

DISTRICT OF EPPING FOREST

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 - 1981

Direction Restricting Permitted Development on the Parklands Estate, Waltham Abbey, Essex

W H E R E A S

(1) The District Council of Epping Forest (hereinafter referred to as "the District Council") is the District Planning Authority under the Town and Country Planning Act 1971 (as amended by section 182 of the Local Government Act 1972) for the District of Epping Forest

(2) Article 3 of the Town and Country Planning General Development Orders 1977 - 1981 (hereinafter called "the said Orders") permits the carrying out of certain development as specified in schedule 1 to the said Orders upon land to which the said Orders apply without permission of the District Council or of the Secretary of State for the Environment

(3) Class I-1 of schedule 1 to the said Orders relates to

1. The enlargement, improvement or other alteration of a dwellinghouse so long as

(a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than

(i) in the case of a terrace house, 50 cubic metres or ten per cent, whichever is the greater, or

(ii) in any other case, 70 cubic metres or fifteen per cent, whichever is the greater

subject (in either case) to a maximum of 115 cubic metres

(b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse

(c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway

(d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the

dwellinghouse has, as a result of the development, a height exceeding four metres

(e) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse

Provided that

(a) the erection of a garage or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content) if any part of that building lies within a distance of five metres from any part of the dwellinghouse

(b) the erection of a stable or loose-box anywhere within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content)

(c) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise)

(d) where any part of the dwellinghouse will, as a result of the development, lie within a distance of five metres from an existing garage or coachhouse, that building shall (for the purpose of the calculation of cubic content) be treated as forming part of the dwellinghouse as enlarged improved or altered and

(e) the limitation contained in subparagraph (d) above shall not apply to development consisting of

(i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse or the alteration or enlargement of an existing window or

(ii) any other alterations to any part of the roof of the original dwellinghouse

(4) Article 4 of the said Orders enables either the District Council or the Secretary of State for the Environment to direct that a permission granted by Article 3 of the said Orders shall not apply to specified development

PARKLANDS

NEWTESWELL DRIVE

ROYALS

720 SE

PASFIELD

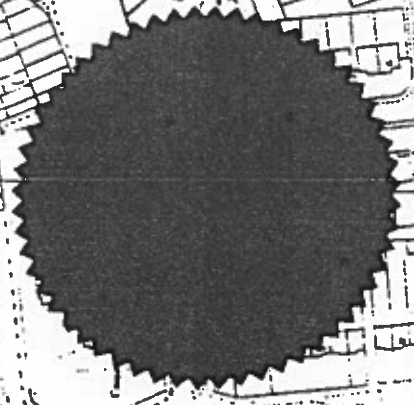
WILLIAMS HILL

ARRESTING OFFICER

ARRESTING OFFICER

William Hays Green
Country Junior & Roberts School

[Handwritten signature]



(5) The District Council is satisfied that it would be expedient in the interests of amenity and the proper planning of its area that certain development permitted under Class I - 1 of Schedule 1 to the said Orders should not at any time be carried out on the land hereinafter defined unless permission is granted on an application made pursuant to the provisions of the said Orders

N O W T H E R E F O R E the District Council in pursuance of the powers conferred upon it by Article 4 of the said Orders DOES HEREBY DIRECT that the permission granted by Article 3 of the said Orders shall not apply to any alterations or enclosure of existing car ports erected at certain properties described below and more particularly delineated on the plan attached hereto and thereon hatched red

Roads in Parklands Estate	Postal Numbers
Newteswell Drive, Waltham Abbey, Essex	9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 59, 60, 61
Pasfield, Waltham Abbey, Essex	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31
Parvills, Waltham Abbey, Essex	2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 28, 29, 32, 33, 34, 43, 44, 45, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58
Takeley Close, Waltham Abbey, Essex	2, 3, 4, 5, 16, 17, 18, 19, 20

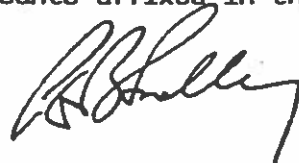
This direction shall require the approval of the Secretary of State for the Environment and shall come into force on the date on which the District Council serve a notice on the occupiers or if no occupiers the owners of the properties stating the effect of the direction after approval of the Secretary of State

DATED THIS 13 DAY OF DECEMBER

1984

8349

THE COMMON SEAL of the DISTRICT COUNCIL OF EPPING FOREST was hereunto affixed in the presence of:



Attesting Officer



Attesting Officer



The Secretary of State for the Environment
hereby approves the foregoing direction.

Signed by authority
of the Secretary of
State
13TH MARCH. 1985

*A Regional Controller
in the Department of
the Environment.

The District Planning Officer

The District Secretary

Mr. Brian M. Hills
PL/966K/BMH/SAS
21st November, 1984.

S/GL/JH/TP/1/1

Article 4 Direction - Newteswell Drive, Pasfield and Parvills,
Parklands Estate, Waltham Abbey

In reply to your memorandum of the 15th of this month, I append below a comprehensive list of the properties affected by these proposals, together with several copies of a 1/2500 scale plan showing the actual houses hatched in red. The total number of properties is 110.

Postal numbering in inclusive block:-

- (a) 9-16; 19-30; 33-36; 39-54; 57-61, Newteswell Drive.
- (b) 2-13, 16-21, 24-31, Pasfield.
- (c) 2-9, 12-21, 24-29, 32-34, 43-45, 48-58, Parvills.
- (d) 2-5, 16-20, Takeley Close.

I do not think any further statement of reasons is required other than that which appeared in my original report to the Development Committee on the 6th November, 1984.

Brian M. Hills,
Principal Planning Officer

KEEP IN HARD COPY

EPPING FOREST DISTRICT COUNCIL - MEMORANDUM

PM/BWH

From: District Secretary

To: District Planning Officer

Originator: G Lunnun (Ext 222)

Originator:

Ref: S/GL/JH/TP/1/1

Ref:

Date: 15 November 1984

Date:

Town and Country Planning General
Development Orders 1977/81 - Article 4
Direction

As you are aware, the Development Committee at their meeting on 6 November 1984 approved the making of a Direction under Article 4 of the above Orders requiring specific applications to be submitted for development under Class 1 of Schedule 1 to the Orders in respect of existing car ports to properties in Newteswell Drive, Pasfield, Parvills and Takeley Close, Waltham Abbey. To enable me to make the Order would you please provide me with a comprehensive list of the properties affected by the proposals together with six copies of a plan showing the various properties edged in red.

It is necessary to provide a Statement of Reasons for making a Direction, and I shall be pleased to hear whether you wish to add anything to the information put before the Committee.

Peter B. Smedley
District Secretary

EPPING FOREST DISTRICT
COUNCIL
PLANNING OFFICER
16 NOV 1984