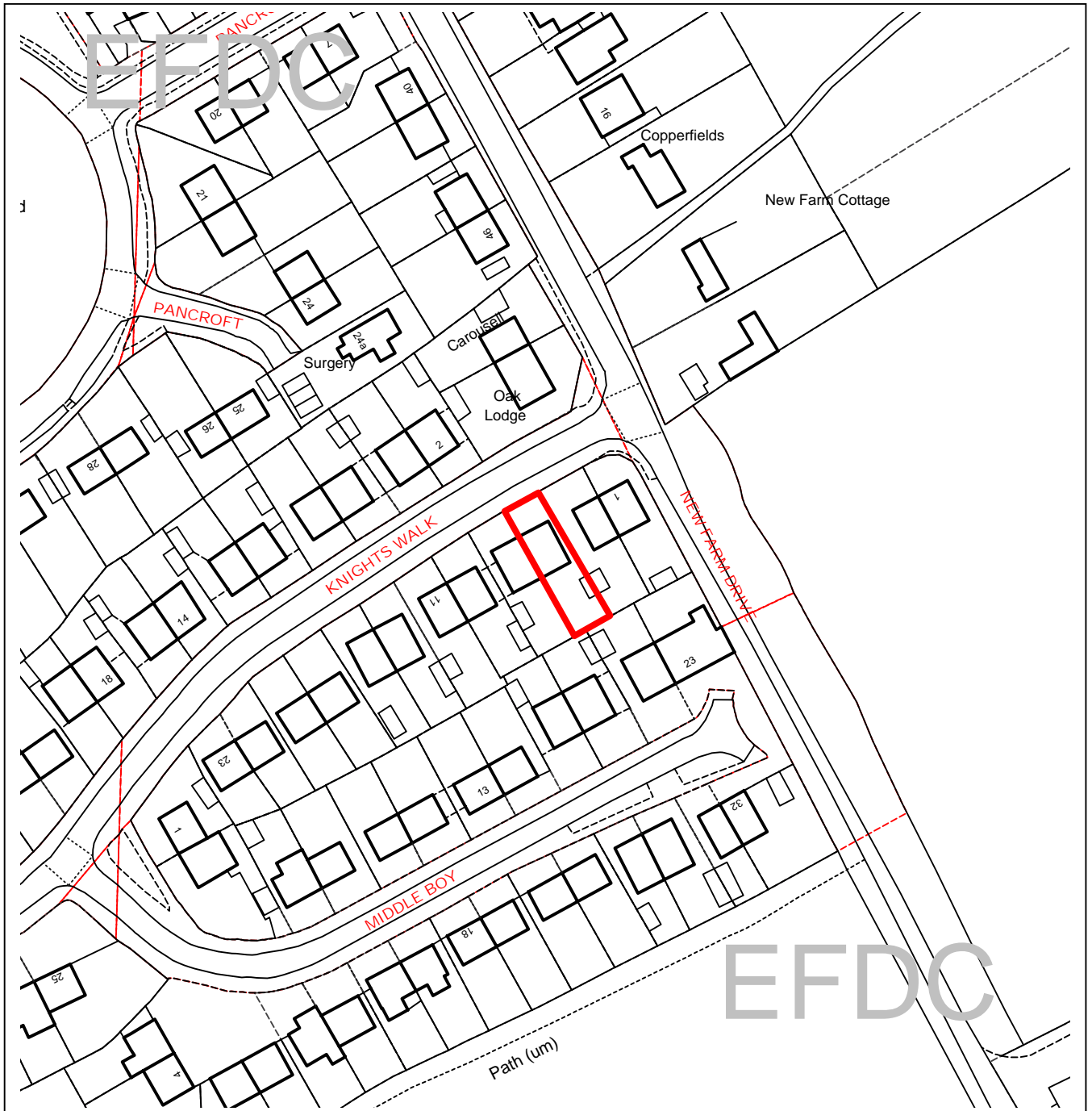
LAMBOURNE PARISH COUNCIL objects: The Parish Council have discussed the above application and ***Object*** to this application.

Whilst the Council have no objections to the loft conversion and dormer windows, it is felt that the side extension results in a loss of valuable parking space in a street where parking is an issue. The plans do show front garden parking, but this is not supported in the planning application document. This property is very close to a hazardous junction with New Farm Drive, which is a very narrow single track road carrying 2 way traffic, therefore any cars that are forced to park on the street from this property would be obstructive.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/1951/08
Site Name:	5 Knights Walk, Abridge, RM4 1DR
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2019/08
<b>SITE ADDRESS:</b>	Land adjacent to Hangar 2 North Weald Airfield Merlin Way North Weald Essex
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	EFDC - Environment and Street Scene (Waste Division)
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 1 on EPF/2056/07 to allow bins to be stored in situ until 31st December 2010.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 This permission shall inure until 31 December 2010, following which date all wheelie bins together with the enclosure shall be removed from the site.

*This application is before this Committee since it is an application for the Council's own development (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).*

**Description of Proposal:**

This application seeks consent for the variation of condition 1 of EPF/2056/07 to allow for bins to be stored in situ until 31<sup>st</sup> December 2010. EPF/2056/07 was for the temporary storage of approximately 3500 – 4000 Council wheelie bins at the airfield until 31<sup>st</sup> December 2008. The bins were previously stored on land adjacent to Langston Road Depot, Loughton (The 'T11 Site'), however this site was no longer in the Council's ownership and this factor, combined with the reintroduction of a weekly rubbish collection from May to September, meant that the Loughton depot was no longer available to store the bins. It was originally anticipated that the bins would be used or stored elsewhere within 1 year, however no alternative facility has yet become available for this.

**Description of Site:**

The bins are stored on a triangular shaped area of land situated on the southern side of Hangar 2, which is positioned on the western side of the airfield, adjacent to the M11 motorway. The whole site lies within the Metropolitan Green Belt.

### **Relevant History:**

EPF/2056/07 - Change of use of land for the storage of bins and erection of enclosure – approved/conditions 13/12/07

### **Policies Applied:**

GB2A- Development with the Green Belt  
RST27- Use and development of the airfield  
RST29- Development of further major buildings

### **Issues and Considerations:**

The key issues relevant to this proposal are the appropriateness of the development in light of both Green Belt and recreation, sport and tourism policy.

In principle, the open storage of goods is not a use detailed within government guidance (PPG2) or Local Plan policy GB2A as an appropriate use in the Green Belt. However, the application has a number of special circumstances which are considered to overcome the harm by way of inappropriate development.

Firstly, consent has been approved for the use of land strictly on a temporary basis, which expires in the next 6 weeks. Although constantly renewed temporary permissions are not generally acceptable, and prolonged use as open storage through continually approved temporary permissions would be just as harmful to the Green Belt as granted permanent consent, an additional 2 year consent would not be deemed unacceptable, particularly when considering the limited impact on the appearance of the airfield.

The bins are well screened in the south west corner of the airfield, behind Hangar 2 and the M11 motorway. There is no visual impact upon the public domain outside of the confines of the airfield and as such the application does not conflict with the purposes of including land within the Green Belt.

With regard to recreation policy RST29, the proposal clearly does not accord with the strategic aim of enhancing the airfield as a multi-functional recreational and leisure facility. However, given that the siting of the wheelie bins is temporary, and as it has been made by Epping Forest District Council and therefore could be ceased at any time, the development will not unduly detract from this objective.

### **Conclusion**

The particular circumstances of this case, which relate to its temporary nature, mean that there is no undue permanent harm to the Green Belt or strategic recreation objectives of North Weald Airfield. Approval is therefore recommended for the extended time period for this temporary use.

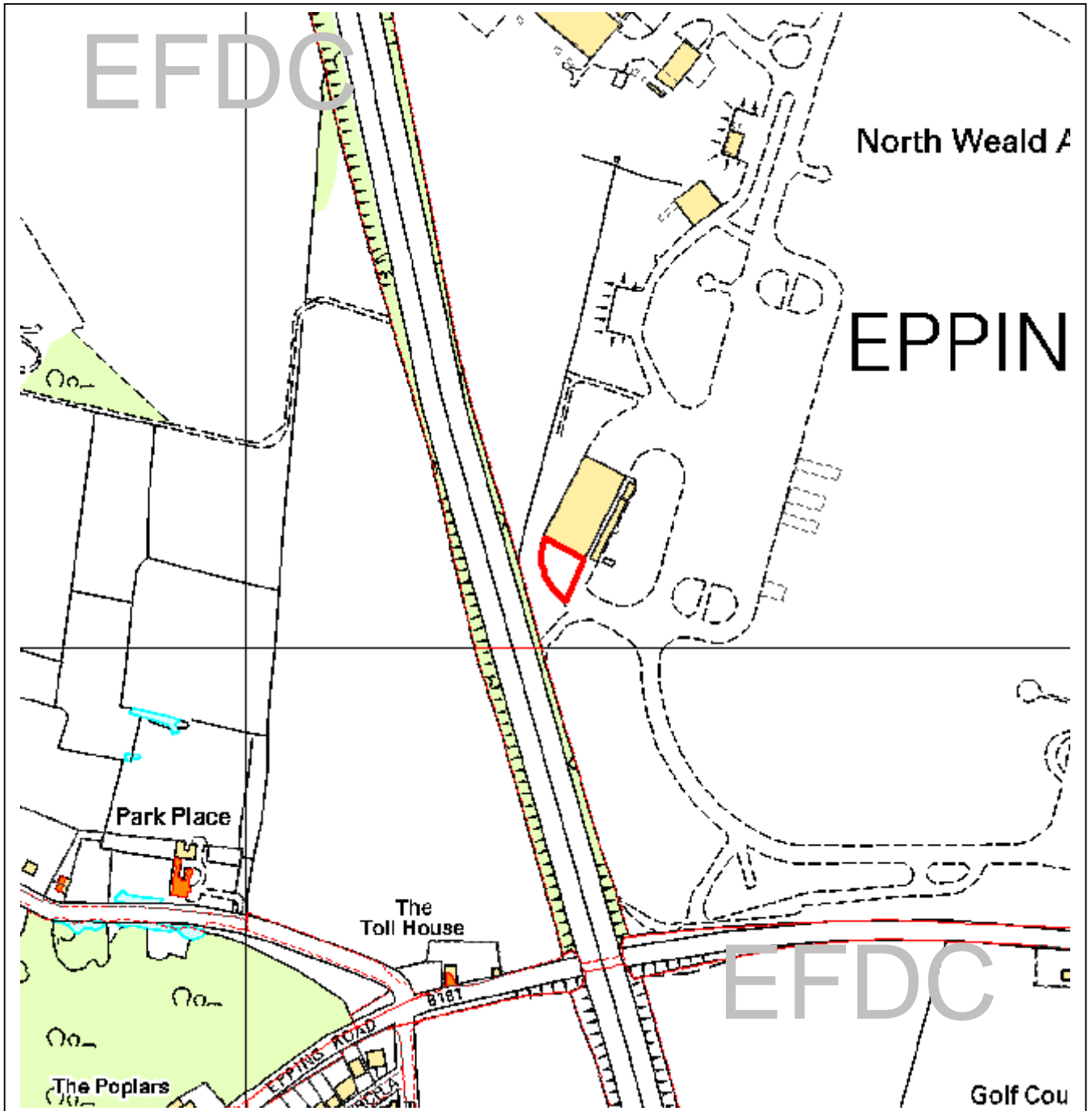
### **SUMMARY OF REPRESENTATIONS:**

No comments received



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2019/08
Site Name:	Land adjacent to Hangar 2, North Weald Airfield, Merlin Way, North Weald ,
Scale of Plot:	1/5000

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1859/08
<b>SITE ADDRESS:</b>	Great Stony Arts and Education Centre High Street Ongar Essex CM5 0AD
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>APPLICANT:</b>	Mr Jeff Banks
<b>DESCRIPTION OF PROPOSAL:</b>	The demolition of existing outbuildings and small area of single storey rear addition to main arts centre building and new extensions to provide fully wheelchair accessible additional teaching rooms, multi purpose studio, overnight stay accommodation, dining facilities, supported housing (9 flats), cycle and car parking spaces, gardens and new vehicular access from the High Street.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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 in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, prior to commencement of the works hereby approved, showing the details of the proposed new doors, windows, eaves, verges, cills, lintels and porches to be used by section and elevation at scales between 1:20 and 1:1 as appropriate. A revised roof plan (currently shown as MHN/14F) is also required prior to commencement of work.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree 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 its written consent to any variation.

- 7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the

same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 9 Prior to the commencement of the development details of the proposed surface materials for the access road and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 11 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 12 The Window frames shall be set back into the brickwork by at least 70mm behind the face of the bricks.
- 13 Sample panels of brickwork to show the brickbond, mortar mix, colour and pointing profile shall be erected on site and approved by the LPA in writing prior to the commencement of any works.
- 14 The 'Girls' sign on the southern elevation is to be retained in situ.
- 15 The 9 supported housing units fronting Ongar High Street to the south of the school building are only to be let for medium term use (a maximum of three years) and will only be for persons who are wholly employed at the development.
- 16 The two storey overnight stay accommodation unit adjacent to Great Stony Park shall only be used by persons who are on courses at the development, and for no other use.
- 17 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smells to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Applicants are strongly advised to consult 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 for guidance on minimum requirements for odour control. Annex B of the guidance provides advice on the information required to enable the Local Planning Authority to assess the suitability of a ventilation scheme.

The guidance is available at:

[www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf](http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf)

- 18 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out prior to the first use of the premises and thereafter retained at all times.
- 19 The new access along High Street is to be in accordance, in principle, with the drawing numbered MHN/10 Revision E. This is to include a new bellmouth access with 7.5 metre radius kerbs, the extension of the southern footway around the radius and into the site, at least as far as the northern footway is shown, with a dropped kerb crossing and appropriate tactile paving provided to allow pedestrians access into the site and to cross the new access safely.
- 20 Immediately the new access is used the existing access shall be permanently removed and the footpath reinstated, resurfaced and kerbs reinstated for use in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 21 The pedestrian access to the proposed flats from the High Street should be removed as it could lead to short term parking on the carriageway.
- 22 Prior to commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.
- 23 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.

*This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*

**Description of proposal:**

Demolition of existing outbuildings and single storey rear extension to main arts centre, erection of an attached multi-purpose studio and classrooms, an attached supported housing block of 9 one and two bed roomed flats, and a detached two storey overnight stay building with 25 rooms. Existing access would be closed and a new access opened to the north of the school building into the existing car park area.

The scheme will also see the demolition of the bungalow on the adjacent site at 'Highfield' and the incorporation of this site into the application site.

### **Description of Site:**

A large early 20<sup>th</sup> Century primary school building, which originally served the Great Stony Park site, which is now in separate ownership, to the south of the Four Wantz Roundabout. The whole site is within the Green Belt and the Great Stony School Conservation area. The site slopes down to the south by about 3m.

### **Relevant History:**

EPF/1698/97 Change of use of school to Arts and Education Centre      Approved

### **Policies Applied:**

GB2A	Green Belt
DBE 1 & 2	Design of new Buildings
DBE 4	Design in the Green Belt
DBE 8	Amenity Space
DBE 9	Neighbour Amenity
CF9	Disabled Access
H7	Mobility Housing
LL1	Landscaping
HC 6 & 7	Conservation Areas
ST 4 & 6	Highway and Parking

### **Issues and Considerations:**

The main issues in this application are:

1. Whether there are Very Special Circumstances which would overcome the harm to the Green Belt caused by this scheme.
2. Impact on the Conservation Area
3. Design
4. Impact on Neighbours
5. Landscaping
6. Highway and parking
7. Other Matters

### **Background**

The current use of the building is by the Theatre Resource Group, which is a registered educational charity which provides education opportunities for disabled people and other socially excluded groups. It is funded through a combination of grants and service level agreements with statutory agencies.

The Group wishes to expand its use of the site by providing up to date facilities including new short and medium term residential accommodation. Their aim is to "establish a nationally unique residential education centre specialising in arts and creative activities for people with disabilities at Chipping Ongar. The new centre will provide year round range of arts and education courses and programme, and vocational training schemes open to people from across the UK. There are no comparable projects nationally which combine this approach and this project will be a high profile exemplar in its field".



## The Scheme

The existing access to the site will be removed and a new one installed to the north in the existing car park. The existing school will be retained and existing outbuildings on the western boundary with Great Stony Park removed.

A glazed classroom will be erected on the southern façade linking the school to a large flat roofed multipurpose studio and performance area. This would be fronted by a supported housing block, of 9 dwellings, which would be three stories high with rooms in the roof. This block would have a pitched hipped roof and 4 front projections, three with gable or hipped roofs and 1 flat roof.

A kitchen extension would be erected on the southwestern corner of the school building and link to a flat roofed glazed dining area and three classrooms on the western boundary, forming part of the boundary.

This in turn would link to a two storey overnight stay block, with a hipped, multi aspect roof, which would have 25 ensuite units. This block would project into the rear garden of 'Highfield' to the south, which is under option to the Group. A courtyard to the south would be formed by these works.

It is the stated aim of the Group that the supported housing block is only to be used for medium term use (of up to 3 years) for the use of persons for whom the facilities are designed, and who will provide part of the full time staff for the development.

## Green Belt

### **Case for the Applicant**

- It is acknowledged by the applicant that this is an inappropriate development within the Green Belt. However, they argue that there are Very Special Circumstances (VSC) to overcome this inappropriateness.
- These are:
  - a) Existing contribution of the site to the openness of the Green Belt is minimal due to its position onto the High Street, and the existing buildings on the site.
  - b) The new development is wholly contained within previously developed land.
  - c) The site is not an isolated Green Belt site, but is adjoining a built up and established town centre
  - d) Meets the criteria in PPG2 of the 5 purposes of including land in the Green Belt;
    - i) will not lead to a sprawl of the built up area
    - ii) prevent towns merging
    - iii) prevent encroachment into the countryside
    - iv) preserve the setting and character of historic towns – is addressed in the design aspects of the application
    - v) assist in regeneration of derelict land.
  - e) The application will provide a unique educational service for both the local community and wider community.
- The applicant then goes on to argue the merits of this particular centre in providing educational and training services for disabled and socially excluded groups in society.
- The application is supported by a large range of statutory and voluntary bodies in both Essex and nationally.
- The accommodation will allow the running of longer and more valuable courses and reduce commuting.
- The centre already supports local community groups such as the Ongar Rotary Club and this use will be continued and enhanced.

### ***Council's Assessment of VSC***

- The applicant has provided a full and comprehensive set of supporting information for the scheme. It outlines the aims and background of users of the site.
- The question is whether the comprehensive VSC put forward outweighs the acknowledged harm to the Green Belt.
- It is accepted that this site's inclusion in the Green Belt is somewhat of an anomaly, as the site is previously developed, and located adjacent to the urban centre of Ongar. It is also accepted that the scheme does meet the criteria laid out in PPG2 of reasons for land being included in the Green Belt.
- This however, needs to be balanced against the increase in built form on the site, which will have a further impact on the openness of the Green Belt on this site.
- In addition the current use of the site and its proposed intensification need to be assessed. It is clear from the supporting information and letters of support received that the Group is well regarded in the educational and health circles in which it operates, and there is no similar facility in the region, or as far is known, in England.
- It will also be working with seriously disadvantaged groups, this type of facility will enable them to take an active and full part in the life of the community and give them the training and confidence to enhance their lives.
- The Housing Section of the Council have commented that "This is a scheme which will benefit special needs applicants from Epping Forest in the first instance, then cascade to applicants from other areas across West Essex and the London Commuter Belt and therefore I would like to add my support to this unique specialist scheme".
- Therefore, when weighing the competing factors, it is considered that this scheme does generate the VSC needed to outweigh the presumption against development within the Green Belt.

### **Conservation Area**

- The site is wholly within the Stony Park Conservation Area. The applicants have had a series of meeting with Council and Essex Conservation Officers over the last two years regarding this scheme.
- A Conservation Area is not set in 'Aspic'; development can be allowed where a scheme will enhance and preserve the character of the area, and indeed change and development is often required to encourage the vitality and reuse of the building/area as employment and living patterns change and evolve.
- This can be achieved by careful design of the scheme, and can take an approach of either a pastiche or of a contemporary appearance which can be successfully integrated into an area or older building. The second approach has been adopted here.
- Comments have been received from both the County and Local Officer, and are summarised as below.
- The north elevation of the school has been preserved as the dominant elevation unaltered, and the new development to the south steps down in height, retaining the dominance of the main school and avoiding over dominance of 'Highfield'.
- The site layout makes best use of the land, especially by keeping parking to the north of the school and providing a domestic frontage to the blank box of the studio.
- A number of further changes have been made from the original scheme which relate to the design of the supported dwellings and the southern façade of the school, which have overcome initial concerns from these officers.
- They do make the point that the new buildings will have to have very high quality materials to complement their design, and this can be conditioned.
- However the quality of the design is high and will make a "similar if different" positive contribution to the conservation area.
- The Essex Historic Building Advisor has commented "The principle and general design has been accepted as being sympathetic to the conservation area."

### Design and street scene

- The scheme will have a considerable impact on the street scene in this part of the High Road.
- A new block will be erected to the south of the school and will take advantage of the fall of the land towards 'Highfield'.
- Whilst prominent the scheme has been carefully designed so that the residential block is not over dominant or a cramped form of development on this site. It also has the advantage of screening the unavoidable box form of the studio from the street.
- The buildings to the rear are single storey with the exception of the short stay residential block. These are of a more contemporary design, but as explored above integrate well into the scheme and are acceptable.
- It is considered that this is a well designed and thought out scheme which integrates well into the street scene in this part of the High Street.

### Impact on Neighbours

- The nearest neighbours to be affected by this scheme are in Great Stony Park, Mayflower Way and Great Lawn.
- The affect on Great Lawn will be minimal and causes no harm.
- There will be no loss of light or sunlight to any neighbour.
- There is the potential for overlooking of properties in Mayflower Way to the south and Great Stony Park to the west.
- With Mayflower Way there are no habitable room windows in the southern elevation and the east windows will not directly overlook any rear elevations. The nearest property at a 45° angle is some 32m distant (No 21).
- 'Shutters' to the east is also at a 45° angle and is 33m distant to its rear elevation, with an intervening large outbuilding in its rear garden.
- Even taking into account the fall of the land, the distances and the retention of the boundary trees and fencing it is considered that there would be no adverse overlooking of properties in Mayflower Way.
- The nearest property to the east flank of the block is No 8 Great Stony Park, which is 40m away at a 45° angle. This would also be viewed through a screen of existing trees and over tall outbuildings. Therefore there is no adverse overlooking of any properties in Great Stony Park.
- The scheme itself would cause no harm in visual outlook to any neighbour due to the careful design and distances involved.
- The potential also exists for disturbance to be caused by users of the site, especially in the evening hours.
- The site already has a significant level of background noise due to the proximity of the High Street and the A414, and when the distances from the nearest dwellings are taken into account it is considered that there is unlikely to be any significant loss of amenity.

### Landscaping

- There are a number of mature trees on the site. These can be safeguarded by way of a landscaping condition, which will also be required to soften the new development to the east, south and west.

### Highways and Parking

- The scheme has been assessed by Essex Highways Officers and minor changes made by removing a proposed lay-by on the High Street.
- The Officers have commented that this scheme is now acceptable and will cause no highway hazard on this road or to the nearby bus stop.
- The parking provision is in line with the current parking standards, and this is a town centre urban centre with adequate public transport links.

- Highways have requested the sum of £10,000 to be paid by the Developer to finance improvements to bus stops in the immediate area, prior to the commencement of the development. This is necessary as it is related to the users of the development.

### Other Matters

- The site is covered by a Section 106 Agreement from 1997 relating to the change of use of the whole Great Stony Park site to residential dwellings, which is referred to by a number of the objectors.
- The agreement states that, for this site, “the education building and education land will not be used for any other purpose other than for community education arts or ancillary purposes”.
- The objectors argue that this scheme breaches the terms of the S106 due to the residential aspects of the scheme.
- In the opinion of Officers the use that the Group are currently using the site for is in line with the S106. The new scheme will also still maintain this use as the residential elements are purely for use by people under training at the site (which will be conditioned) and therefore there is no conflict with the S106.
- The objectors also argue that the S106 meant the use should be purely for local people; however this is not what the S106 says.
- The Council’s Legal Section has commented in planning terms the scheme is either acceptable or it is not, which is a matter for the Committee to decide on the planning merits and material considerations.
- The S106 is a material consideration; however, as seen above, there is no divergence from the aims and terms of the S106 agreement by this scheme.
- The Legal Section have also commented that the Committee, if they disagree with the Officer’s opinion as to whether any change affecting the S106 had occurred, could authorise a variation to the S106. The Developer would then have to have the covenant removed by negotiation with the original landowner. This would not delay the planning permission.
- Taylor Woodrow (one of the original signatories to the S106) have also confirmed that they do not regard this scheme as being a material change to the S106.

### Conclusion

This scheme is a significant change to the current built form on the site. It is a unique use which will be a landmark use (and site) on the north of Ongar, and will by its design and careful integration of old and new enhance the character and appearance of the Conservation Area.

It is acknowledged that this is Green Belt; however the applicant has demonstrated very special circumstances which overcome the presumption against this development.

There will be no adverse harm to the amenities of the neighbours, and no highway hazard. Parking is sufficient and meets current standards. The scheme does not breach the terms of the Section 106 Agreement and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS**

ONGAR TOWN COUNCIL – Support the application, but after learning of local concerns requests that consideration be given to the following matters:

- a. The existing bus stop adjacent to the site is used by a large number of school children and it is possible that the resiting of the entrance to the property could have safety implications. We would like consideration to be given to this by the Highways Department in case it is appropriate for the bus stop to be moved.

b. The planned residential accommodation is to be provided as a means of accommodating students benefiting from education at the centres, and would wish there to be a condition imposed to any planning consent, preventing use as permanent accommodation for any purpose not linked to the primary education function of the centre.

c. details of finishes and materials to be approved by the planning department after consultation with the Conservation Officer.

## OBJECTING TO THE APPLICATION

2 GREAT STONY PARK – Object, development on Green Belt land is inappropriate and will adversely affect the school as a key feature of the conservation area, this is a national resource not a local one, parking is inadequate, vehicle access is dangerous, increase in pollution and noise.

3 GREAT STONY PARK – Object, adverse impact on the Green Belt and Conservation Area and no special circumstances apparent, over dense scale of development, car parking inadequate, contrary to existing Section 106 Agreement.

4 GREAT STONY PARK – Object, housing is not appropriate on this site and the scale of it is too much, increase in noise and disturbance, 24 hour access to the site and overdevelopment.

5 GREAT STONY PARK – Object, within the Green Belt and inappropriate development, out of character with the conservation area and its buildings, overlook my property, is overbearing and over scale, road safety will be affected.

6 GREAT STONY PARK – Object, will remove original buildings and all the look of all building and character, I can later my house, I cant see why the arts centre should be any different.

7 GREAT STONY PARK – Object, conflict with the Green Belt and Conservation Area, overdevelopment of the site, the change of use is contrary to the S106 Agreement, traffic pollution will increase, as will hazards and parking problems, does the Council have a vested interest in this scheme?

8 GREAT STONY PARK – Object, harm to character and appearance of the Green Belt and Conservation Area, access will be onto a busy road, contrary to Section 106 Agreement, parking is inadequate.

10 GREAT STONY PARK – Object, contravention of S106, will be overlooked, scheme will not blend in with the street scene, will lose the appearance of this part of Great Stony Park forever, new scheme will cause a highway hazard, will cause noise and other pollution, inadequate parking.

12 GREAT STONY PARK – Object, adversely affect the character and appearance of the site, does not support local people, this is in conflict with the S106 Agreement, access will cause a hazard, noise pollution.

13 GREAT STONY PARK – Object, overnight accommodation block is for vulnerable occupants who will be at risk if fire breaks out, TPO trees at risk on site, there is a Section 106 on the site which this scheme will breach, this scheme is not for the local community which the site is supposed to be for (2 letters).

14 GREAT STONY PARK – Object, will cause a road safety hazard, and will adversely affect the Conservation Area, conflicts with S106 Agreement.

17 GREAT STONY PARK – object, contrary to s106 agreement and affect our life buy noise and disturbance

19 GREAT STONY PARK – Object, Adverse impact on Green Belt, Conservation Area and the town, highway hazard, inadequate parking, conservation area issues (two objections).

28 GREAT STONY PARK – Object, is too ambitious for such a small area, impact on the Conservation Area is unacceptable, parking is inadequate, and access is dangerous, breaches S106 agreement.

32 GREAT STONY PARK – Object, understand reason, question size, must be a limit, no accommodation required if travel provided by Council.

41 GREAT STONY PARK – Object, Green Belt and Conservation Area, safety concerns, distrust neighbourhood community, contrary to S106 agreement.

44 GREAT STONY PARK – Object, Green Belt and conservation land, in breach of S106 agreement access is a hazard; noise and light pollution will increase.

47 GREAT STONY PARK –Object, alter the character and appearance of the site, danger to children at the bus stop, at odds with community use, noise and inconvenience may be caused.

57 GREAT STONY PARK – Object, size is too big, traffic will be dangerous, S106 Agreement will be breached, this is basically a motel, car park is inadequate and noise and disturbance will result.

THE LODGE, GREAT STONY PARK – Object, is detrimental to the local community, adverse impact on the Green Belt and Conservation Area, will create road danger, affect protected trees, materials are too modern, flat roof buildings are out of keeping, as is the glass panels

26 MAYFLOWER COURT – Object, will affect character and appearance of the site, contrary to the S106 agreement, highway danger will be caused, parking is inadequate, noise nuisance caused

#### SUPPORTING THE APPLICATION:

BILL RAMMELL, MP for HARLOW

ERIC PICKLES, MP for ONGAR & BRENTWOOD

EAST OF ENGLAND DEVELOPMENT AGENCY

EAST OF ENGLAND SKILLS AND COMPETIVENESS PARTNERSHIP

THE OLD RECTORY, HIGH STREET, ONGAR

PROFESSOR ESCHE, DEAN OF ARTS, MIDDLESEX UNIVERSITY

LIVING EAST

ADULT RESIDENTIAL COLLEGES ASSOCIATION

PROFESSOR THORNE, ANGLIA RUSKIN UNIVERSITY

FUTUREBUILDERS ENGLAND

VOLUNTARY TRAINING SECTOR

ESSEX FORUM FOR SUPPORT GROUPS

ESSEX COMMUNITY FOUNDATION

ESSEX COALITION OF DISABLED PEOPLE

7 TORRELLS HALL COTTAGES, WILLINGALE

35 ALLNUTS ROAD, EPPING

PO BOX 1 ONGAR

BASSET CAR SERVICES

BOLTONS WAREHOUSE, CAMBRIDGE

21 PRIORY CLOSE, SOUTH WOODFORD

DISABILITY ARTS CYMRU

MEA HOUSE, LONDON

SOME 12 INDIVIDUAL EMAILS OF SUPPORT

PHOENIX ARTS CENTRE

LVS RESCOURSE CENTRE

CREATIVE ARTS EAST

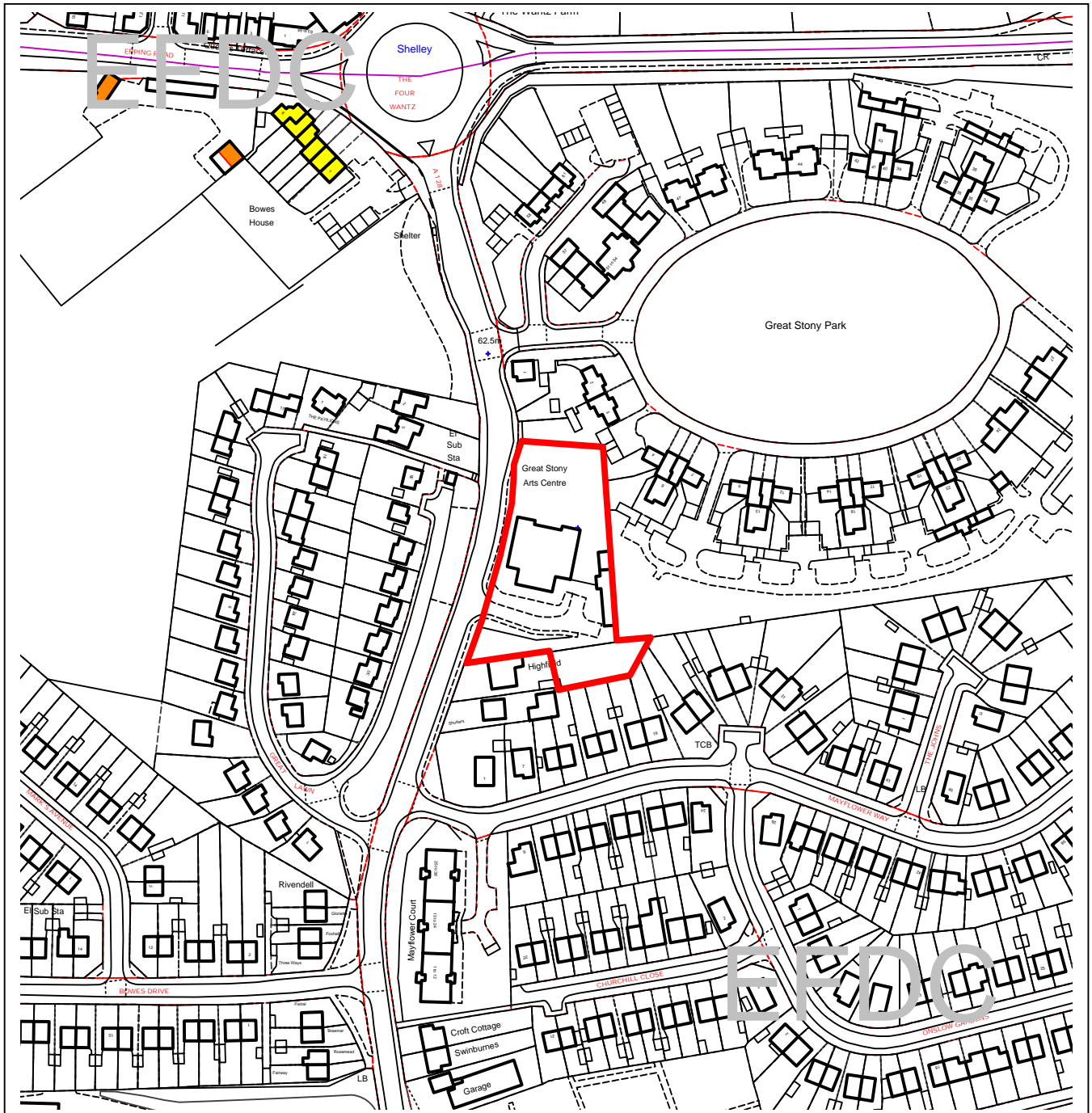
HARLOW PLAYHOUSE

DISABILITY ARTS IN SHROPSHIRE



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>4 &amp; 5</b>
Application Number:	EPF/1859/08 and EPF/1865/08
Site Name:	Great Stony Arts and Education Centre High Street, Ongar, CM5 0AD
Scale of Plot:	1/2500

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1865/08
<b>SITE ADDRESS:</b>	Great Stony Arts and Education Centre High Street Ongar Essex CM5 0AD
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>APPLICANT:</b>	Mr Jeff Banks
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for the demolition of existing outbuildings and small area of single storey rear addition to main arts centre building.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

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

*This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*

**Description of proposal:**

Conservation Area Consent for demolition of existing outbuilding.

**Description of Site:**

A large early 20<sup>th</sup> Century primary school building, which originally served the Great Stony Park site, which is now in separate ownership, to the south of the Four Wantz Roundabout. The whole site is within the Green Belt and the Great Stony School Conservation area. The site slopes down to the south by about 3m. The outbuildings are single storey on the eastern boundary.

**Relevant History:**

EPF/1698/97 Change of use of school to Arts and Education Centre approved

**Policies Applied:**

HC 6 & 7 Conservation Areas



## **Issues and Considerations:**

The main issue in this application is:

Impact of demolition of the building on the Conservation Area

There is a concurrent application for the erection of a single storey rear extension to main arts centre and erection of an attached Multi purpose studio and classrooms, an attached supported housing block of 9 one and two bed roomed flats, and a detached two storey overnight stay building with 25 rooms. Existing access would be closed and a new access opened to the north of the school building into the existing car park area.

The scheme will also see the demolition of the bungalow on the adjacent site at Highfield and the incorporation of this site into the application site.

## **Background**

The current use of the building is by the Theatre Resource Group, which is a registered educational charity which provides education opportunities for disabled people and other socially excluded groups. It is funded through a combination of grants and service level agreements with statutory agencies.

The Group wishes to expand its use of the site by providing up to date facilities including new short and medium term residential accommodation. Their aim is to “establish a nationally unique residential education centre specialising in arts and creative activities for people with disabilities at Chipping Ongar. The new centre will provide year round range of arts and education courses and programmes, and vocational training schemes open to people from across the UK. There are no comparable projects nationally which combine this approach and this project will be a high profile exemplar in its field”.

## **Conservation Area**

The site is wholly within the Stony Park Conservation Area. The applicants have had a series of meetings with Council and Essex Conservation Officers over the last two years regarding this scheme.

The Essex Historic Building Advisor has commented “The loss of the outbuilding raised my concern, but the discussions appear to have concluded that this was justified due to the difficulty of accommodating the new build without demolition and due to the quality of design now proposed serving to make a similar if different positive contribution to the conservation area. I therefore consider it difficult to raise any objection to consent for demolition of the outbuilding at this late stage”

## **Conclusion**

This consent for demolition is a small part of a larger overall concern which is also before committee. When considered in the round it is clear that the loss of this building will not cause any harm to the character and appearance of the Conservation Area as it will be replaced by contemporary buildings which will enhance the appearance of the area. The recommendation is for approval.

## **SUMMARY OF REPRESENTATIONS**

ONGAR TOWN COUNCIL – Support the application

5 GREAT STONY PARK – Object, within the Green Belt and inappropriate development, out of character with the conservation area and its buildings, overlook my property, is overbearing and over scale, road safety will be affected.

32 GREAT STONY PARK – Object, understand reason, question size, must be a limit, no accommodation required if travel provided by Council.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1959/08
<b>SITE ADDRESS:</b>	Millrite Engineering 151 - 153 London Road Stanford Rivers Ongar Essex CM5
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Berden Enterprises Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing five bedroom house and rebuilding in different location, retaining store/forge to front and converting to two bedroom flat, retaining spray and bedding building and conversion to a three bedroom bungalow, retaining two, two storey workshops and office building and converting to four, 2 bedroom flats.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed replacement dwelling represents inappropriate development and is therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and Alterations and the East of England Plan. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character.

In the view of the Local Planning Authority the application does not comply with these policies as the proposed replacement dwelling is poorly sited, and is materially much greater in volume and will have a far greater impact in height and bulk on the Green Belt than the dwelling it would replace contrary to policy GB15A of the adopted Local Plan and Alterations.

- 2 The site is within the Metropolitan Green Belt. The proposed conversion of Building No 3 (The spray shop) and Building No 4 (the main workshops) do not meet the criteria laid down in policy GB8A of the adopted Local Plan and Alterations, in that they (i) are not capable of conversion without major or complete rebuilding, and (ii) would have a greater impact on the character and appearance of the Green Belt than the existing buildings due to their height, bulk and design. Therefore the scheme is contrary to this policy.

- 3 The site is within the Metropolitan Green Belt. The proposed conversion of Building No 3 (The spray shop) and Building No 4 (the main workshops) do not meet the criteria laid down in policy GB9A of the adopted Local Plan and Alterations in that they are modern industrial buildings which are not worthy of retention or suitable for conversion, and if such a conversion was allowed would result in an adverse impact on the surrounding area. Therefore the scheme is contrary to this policy.
- 4 The proposed replacement dwelling and conversion of Building No 4 (the main workshops) are inappropriate within this Green Belt area by reason of their design, in that they are excessive in height and width, and are bulky and incongruous in this rural area, and the details of the fenestration and brick walls are urban and intrusive, contrary to policies DBE1, 2, and 4 of the adopted Local Plan and Alterations.
- 5 The proposed apartment building (Building No 4 - the main workshops) would have an adverse impact on the amenities of the occupants of White Bear Cottage to the immediate east, by reason of a loss of sunlight in the afternoon and evening and an overbearing visual impact, contrary to policy DBE 9 of the adopted Local Plan and Alterations.
- 6 The scheme makes no provision for any affordable housing provision, contrary to policies H6A and H7A of the adopted Local Plan and Alterations.
- 7 The scheme will have an adverse impact on the adjacent grade II listed buildings at White Bear Cottage and The Woodman Public House by reason of its design and siting, due to some of the new buildings' height, proximity and over-dominant non-traditional proportions, their poor detailing, and the erosion of green space contrary to policy HC12 of the adopted Local Plan and Alterations.
- 8 The site is an isolated site in a rural area. The scheme will promote commuting, as it is poorly served by public transport and most access will be by private motor vehicle, it will therefore fail to enhance the rural environment. Therefore the proposal does not constitute a sustainable development in this rural location, contrary to policies CP1, 2, 3, & 9 and ST 4 and 6 of the Adopted Local Plan and Alterations.

This application is before this Committee since it has been 'called in' by Councillor Knapman (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

**Description of proposal:**

Demolition of existing five bedroom house and rebuilding in different location (Building 1), retaining store/forge to front and converting to a two bedroom flat (Building 2), retaining spray and bedding building and converting to a three bedroom bungalow (Building 3), and retention of 2 two storey workshops and offices and converting to 4 two bedroom flats (Building 4).

**Description of Site:**

A small engineering works and detached house on the London Road, between the Woodman Public House and White Bear Mews, both of which are Grade II listed buildings. The site has the house to the north west frontage, a single storey ex forge to the north east frontage, and the main workshops (with first floor offices) to its rear, and a single storey spray and bending shop to the

rear of the house, forming a small yard area. There is a garden area to the west which has some single storey outbuildings on. The whole site is within the Green Belt. The site slopes down to the east by about 2m.

### **Relevant History:**

Various applications regarding the engineering use of the site.

### **Policies Applied:**

#### East of England Plan

SS1	Sustainable Development
SS7	Green Belt
E2	Employment
H2	Affordable Housing

#### Local Plan & Alterations

GB2A	Green Belt
GB8A	Change of use of buildings
GB9A	Residential Conversions
GB15A	Replacement Dwellings
DBE 1 & 2	Design of new Buildings
DBE 4	Design in the Green Belt
DBE 8	Amenity Space
DBE 9	Neighbour Amenity
HC6A	Affordable housing threshold
HC7A	Level of affordable housing
H2A	Previously developed land
E4A	Employment Land
LL1	Landscaping
HC13	Setting of a Listed Building
ST 4 & 6	Highway and Parking
CP1	Sustainability
CP2	Rural Environment
CP3	New Development
CP9	Sustainable Transport

### **Issues and Considerations:**

The main issues in this application are:

1. Whether there are Very Special Circumstances which would overcome the harm to the Green Belt caused by this scheme.
2. Design
3. Impact on Neighbours
4. Affordable Housing
5. Loss of Employment Land
6. Landscaping
7. Highway and parking
8. Setting of the Listed Buildings
9. Sustainability

## 1. Green Belt

- The site is wholly within the Green Belt. There are a number of factors to be considered with this scheme:
  - a. The replacement dwelling
  - b. The change of use of the other 3 buildings and their use for residential purposes

### Replacement Dwelling

- Policy GB15A allows the replacement of existing dwellings in the Green Belt if the building is not materially larger than the existing building. The current building has a footprint of 126m<sup>2</sup> and a volume of around 700m<sup>3</sup>. This proposal would see a dwelling with a floor area of 202m<sup>2</sup> and a volume of 1435m<sup>3</sup>. This is an increase of 60% in footprint, and the volume increases by some 105% over the existing house.
- Policy in respect of replacement buildings has recently been amended by the Local Plan alterations which now states that replacement dwellings will not be materially greater in volume than that which it replaces (as opposed to not being materially larger). This is clearly not the case in this application.
- In addition the new building is 10m high, an increase of 3m in the height of the existing building, as well as being much wider (20m against 14m of the existing) and bulkier with a very prominent and high pitched roof.
- The new building would be three stories against the existing modest partial two storey design.
- It is also the case that this portion of the scheme would see the erection of a very large house on an area of garden which is currently open and would spread the built development across the site to the detriment of the openness of the Green Belt.
- These features combine to give the new building a far greater impact on the openness of the Green Belt than the building it would replace.
- Therefore, whilst the principle of a replacement house on this site is acceptable, the proposal is poorly sited, excessive in volume, height and bulk and therefore this portion of the scheme has an unacceptably adverse impact on the openness and character of the Green Belt and is contrary to the Local Plan Policy.

### Change of use of other Buildings

- Policy GB8A of the adopted local plan allows for a change of use of buildings provided they meet a number of criteria:
  - (i) The building is:
    - (a) of permanent and substantial construction, capable of conversion without major or complete reconstruction and is in keeping with its surroundings by way of form, bulk and general design.
    - (ii) The proposed use would not have a materially greater impact than the present use of the Green Belt and the purpose of including land in it.
    - (iii) The use and associated traffic generation would not have a significantly detrimental impact on the character and amenities of the countryside
    - (iv) & (v) are not relevant to this application.
- In addition, for a building to be converted to residential use, the criteria of GB9A will need to be achieved. The relevant criteria are:
  - (i) The building must be worthy of retention, and:
  - (ii) it has been clearly proven by the applicant that business reuse in line with Policy GB8A is unsuitable.
  - (iii) is not relevant

### Building 2 – The Old Forge

- GB8A (i) is met as the structure is permanent and substantial. The existing roof covering would be replaced with tiles, and the weatherboarding refurbished. It is clear from the officers site visit that the building is capable of being converted to its intended use, albeit it with remedial works to bring the building up to current standards.
- (ii) it is considered that this criteria could be met as the use as a dwelling on this previously developed land site would not have a greater impact on the Green Belt than the current use
- (iii) will be dealt with under the Highway Issues section.
  
- GB9A; with regard to (i) the building is not unattractive and it is considered that it is worthy of being retained.
- (ii) is met as the applicant has submitted information that the whole site has been actively marketed since 2004 to find a buyer; to no avail.

### Building 3– The Spray Shop

- GB8A(i) is not met. The scheme purports to show that this building is to be converted, however it appears from the plans that it will be changed from a 'T' plan to an 'L' plan, with an increase in height and is more akin to a rebuild than a conversion, which would need to be assessed against GB15A, the criteria of which it would not meet.
- GB9A (i) is also not met. The building is a utilitarian industrial building of no architectural merit whatsoever. In the supporting text to the policy it is stated "this policy will be used to enable the reuse of vernacular rural buildings. It will not apply to modern or utilitarian agricultural buildings, as they are not generally considered worthy of retention or suitable for conversion". Therefore it is clear that this criteria is not met.

### Building 4 – The Main Workshops

- GB8A(i) is not met. The scheme changes a modest partial two storey building with a maximum height of 7m to a 8.7m high and very bulky apartment block erected which has a very limited correlation in terms of footprint and siting to the existing building.
- In the opinion of officers this is not a conversion, it is a demolition and erection of a very large and intrusive new block, which should properly be assessed against the criteria in policy GB15A, which it would signally fail to meet.
- GB8A (ii) is not met - The scheme will see the introduction of 4 new residential dwellings into the Green Belt and would have an adverse impact on the openness and appearance of the Green Belt by this use.
- GB9A (i) is also not met. The building is a utilitarian industrial building of no architectural merit whatsoever, and therefore it is clear that this criteria is not met.

### Green Belt Conclusion

- It is the case that the replacement dwelling is totally contrary to Council policies. It is also clear that whilst the conversion of Building 2 may be acceptable, the works proposed for buildings 3 and 4 cannot be considered as conversions, as they are basically demolitions and rebuilds. At best some of the previous building fabric will be worked into the two new buildings.
- No very special circumstances have been put forward as to why this scheme would overcome the presumption against this type of development.
- Therefore the scheme does not meet the criteria under any of the three Green Belt policies and would have a harmful effect on the openness, character and appearance of the Green Belt in this location.

- It is inappropriate development and is clearly contrary to Green Belt policy GB2A, GB8A, GB9A and GB15A.

## 2. Design and Street Scene

- The site is prominent in the street scene and would see a small scale and modest site developed way beyond what it can easily or properly accommodate.
- The spread of the buildings, and their height and bulk would be dramatic and would have a very adverse impact on the Green Belt and the street scene.
- The apartment block (building 4) contains poor details. The 7m span results in excessive bulk. The standard windows and door pattern create that awkward hybrid of barn and house, with domestic sized windows at two storeys.
- The house has an excessive bulk due to the side gable spanning over 9m - The form should give more regard to the traditional proportions of buildings in Essex as identified in the Essex Design Guide.
- It has the same design flaws as the apartment building, with the fenestration giving the appearance of a poor barn conversion and the roof lights awkward interruptions within the roof plane. The dormers also appear incongruous and at 1.6m wide would appear too large

## 3. Impact on Neighbours

- White Bear Cottage and Mews are to the immediate east of the site. The main part of the scheme which will affect these properties is the apartment block (building 4).
- Due to the height and siting of this block, and the existing fall of land to the east there will be an adverse loss of sunlight in the evenings and an adverse visual impact and amenities on the outlook from this property.
- Whilst there will be no adverse impact on the amenities of the Woodman Public House to the immediate west, there is likely to be an adverse impact on the occupants of the new house from the use of the pub, especially on summer evenings when the Beer Garden is in use.

## 4. Housing Issues

- This scheme is for a residential development of 7 dwellings. Under the recently revised Local Plan Alterations it falls within the criteria of policy H6A (ii) (b) and therefore 50% of the new dwellings on the site should be allocated for affordable housing units.
- No such provision is made for this scheme.

## 5. Employment Issues

- This is an existing employment site and thus its loss for such a use is to be regretted.
- However, evidence has been supplied of several marketing exercises over the past 4 years which have not resulted in any offers being made for the site.
- The current business will cease in the near future as the owners have sold the site.

## 6. Landscaping

- The Landscape Section has commented that the current use of the site is engineering, predominantly either buildings or hard standing. There are no trees on the site worthy of protection. However, the evergreen hedge at the road frontage provides important screening to this development. A landscape scheme would provide some softening to this development.

## 7. Highways and Parking

- The Highway Section has commented that "the location, lack of footways and limited access to public transport would mean that virtually all journeys generated by the proposal would be by



private vehicles. The proposal is not considered to be sustainable due to the reliance on the use of private car which is contrary to the aims and objectives of the relevant transportation policies contained within the County Council's Highways and Transportation Development Control Policies”

#### 8. Setting of the Listed Buildings

- Comments have been received from Conservation Officers which are summarised below:
- “The hedge along the roadside is very significant to the character of this area so it is good to see this retained. However, the extent of development and hard-standing that would replace green space raises concern. In particular:  
The apartment block is too large and badly designed. The two small gables are awkward, tacked on details to what should be a simple form. The 5-bed house raises particular objection for it's over dominant impact on the listed building adjacent, due to its proximity, size and over large proportions. The Woodman has a stand-alone quality with a spacious rural setting. The introduction of buildings so close to the boundary severely erodes this, both from the impact of the buildings and for the amount of hard surfacing introduced. The brick wall with railings along the front of the plot 6 sounds too suburban in character for this rural location. In conclusion, then, the proposed development already raises objection for having a severely damaging impact on the setting of the listed buildings due to some of the new buildings' height, proximity and over-dominant non-traditional proportions, their poor detailing, and the erosion of green space”.

#### 9. Sustainability

- As has been seen above this proposal would see six additional new dwellings created on an isolated Green Belt site with very poor public transport links and infrastructure. It would not enhance the rural environment or conserve the character of the countryside. It is the case that this is not a sustainable site for new residential development, as it would result in an increase in the reliance on car travel.

#### **Conclusion**

This scheme is significantly flawed and is contrary to a number of Local Plan policies. Whilst it may be possible to redevelop this site, any scheme will need to respect its setting within the Green Belt, it's siting between two listed buildings, the need for affordable housing and impact on White Bear House, which this scheme signally fails to do. Therefore the recommendation is for refusal.

#### **SUMMARY OF REPRESENTATIONS**

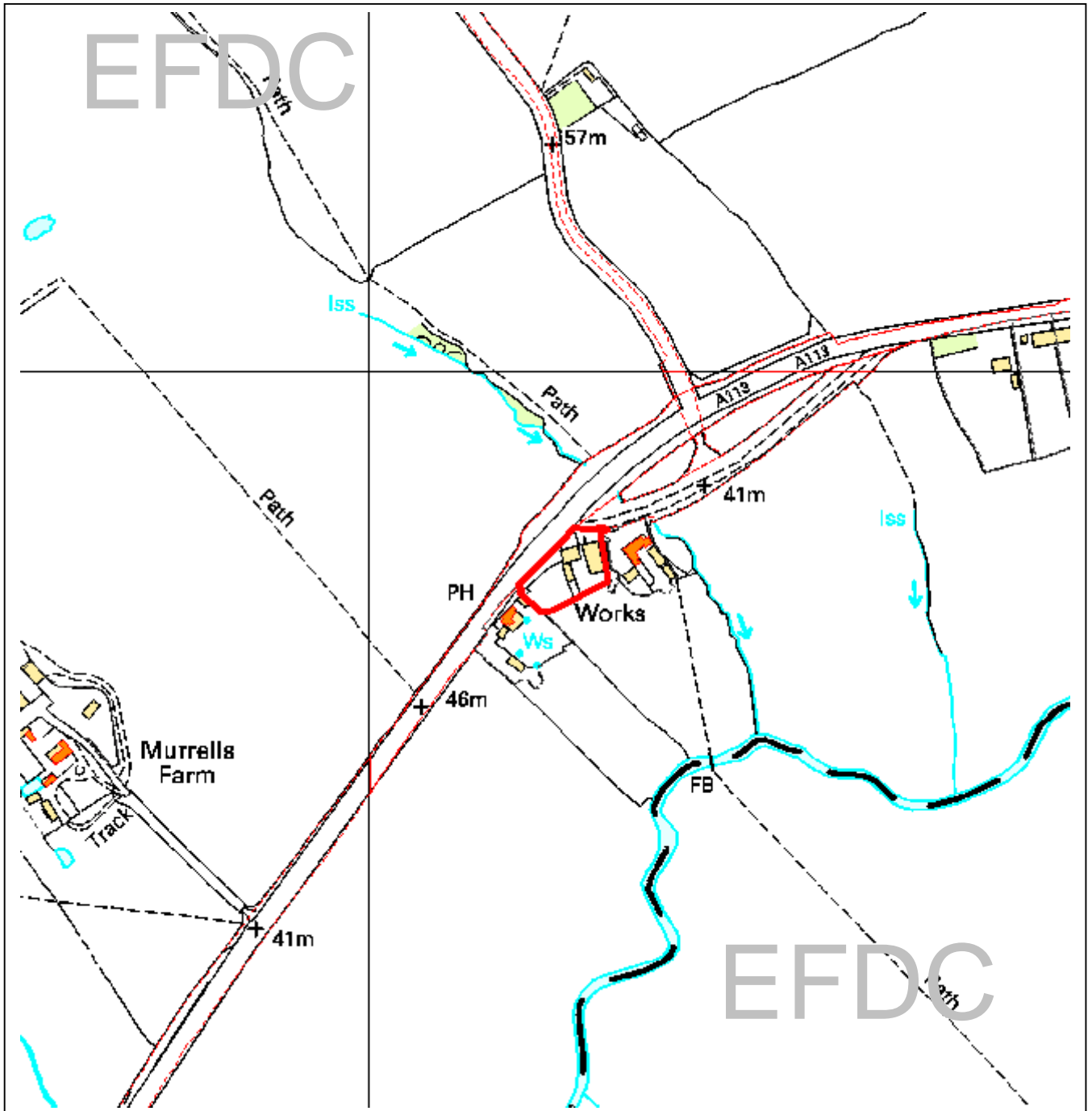
STANFORD RIVERS PARISH COUNCIL – No objection, Residential more acceptable than industry

WHITE BEAR HOUSE – Object, drainage and sewerage are inadequate



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/1959/08
Site Name:	Millrite Engineering, 151 - 153 London Road, Stanford Rivers, CM5
Scale of Plot:	1/5000

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1997/08
<b>SITE ADDRESS:</b>	Old Rectory Farm Church Lane Stapleford Abbots Romford Essex RM4 1ES
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr Fred Cheroomi
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of redundant agricultural buildings into 2 residential units. (Revised application)
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and Alterations. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character.

In the view of the Local Planning Authority the proposed residential use will result in an adverse impact on the openness, character and appearance of the Green Belt, and will increase traffic generation. Furthermore, the applicant has not demonstrated why other alternative preferred re-uses are not suitable. The proposal is therefore contrary to Policy GB8A and GB9A of the adopted Local Plan and Alterations.

It has also not been proved to the Council's satisfaction that the building is worthy of retention and that the site is unsuitable for a business use, contrary to Policy GB9A of the adopted Local Plan and Alterations.
- 2 The proposed scheme would intensify the use of an access onto a classified road where driver to driver sightlines are substandard. This intensification would be detrimental to road safety contrary to policy ST4 of the adopted Local Plan and Alterations.

- 3 The increase in vehicular movement will lead to conflict between walkers and users of Public Footpath No 4, and will result in a deterioration of the footpath, causing a highway hazard contrary to policy ST4 of the adopted Local Plan and Alterations.
- 4 The site is an isolated site in a rural area. The scheme will promote commuting, as it is poorly served by public transport and most access will be by private motor vehicle, it will therefore fail to enhance the rural environment. Therefore the proposal does not constitute a sustainable development in this rural location, contrary to policies CP1, 2, 3, & 9 of the Adopted Local Plan and Alterations.

*This application is before this Committee since it has been 'called in' by Councillor Knapman (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).*

### **Description of proposal:**

Demolition of existing disused farm buildings and construction of a detached building with two residential units, measuring 21m x 8m by 6.10m high.

### **Description of Site:**

An ex pig farm to the west of St Mary's Church. The site consists of the Old Rectory Farm, a grade II listed building in residential use, Holly Cottage and three ex piggery buildings (an Accost type barn in poor repair, a Nissan Hut and a Brick piggeries shed). There is an access via Church Lane, which is a single tracked metalled road, and a new access to the southwest onto the B175. This is also part of Public Footpath No 4. The whole site is within the Green Belt.

### **Relevant History:**

EPF/2693/07 Erection of detached building providing 3 residential units Refused  
EPF/1246/08 Erection of detached building providing 3 residential units Refused

The reasons for refusal of these applications were on the basis that the proposed developments were inappropriate within the Green Belt, were in an unsustainable location, and it would have an adverse effect on Highway Safety and use of a Public Footpath.

### **Policies Applied:**

GB2A Green Belt Policy  
DBE 1 & 4 Design  
DBE 9 Amenity  
HC12 Development affecting the setting of listed buildings

### **Issues and Considerations:**

The main issues are the impact of this proposal on:

1. The Green Belt
2. Design
3. Sustainability
4. Setting of the listed building
5. Effect on amenity
6. Landscaping
7. Impact on highways

This is a revised scheme which reduces the number of units from three to two, and proposes to remove the Atcost Barn. However, much of the previous supporting information in the earlier 2008 application still applies at the applicant's request.

### 1. Green Belt

- The current buildings on the site are unused and are in a poor state of repair. This application would see the single storey piggery building converted into two separate residential dwellings and the Atcost Barn and Nissan hut on the site demolished.
- Council policy only supports the conversion to residential use of redundant buildings if the relevant criteria are met, and in this case policies GB8A and GB9A are relevant.
- Policy GB8A of the adopted local plan allows for a change of use of buildings provided they meet a number of criteria:
  - (i) The building is:
    - (a) Of permanent and substantial construction, capable of conversion without major or complete reconstruction and is in keeping with its surroundings by way of form, bulk and general design.
    - (ii) The proposed use would not have a materially greater impact than the present use on the Green Belt and the purpose of including land in it.
    - (iii) The use and associated traffic generation would not have a significantly detrimental impact on the character and amenities of the countryside
    - (iv) & (v) are not relevant to this application.

(i) Is met, as the structure is permanent and substantial. The existing roof covering would be replaced with tiles, and the brickwork covered with weatherboarding. It is clear from the officers site visit that the building is capable of being converted to its intended use, albeit it with remedial works to bring the building up to current standards.

(ii) Is not met. The scheme will see the introduction of two new residential dwellings into the Green Belt and would have an adverse impact on the openness and appearance of the Green Belt by this use.

In addition the scheme would, in effect, spread the residential curtilage of the Old Rectory further than currently exists.

- The Council does not accept that this part of the site is the residential curtilage of The Old Rectory. It is clear that this area is physically separated from the domestic garden of the site and has been used for commercial farming activities, which would not be considered as part of the domestic curtilage.
- On reading of the statutory declaration of Mr Ayes (1954) it is stated that the "said premises coloured blue in the said plan have formed the house of residence and land attached thereto of the Rector..". However, it does not specifically state which part of this land forms the domestic curtilage. It is accepted that the land has been in the ownership of The Old Rectory for many years, but an examination of the physical characteristics of the site and the use for which this portion of it was used it is clear that this particular portion of the site cannot be considered as domestic curtilage.
- Therefore this site is not currently part of the curtilage of The Old Rectory, which contains several outbuildings and a separate dwelling at Holly Lodge, which has its own distinct curtilage. This scheme would essentially increase the curtilage of The Old Rectory to cover this site and would allow the proliferation of residential paraphernalia on the site, such as washing lines, as well as parking for vehicles in the open.
- Notwithstanding the comments of the applicant that a unilateral undertaking to not separate from the curtilage of the site or erect certain structures it is clear that there would be pressure to allow the erection of outbuildings such as garages with a subsequent harmful effect on the openness of the Green Belt.

- In any event, even if this scheme was within the domestic curtilage of The Old Rectory the use of building as two residential dwellings will have a materially greater impact than the current non-use on the character, appearance and openness of the Green Belt as explained above

(iii) Is also not met as the use of the structure as two dwelling houses will still generate more traffic than using the building for a small scale agricultural use, which in any event has long ceased.

- In addition, for a building to be converted to residential use the criteria of GB9A will need to be achieved. The relevant criteria is:
  - (i) The building must be worthy of retention and:
  - (ii) it has been clearly proven by the applicant that business reuse in line with Policy GB8A is unsuitable.
  - (iii) is not relevant
- With regard to (i) the building is a utilitarian mid 20<sup>th</sup> century building of no architectural merit whatsoever.
- In the supporting text to the Local Plan policy it is stated “this policy will be used to enable the reuse of vernacular rural buildings. It will not apply to modern or utilitarian agricultural buildings, as they are not generally considered worthy of retention or suitable for conversion”. Therefore it is clear that this criteria is not met.
- The second criteria is not met as it is not accepted that a B1 or B8 use would have an adverse impact on the setting of the listed building. Indeed it has been demonstrated at numerous sites in the District that the two can coexist in harmony without harm caused to the listed building.
- In the previous application it was not clear which use the applicant wished to use the dwellings for. There was reference to Holiday Lets, domestic staff and family members in the supporting documents; therefore the applicant appeared to be hedging his bets.
- However, in this application the use of the building has been verbally stated as for the applicant’s daughters. However it is understood that the applicant has 3 teenage daughters, of school or university age. It is also the case that the applicant has a very large house on the site at Old Rectory Farm with two curtilage listed outbuildings which could be converted to residential annexes more suited to his needs. Therefore the applicant’s personal circumstances, which are unclear in any event, do not outweigh the serious harm that this scheme will cause to the objectives of Council Green Belt policy.
- Therefore the scheme does not meet either of the two Green Belt policies and would have a harmful effect on the openness, character and appearance of the Green Belt in this location.

## 2. Design

- The new scheme, when considered in isolation, would not be unacceptable in design terms.

## 3. Sustainability

- As has been seen above this proposal would see two new dwellings created on an isolated Green Belt site with very poor public transport links and infrastructure. It would not enhance the rural environment or conserve the character of the countryside. It is the case that this is not a sustainable site for new residential development, increasing the reliance on car travel.

## 4. Setting of the Listed Building

- There would be minimal impact created by this proposal on the setting of the Listed Building.

#### 5. Amenity

- There would be no adverse effect on the amenities of any other residences as a result of this proposal.

#### 6. Landscaping

- A landscaping scheme would be appropriate for this type of site, and it can be conditioned so that any scheme is considered by the Landscape Section for suitability.

#### 7. Highways

- The Highways Section has stated that the application should be refused, as it would intensify the use of an access onto a classified road where the driver to driver sightlines are substandard, and would lead to deterioration in highway safety.
- In addition the new vehicular movement will impinge on users of public footpath No 4 causing an adverse effect on their safety and enjoyment of the right of way.

### **Conclusion**

It is clear that this is inappropriate development within the Green Belt in an unsustainable location. There is no justification or very special circumstances that would justify a departure from the national and local plan policies. In addition the scheme will cause an unacceptably adverse impact on highway safety and users of a public footpath. For the reasons stated above this application is recommended for refusal.

### **SUMMARY OF REPRESENTATIONS**

STAPLEFORD ABBOTS PARISH COUNCIL – is of the same opinion as previously that that this will be an improvement to the site, but ask that before granting permission Mr Cheroomi confirms by letter that the 3 properties will only be used by family and any mention of Holiday Lets or use by employees is deleted from the application. With reference to 2.3 in the application Parish Cllrs also ask for clarification of the demolition of the other buildings marked as “may or may not be demolished”. They are also concerned that it should be agreed that the Stapleford Road entrance should be used as opposed to Church Lane and a 106 order be placed against further development.

5 CHURCH TERRACE– Object, increased vehicle traffic, will be dangerous

6 CHURCH TERRACE – Object, use of lane dangerous.

8 CHURCH TERRACE – Object, vehicle access is poor and will affect the lane, water will not soak away.

CHURCH FARM – Should not use Church Lane for construction traffic, smell from cesspit is intolerable.

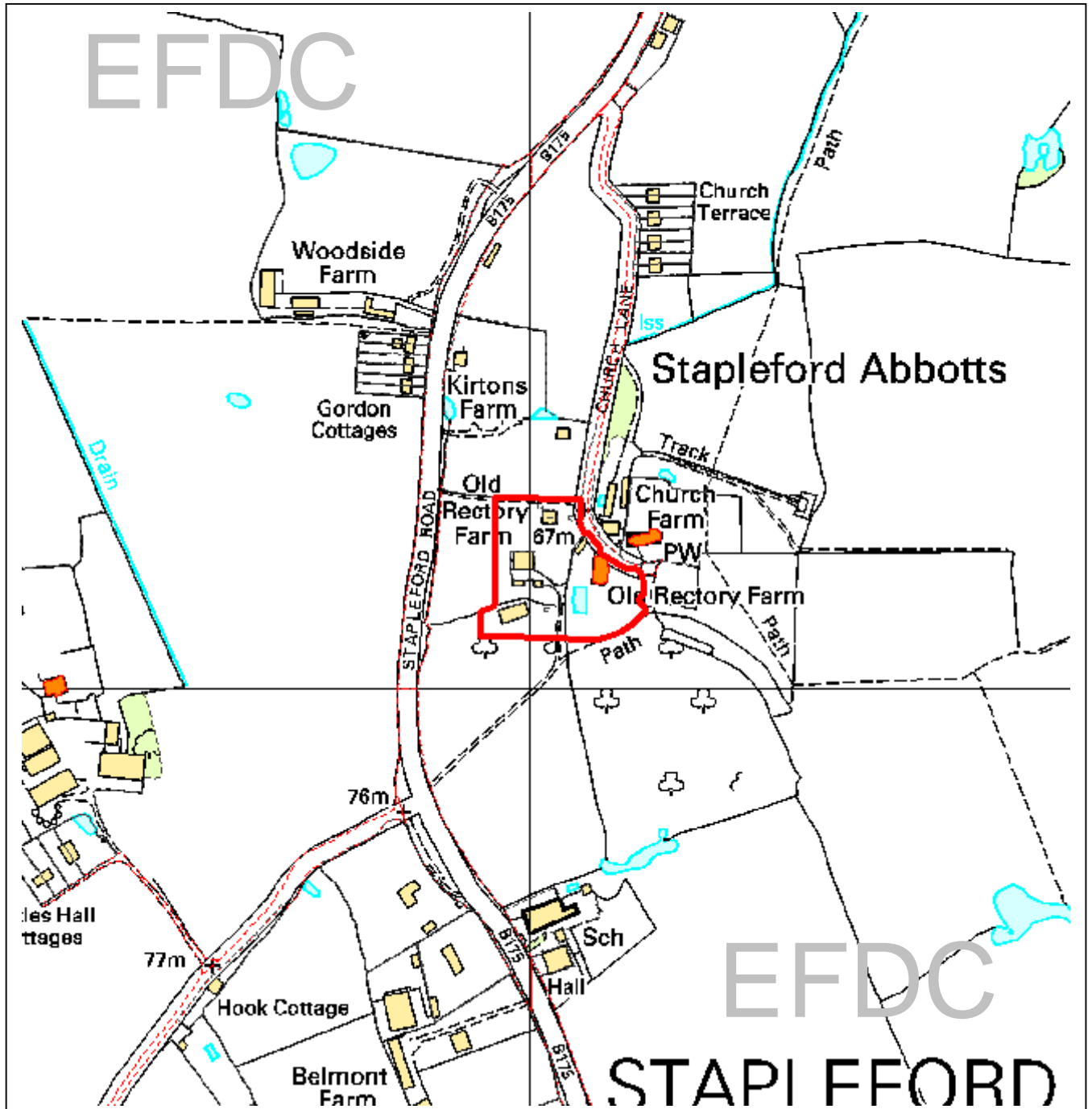
ST MARY PARISH CHURCH – Fully support the application

HOLLY COTTAGE – Support the application



# Epping Forest District Council

## Area Planning Sub-Committee East



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Agenda Item Number:	7
Application Number:	EPF/1997/08
Site Name:	Old Rectory Farm, Church Lane Stapleford Abbots, RM4 1ES
Scale of Plot:	1/5000



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1873/08
<b>SITE ADDRESS:</b>	The Old School House Coppice Row Theydon Bois Epping Essex CM16 7DL
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr P R Gauntlett
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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 Details of the types and colours of the external finishes, window details, and colours and details of the proposed ramp and railings shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Single storey side extension. It would be located on the East side of the building, and be of an L-shape. It would be a maximum of 12.6m wide, 13.3m deep, have a pitched roof up to roughly 6.3m in height, although the height varies due to the West to East downwards sloping ground level. The existing commercial use as a watchmaker would continue as at present.

### **Description of Site:**

The building is locally listed, built in 1840 and extended in 1860 and it currently houses a watchmaker's commercial business. It is on the North side of Coppice Row on the edge of the Metropolitan Green Belt adjacent to the built up area of Theydon Bois.

There are well treed side and rear boundaries, concrete hardstanding to all of the open site around the building, the grounds of St Mary's Church to the rear and no near neighbouring properties.

### **Relevant History:**

EPF/0964/06 Single storey side extension and internal alterations                      Approved

### **Policies Applied:**

#### East of England Plan (Regional Spatial Strategy)

Policy LA1 – London Arc

#### Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development in the Green Belt

GB8A – Change of use or Adaptation of Buildings

DBE1 – Design of New Buildings

DBE4 – Design in the Green Belt

HC13A – Local List of Buildings

### **Issues and Considerations:**

The main issues that arise with this application are considered to be the following:

- Design Considerations
- Parking
- Impacts upon the Green Belt

#### Design Considerations

The proposed extension is almost identical to a similar extension that was approved in 2006 in application EPF/0964/06. The principle difference being the addition of a ramp to the front to enable disabled access from a position next to the proposed disabled parking spaces.

The Conservation Officer has considered this proposal and recommended approval subject to conditions requiring materials to match and subject to further details to be submitted of the proposed ramp, railings and windows prior to works commencing. As such, appropriately worded conditions are recommended.

The extension acceptably complements the design, detailing and character of the existing building, and leaves adequate spacing around the plot, and is an appropriate design response to providing additional built form on the site.

It is not considered necessary to exactly match the West wing of the property, as suggested by Theydon Bois Parish Council, the level of symmetry now proposed being appropriate and well balanced. Furthermore, the addition of the ramp to the front would be acceptable subject to further approval of its detailed appearance when such details are available. This front position enables direct access from the proposed disabled parking bay located at the front of the building.

### Parking

There are proposed to be 7 parking spaces for cars and 5 cycle parking spaces, which compares to the existing 4 car parking spaces and 0 cycle parking spaces. The number of employees is proposed to increase from 5 full time equivalent employees to 7, and as such there would be 1 parking space per full time equivalent employee. This level of provision is considered to be acceptable, particularly with regard to the good level of cycle parking provision and the relatively sustainable location in relation to local bus and underground train services in Theydon Bois.

### Impact upon the Green Belt

Although this site is located within the Green Belt it is on the edge of the main built up area of Theydon Bois. The proposed extension would result in a floorspace of some 265m<sup>2</sup>, similar to that previously approved in the 2006 approved application. This remains an acceptable increase in this location, and due to the single storey nature and good tree screening it would not significantly affect the openness of the Metropolitan Green Belt.

The applicable Green Belt policy is similar now to that in place in 2006, and it is considered that there are no significant new material considerations that lead to this application being unacceptable in the Green Belt.

### Conclusion

The extension would not unacceptably impact on the openness of the Metropolitan Green Belt primarily as it is located on the edge of the built up area of Theydon Bois. The addition of a ramp for disabled access would not significantly detract from the appearance of the frontage of this property, subject to subsequent approval of details. As such, it remains an acceptable extension of this building and the application is recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

THEYDON BOIS PARISH COUNCIL: Objection:

This is an historic village building which is situated in a sensitive location, adjacent to St Mary's Church and Epping Forest. Given its history and character it appears on the "local list". We strongly feel that the façade of the proposed extension should match and be symmetrical to that of the existing left-hand wing. We feel that the proposal which shows the new wing with a differing roofline will adversely affect the character of the building.

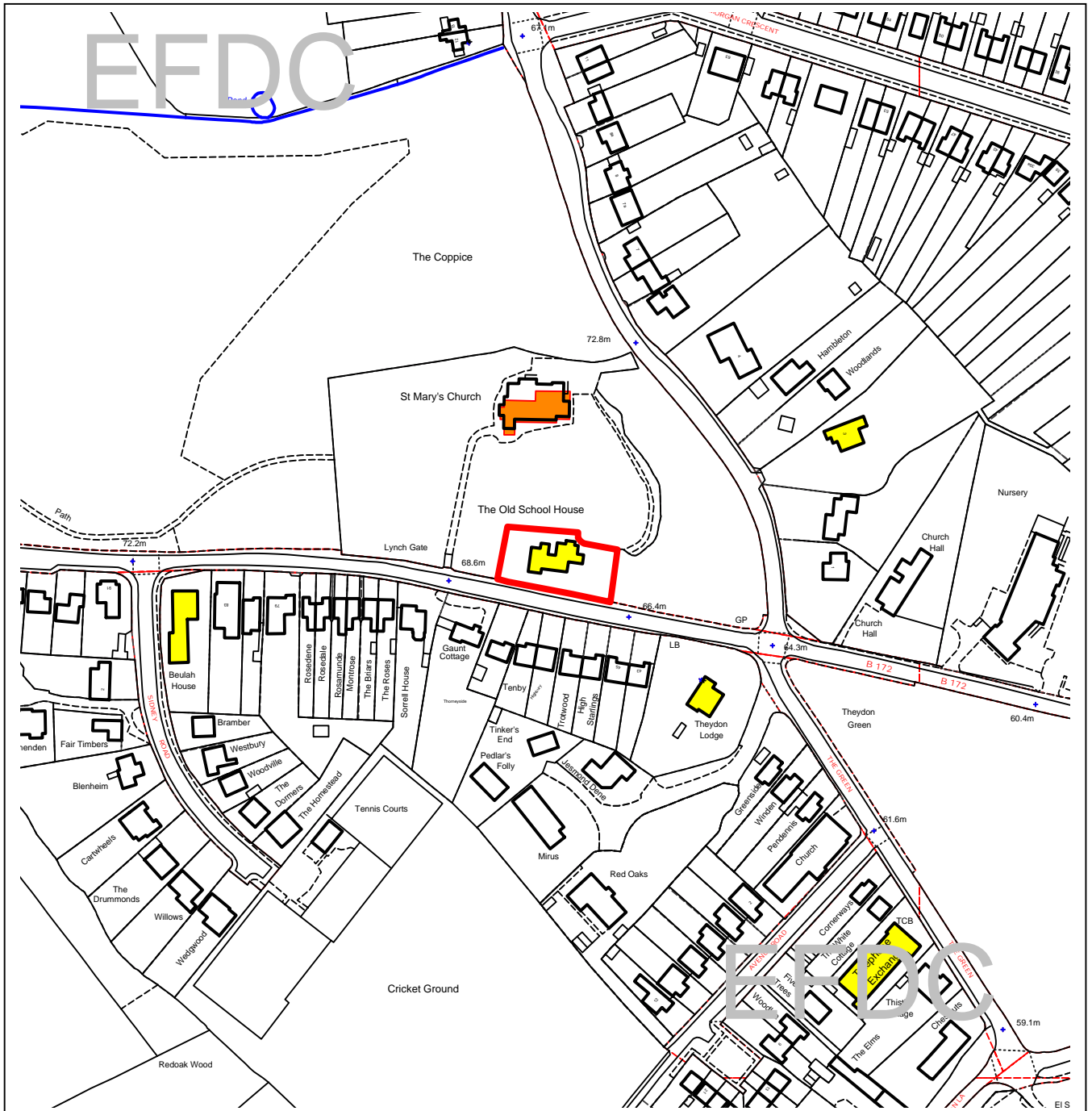
Whilst we fully appreciate the need for ease of access for the disabled, we would like further consideration to be given to the location of the proposed disabled access ramp. As shown it does detract from the character of the front façade of the building and has a significant visual impact.

Finally we would comment that it appears that the front façade as shown on the proposed side elevation plan does not match the front façade as shown on the proposed front elevation plan.



# Epping Forest District Council

## Area Planning Sub-Committee East



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Agenda Item Number:	8
Application Number:	EPF/1873/08
Site Name:	The Old School House, Coppice Row Theydon Bois, CM16 7DL
Scale of Plot:	1/2500

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1970/08
<b>SITE ADDRESS:</b>	3 The Weind Theydon Bois Epping Essex CM16 7HP
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr John Morrison
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of replacement two storey detached family house. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B & C shall be undertaken without the prior written permission of the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions and more than one letter of objection was received*

#### **Description of Proposal:**

This is a revised application following a previously withdrawn proposal under planning application No. EPF/1333/08. This proposal is for the demolition of an existing detached 3 bedroom bungalow and the erection of a replacement detached two-storey, four bedroom dwelling house.

#### **Description of Site:**

The subject site is a rectangular shaped plot of land situated on the northeastern side of The Weind, a quiet residential enclave located in the built up area of Theydon Bois. The site accommodates a detached bungalow dwelling and the ground level rises upwards towards the rear of the site. Opposite the site, the dwellings are fairly similar in style and several have been extended resulting in a variety of building forms; some more successful as design solutions than others. Within the cul-de-sac, while the majority of buildings are similar in style and size, the subject dwelling together with adjacent dwellings to the eastern boundary of the site Nos. 3a and 4, do not replicate the design of surrounding dwellings which contributes to a slightly varied street scene.

#### **Relevant History:**

EPF/1333/08 – Demolition of bungalow and erection of replacement detached two-storey dwelling house – Withdrawn

#### **Policies Applied:**

##### Local Plan and Alterations:

CP2 – Protection of the urban and rural environment  
CP3, CP4 and CP5 – Sustainable building  
DBE1- Design of new buildings  
DBE2 – Appearance of new building  
DBE8 – Amenity space  
DBE9 – Neighbouring occupiers amenity  
LL10 – Landscaping  
ST4 and ST6 – Parking and highway safety  
H4A – Dwelling mix

## **Issues and Considerations:**

The main issues and considerations in relation to this application are the design of the new building and its appearance within the street scene, parking considerations and amenity of neighbouring properties.

### **Design and appearance within the street scene:**

The replacement dwelling is a two-storey detached building with a hipped roof. The plan of the proposed new dwelling measures 13.7m x 10.7m, the height to the ridge of the hipped roof measures 7.9m and the eaves height is 5.3m. The ridge height of the bungalow at No. 3a measures approximately 7.0m high and the pair of semi-detached dwellings at Nos. 1 and 3 The Weind is approximately 9.0m.

Within the street, due to the angular nature of the roof form at first floor level, several properties have been altered with side/ front extensions and dormer additions, not all designs necessarily add merit to the original building style.

The proposed new dwelling is of a similar size and style with existing buildings within the street. The introduction of larger window openings utilizes natural daylight as a more sustainable building approach and the design will retain the character of the area.

The principle of replacing the existing bungalow with a two-storey dwelling within this plot is acceptable and the design is in keeping with surrounding properties.

### **Amenity and effect on surrounding properties:**

The rear aspects of the dwelling will retain a useable garden area that covers 336m<sup>2</sup>, which is sufficient for a four-bedroom dwelling, this complies with policy DBE8.

The proposed new dwelling will cover a similar plan footprint as the existing bungalow and the front building line will also be retained. The siting of the building respects the buildings at adjacent sites. The eaves height of the flank walls measures 5.3m and as adjacent flank wall of no. 3a has no window opening and is 5.0m apart, the proposed building will not result in any harm to the amenities of this neighbour.

Adjacent occupier No. 2 is sited a sufficient distance apart, 4.0m from proposed building, to safeguard its amenities.

The two first floor windows on the flank wall will not serve habitable rooms. Taking into consideration the relationship between the buildings, heights and roofline, the proposal will not result in harmful visual impact to the immediate occupiers of Nos. 2 and 3a The Weind by reason of overlooking or overshadowing and therefore, complies with policy DBE9.

### **Parking & Highway safety:**

A four-bedroom dwelling requires a maximum of 2 x parking spaces. A garage and off-street parking space is provided within the curtilage of the site. With no highways safety concerns from the development, this scheme meets with parking standard requirements and highway safety.

### **Landscaping:**

There are no preserved trees within the curtilage of the site and no potential loss of an established tree from this development. A soft landscaping condition will, however, contribute to the visual enhancement of the site and proposed dwelling within the street scene.

### Other considerations

The Parish Council's objections relate in part to the appearance of the new building as it would appear out of character in the area, will be visually intrusive and dominant. Objections received from neighbours at Nos. 1, 2, 3a, 10, 13 and 15 The Weind raise similar concerns. While the appearance of the new dwelling does not exactly replicate the dwellings within the street, the dwellings within the cul-de-sac have been modified and together with the varied bungalow style dwellings at nos. 3a and 4, the street scene is varied. The size of the plot is substantial enough to accommodate a four bedroom dwelling with sufficient parking on site. A dwelling of this size and design will not appear out of character and will not be visually intrusive or dominant within the street.

Neighbouring occupiers also object to potential loss of amenity. The proposed new dwelling will not be materially larger than the dwellings at adjacent sites and will not harm the amenities of neighbouring occupiers.

The Parish Council, Theydon Bois District Rural Preservation Society and several neighbours within the cul-de-sac object to the potential loss of another bungalow. Within the cul-de-sac and the surrounding area of Theydon Bois, there remains an adequate mix of dwelling sizes.

### **Conclusion**

For the reasons stated above, the erection of a two-storey detached dwelling to replace the existing bungalow is acceptable as it will not result in harm to the amenities of adjacent neighbours, visual appearance within the street scene and the proposed dwelling will not be out of character in the surrounding area. This scheme complies with relevant Local Plan Policies and is therefore recommended for approval with conditions.

### **SUMMARY OF REPRESENTATIONS:**

THEYDON BOIS PARISH COUNCIL Objection: We note that some changes have been made from the original application but our fundamental concerns regarding the design have not been met and thus our original objections still apply. We remain of the view that the proposed replacement dwelling is out of character with the majority of dwellings in The Weind and the built development would be visually intrusive, becoming an unduly dominant feature of the street scene.

We would like to stress that we are disappointed to note the loss of yet another bungalow in the village, particularly one which is within easy walking distance of the local shops and amenities and we would respectfully refer to Policy H4A of the Local Plan. This requires that provision be made for a range of dwellings; including an appropriate proportion of smaller dwellings and that the Council may therefore refuse planning permission where the result will adversely affect the range and mix of dwellings available. We are concerned that the depletion of the stock of bungalows suitable for occupation by the elderly is having an adverse effect upon the housing mix of Theydon Bois to the detriment of local residents.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY Objection: Design remains totally out of character in street and result in loss of amenity. Loss of another bungalow that could accommodate the needs of an ageing population.

2 THE WEIND objects: Out of proportion, building projects further forwards than at present, deplete the number of bungalows in the village, loss of light and parking concerns.

15 THE WEIND raises concern: Construction and materials should be appropriate to the locality. New house should not appear bulky, overbearing or out of scale. The new house should be screened with trees and should be set back from the front building line if possible.



10 THE WEIND objects: Too large and out of character with majority of properties in area. New building will dominate the area. Loss of bungalow and access through the road should be kept clear of construction vehicles should the proposal be approved.

3a THE WEIND objects: Bungalows retain the character of the area. Loss of privacy and overlooking at the rear. Building will be out of keeping. Access into driveways should be ensured if this development is approved. Would hope to extend above garage in future.

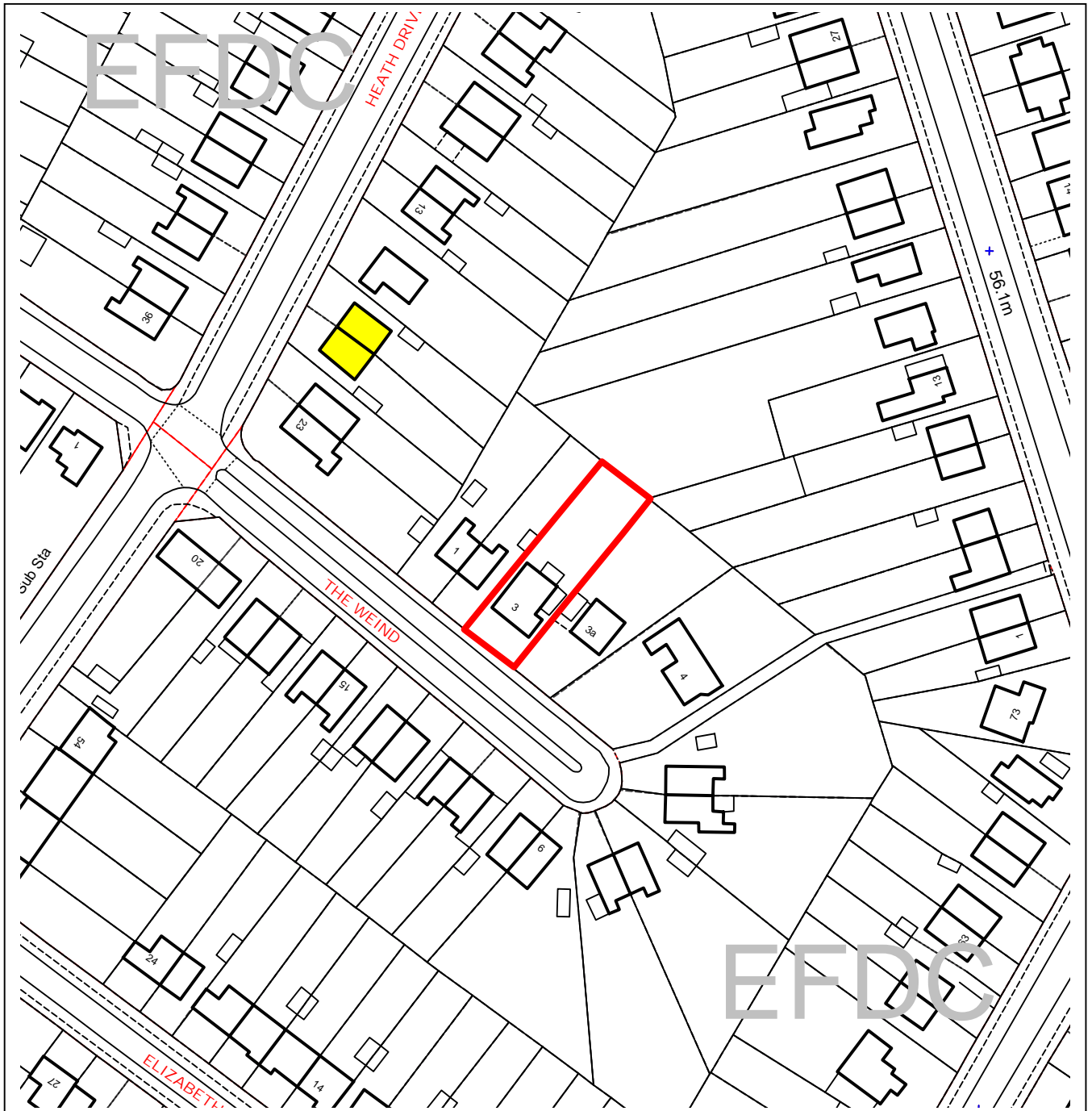
1 THE WEIND objects: Building is overbearing, large, bulky in appearance and will be out of keeping within the street scene. Building will overlook rear garden resulting in loss of privacy.

13 THE WEIND objects: Building is too modern in appearance, large and out of character with dwellings within the road. Loss of another bungalow reducing the variety of housing stock. Building will be overwhelming and detrimental to outlook.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>9</b>
Application Number:	EPF/1970/08
Site Name:	3 The Weind, Theydon Bois CM16 7HP
Scale of Plot:	1/1250