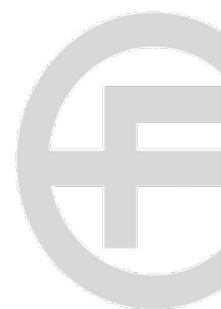


Epping Forest District Council

Epping Forest District Council
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Authority Monitoring Report

For the Financial Year 2016/17



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1.0 Introduction

1.1 This AMR is a partial report that includes data on key indicators only. The Council is developing the monitoring framework for the new Local Plan and the next full Authority Monitoring Report will be based on the policies of the new Local Plan. The Councils Local Development Scheme is set out at Appendix 1. The Councils full statement regarding its activity under the Duty to Co operate introduced by the Localism Act 2011 was published in December 2017 alongside the Regulation 19 Local Plan.

2.0 Business Development

2.1 Summary

Over the monitoring period, permissions were granted for a net overall loss of floor space for 'B' uses, comprising B1 (offices/light industry), B2 (general industry) and B8 (storage/distribution). Over the entire district a net gain of floorspace in 'A' uses was permitted. When looking solely at areas within town centres (as defined by the Local Plan Alterations 2006), a net gain of 'A' town centre uses have been permitted alongside a net gain in 'D' type uses (this includes non-residential institutions, assembly and leisure).

2.2 Additional Floor space by Employment Type

In 2016/17 permission was given for a net loss of 0.958 ha of employment use floorspace (classes B1 – Business, B2 – General Industrial and B8 – Storage or distribution). The breakdown of this area is detailed in the following table, showing gross gains, losses and resultant net loss.

Table 1 - Total Additional Employment Floor space Approved by Type 2016 -2017

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1 (Sub-Category Unknown)	0.1290	0.0249	0.1041
B1a: Offices	0.0757	0.8662	-0.7905
B1b: Research & Development	0.0000	0.0000	0.0000
B1c: Light Industry	0.0744	0.2919	-0.2175
B2	0.1926	0.0280	0.1647
B8	0.2012	0.4745	-0.2733
B1/B2	0.0000	0.0000	0.0000
B1/B8 Mixed Use	0.0000	0.0504	-0.0504
B1/B2/B8 Mixed Use	0.3420	0.2370	0.1050
Total	1.015	1.973	-0.958

*NB Figures may not total correctly, as site areas of each development were given at an accuracy of 0.00001ha. Data above is rounded to the nearest 0.001ha for ease of reference.

2.3 Additional Floorspace on Previously Developed Land by Type

In 2016/17 permission for a total of 1.015ha gross employment floorspace was given. Of this, 0.873ha gross was on previously developed land, i.e. 85.98% of all gross floorspace permitted within the monitoring period. The 0.142ha gross (14.02%) which was on greenfield land, comprised of 3 planning permissions. Details of these are set out in Appendix 2.

2.4 Total Amount of Floorspace Permitted for 'Town Centre Uses'

The data considered most appropriate for identifying Town Centre Uses is that which falls within the categories in the Use Classes Order England 2015 of A1 (shops), A2 (financial and professional services) and D2 (assembly and leisure) uses alongside data for A3 (food and drink), A4 (drinking establishments), A5 (hot food take away) and D1 (non-residential institutions) uses, as shown below.

Data is presented in two ways; the 'total' gains and losses permitted for town centre uses, and then the subset, those permitted gains and losses within designated 'town centre' areas, i.e. areas which appear in the current Local Plan Maps (2006) as 'Town Centres'.

The 2016/17 breakdown of town centre uses permitted is outlined in Table 2 and Table 3. Table 2 outlines the total floorspace permitted for town centre uses irrespective of location, while Table 3 outlines the total floorspace permitted for town centre uses in town centre locations only.

Table 2 - Total amount of Floorspace Permitted for Town Centre Uses

Use Class	Gross Gain (Ha)	Lost (Ha)	Net Gain (Ha)
A1	0.0034	0.0000	0.0034
A2	0.0081	0.0000	0.0081
A3	0.0000	0.0000	0.0000
A4	0.0000	0.0000	0.0000
A5	0.0000	0.0000	0.0000
A1/A2/A3/A5 mixed use	0.0300	0.0000	0.0300
'A' Subtotal	0.042	0.0000	0.042
D1	0.0187	0.0000	0.0187
D2	0.0350	0.0000	0.0350
D1/D2 mixed use	0.0000	0.0000	0.0000
'D' Subtotal	0.054	0.000	0.054
TOTAL	0.095	0.000	0.095

* NB Figures and percentages may not total correctly, as site areas of each development were given at an accuracy of 0.00001ha. Data above is rounded to the nearest 0.001ha for ease of reference.

Table 3 - Floorspace Permitted for Town Centre Uses, in Town Centre Areas

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)	% of District Net Gain
A1	0.000	0.000	0.000	0.00%
A2	0.000	0.000	0.000	0.00%
A3	0.000	0.000	0.000	0.00%
A4	0.000	0.000	0.000	0.00%
A5	0.000	0.000	0.000	0.00%
A1/A2/A3/A5 mixed use	0.000	0.000	0.000	0.00%
'A' Subtotal	0.000	0.0000	0.000	0.00%
D1	0.019	0.000	0.0187	100.00%
D2	0.000	0.000	0.0000	0.00%
D1/D2 mixed use	0.000	0.000	0.0000	0.00%
'D' Subtotal	0.019	0.000	0.019	34.85%
TOTAL	0.019	0.000	0.019	19.66%

* NB Figures and percentages may not total correctly, as site areas of each development were given at an accuracy of 0.00001ha. Data above is rounded to the nearest 0.001ha for ease of reference.

3.0 Additional Dwellings (Net) in the Monitoring Year

3.1 In 2016/17 there were 177 (gross) dwellings completed. This includes some conversions. 28 dwellings were lost in the monitoring year, thus the net total of new dwellings completed is 149. Full details of the dwellings completed are contained in Appendix 1.

These 149 dwellings brings the total number of dwellings completed since 2001/02 to 3,699. The total number of dwellings completed since the start of the new Local Plan period is 1,371.

Table 4 – Additional Dwellings Completed

Monitoring Year	Net Housing Gain
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
2009/10	176
2010/11	368
2011/12	295
2012/13	97

2013/14	320
2014/15	236
2015/16	274
2016/17	149
TOTAL	3,699

*NB Please note the figures from 2011/12 onwards are slightly higher than the net housing gains previously reported as they now include Certificate of Lawful Development permissions which have now been included as completions.

4.0 Additional Gypsy and Travellers Pitches

Table 5 below details the additional Gypsy and Traveller pitches or caravans which were granted planning permission during the monitoring period.

No additional yards for Travelling Showpeople were granted permission (no applications were submitted).

Table 5 – Provision for Travellers Granted within 2016/17

Application Number	Address	Description	Decision	Decision Date
EPF/0529/12	Land at Sunnyside Carthagen Estate Meadgate Nazeing Hertfordshire EN10 6TA	Use of land for the stationing of caravans for residential purposes for 2 no. gypsy pitches together with the formation of additional hard standing.	Allowed with conditions (at appeal)	26/01/2017
EPF/1060/13	Sedgegate Nursery Sedge Green Nazeing Essex EN9 2PA	Change of use of land for stationing of caravans for occupation by Gypsy/Traveller families with ancillary works (demolish two rows of glasshouses, fencing, portacabin amenity blocks, hardstanding and septic tank). Part Retrospective.	Allowed with conditions (at appeal)	08/06/2016
EPF/0706/16	Hallmead Nursery Nazeing Road Nazeing Essex EN9 2HU	Application for variation of conditions 1, 2 and 3 on planning application EPF/1542/14 (Application for the permanent change of use of land to a residential caravan site for four Gypsy/Traveller families, to contain four static caravans, four touring caravans, four Utility/Dayrooms and parking for eight vehicles and associated hardstanding) to enable revised layout, additional residents and eight static caravans and eight touring vans.	Granted	20/09/2016

5.0 Horticultural Glasshouses

There has been a long history of horticultural glasshouse development in the Lea Valley area. The development of these glasshouses is considered appropriate in the Green Belt. Table 6 details the applications granted approval within the monitoring period which would involve the loss or gain of glasshouse floorspace. Implementation of these developments could result in a net gain of 0.0294 ha of glasshouse floorspace.

Table 6 - Glasshouse Development

Application Number	Address	Description	Decision	Decision Date	Floorspace Gain/Loss (m2)
EPF/0069/17	Ericas Nursery Kents Lane Magdalen Laver Essex CM16 6AX	Partial demolition and change of use of the existing glasshouses to three residential dwellings.	Grant Permission (With Conditions)	20/03/2017	-1,665
EPF/0112/17	Esperanza Nursery Stapleford Road Stapleford Abbotts Essex RM4 1EJ	Outline application to demolish all buildings, clear the site and erect 3 chalet bungalows. Access and layout only to be determined (amended scheme to allow garages and enlargement of floor area for plots 1 and 3).	Grant Permission (With Conditions)	07/03/2017	-3,018
EPF/1162/15	Knollys Nursery Pick Hill Waltham Abbey Essex EN9 3LF	Demolition of existing structures and redevelopment to provide 79 residential units (63 of which are affordable), an associated Children's Day Nursery, new access and roundabout and associated parking and landscaping.	Grant Permission (With Conditions) subject to legal agreement (e.g. s.106, unilateral undertaking)	18/04/2016	-5,140
EPF/1454/16	Happy Grow Garden Centre High Road North Weald Bassett Epping Essex CM16 6LX	Outline application for demolition of garden centre and ancillary buildings and erection of 16 dwellings with appearance, landscape, layout and access reserved.	Recommend: Grant Permission (Subject to Legal Agreement)	05/10/2016	-5,180

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EPF/1778/16	Argosons Kents Lane Magdalen Laver Ongar Essex CM16 6AX	Conversion/rebuilding and extension of an existing store and greenhouses to form a new dwelling with a basement under the rear part of the dwelling to provide two bedrooms and car parking. Removal of shipping container, vehicle lifting equipment and fence	Grant Permission (With Conditions)	25/08/2016	-136
EPF/2105/16	Yelverton St Leonards Road Nazeing Essex EN9 2EB	Demolition of existing outbuildings, levelling of the land and erection of replacement outbuilding to form a storage room, conservatory and an outdoor barbeque area, erection of new glasshouse and garage/workshop to be used for agricultural purposes and t	Grant Permission (With Conditions)	12/12/2016	363
EPF/2899/16	Land North of Birchfield Industrial Estate Hoe Lane Nazeing Essex EN9 2RJ	Erection of glasshouses (renewal of EPF/2321/13)	Grant Permission (With Conditions)	06/01/2017	20,250
NET TOTAL					5,474

Appendix 1: Local Development Scheme**Epping Forest District Council
Local Development Scheme October 2017**

Local Plan	
Role and Subject	Determines the amount and location of development for the district together with some release of Green Belt land for this purpose. Sets out the spatial vision, objectives and strategy, all development sites and development management policies for the development of the district for the period up to 2033.
Which “saved” policies will it replace?	All
Geographical coverage	District wide
Status	Development Plan Document
Conformity	Consistent with national planning policy and planning practice guidance
Timetable	
Evidence gathering & background work Issues & Options preparation and public consultation including initial sustainability appraisal	October 2011 – September 2012 Consultation on the issues & options ‘Community Choices’ took place between 30 July 2012 and 15 October 2012
Draft plan preparation and sustainability appraisal	October 2012 – May 2016
Consultation on draft plan (a minimum of 6 weeks)	31 October 2016 – 12 December 2016
Preparation of Submission Plan and Sustainability appraisal	January 2017 – November 2017
Pre-submission publication and representations on soundness (6 weeks) Regulation 19	December 2017/January 2018

Submission to Planning Inspectorate for Examination Regulation 22	March 2018
Examination in Public Regulation 24	Autumn 2018
Receipt of Report Regulation 25	January 2019
Expected Adoption & Publication (including policies map) Regulation 26	May 2019
Production	
Lead department	Planning Policy (Neighbourhoods Directorate)
Management	The Portfolio Holder (and the relevant Scrutiny Panel and Cabinet as necessary) will consider drafts. Full Council will approve final draft documents prior to submission.
Resources	Planning Policy Team with consultative input from Development Management Team Corporate Support, Economic Development, Environment and Street Scene, Country Care, Finance and ICT, and Housing.
Community and Stakeholder Involvement	In accordance with the Statement of Community Involvement

Appendix 2: Employment Permissions on Greenfield Land

Application Number	Address	Description	Decision	Decision Date
EPF/0885/16	Blenheim Way North Weald Bassett Epping Essex CM16 6FL	Proposed 3 storey building with associated parking to provide storage, office, training rooms and joinery workshop.	Grant Permission (With Conditions)	20/06/2016
EPF/1757/16	Ongar Park Hall High Road North Weald Essex CM16 6GQ	Change of use of existing agricultural building to B1	Grant Permission (With Conditions)	30/09/2016
EPF/3078/16	The Drive Stapleford Road Stapleford Abbotts Essex RM4 1EJ	Removal of former agricultural buildings and replacement with three dwellings (revised application)	Grant Permission (With Conditions)	25/01/2017

Appendix 3: Details of Housing Completions 2016/17

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/1173/15	12 Elm Close, Buckhurst Hill, Essex, IG9 6HL	Two storey side extension, and part one and part two storey rear extension, sub division to form two dwellings, erection of rear dormer window and alterations to roof, and provision of 4 car spaces on frontage.	PDL	House	2	1	1
EPF/1596/13	369 Copperfield, Chigwell, Essex, IG7 5NR	Certificate of lawful development for existing use as two dwellings.	PDL	Flat	2	1	1
EPF/1897/10	now known as Glenview, 63 Manor Road , Chigwell , Essex, IG7 5PH	Demolition of existing detached dwelling and greenhouse and the construction of new detached house with basement, integral garage and rooms in the roof. (Revised application)	PDL	House	1	1	0
EPF/2079/14	Land between Parkview & 1 Station Road and Land between 4 & 5 Station Road Chigwell Essex IG7 6QT	Erection of 2 pairs of semi-detached 3 bedroom semi-detached properties with on-street parking on land referred to as plots 1 and 2 adjoining numbers 1,4 and 5 Station Road.	GF	House	4	0	4
EPF/1527/13	11 Bower Hill, Epping, Essex, CM16 7AD	Demolition of existing bungalow and erection of a new chalet bungalow.	PDL	House	1	1	0
EPF/2565/13	54 Centre Drive , Epping , Essex , CM16 4JF	Demolition of commercial/industrial premises and construction of 14 no. two bedroom apartments and associated works.	PDL	Flat	14	0	14
EPF/1013/14	Harness Cottage, Lower Bury Lane, Epping, Essex, CM16 5HA	Two new dwellings and detached garages.	PDL	House	2	1	1
EPF/1326/14	now known as Plot 1 - 121 High Street Plot 2 - 121a High Street Plot 3 - 123 High Street 121 - 123 High Street Epping Essex CM16 4BD	Conversion of office basement into a self contained flat including external alterations.	PDL	Flat	3	0	3
EPF/2370/12	National House 121 High Street Epping Essex CM16 4BD	Roof alterations and change of use from B1 to C3 for the rear portion of the building to provide 6 flats with the front portion of the building remaining in B1 use.	PDL	Flat	6	0	6

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/1809/10	now known as new dwelling 44 Audley Gardens, existing 44a Audley Gardens, Loughton, Essex, IG10 2EW	Demolition of garage and extension, erection of bungalow	PDL	House	1	0	1
EPF/1412/14	Cobalt Place , 121 Church Hill & Retail Unit G/F 119 Church Hill , Car Park Adjacent To, Plume Of Feathers Church Hill, Loughton, Essex, IG7 5AB	The redevelopment of a disused car park to provide 350sqm of A1 retail space with six C3 residential apartments above with car parking and associated landscaping	PDL	Flat	6	0	6
EPF/0402/14	Gable Lodge , 108 Church Hill , Loughton , Essex , IG10 1LH	Erection of three storey building comprising 11 age exclusive apartments with associated communal facilities, access, parking and landscaping. (Demolition of existing buildings)	PDL	Flat	11	0	11
EPF/2337/12	Littlecroft (now known as Alfred House) 9-11 High Beech Road Loughton Essex IG10 4BN	Change of use of second floor from B1 Offices to 2 residential flats, including extension to roof area with mansard roof, and provision of rear staircase.	PDL	Flat	2	0	2
EPF/1084/13	now known as Greengates 24 Albion Hill Loughton Essex IG10 4RD	Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling.	PDL	House	1	1	0
EPF/0681/15	Scathes , Matching Green , Matching , Harlow , Essex, CM17 0PR	Conversion, extension and alterations to existing barn to form an annex.	GF	House	1	0	1
EPF/2191/14	Weald Bridge Farm, Weald Bridge Road, North Weald, Epping, Essex, CM16 6AT	Demolition of existing barn/outbuilding and extension to existing detached residential annexe to form a separate dwelling. New vehicular access to north side of existing detached house	GF	House	1	0	1
EPF/0832/12	now known as 15 Harrison Drive , Land adj, 14 Harrison Drive , North Weald , Essex, CM16 6JD	Erection of a single dwelling adjacent to 14 Harrison Drive.	GF	House	1	0	1
EPF/1393/15	Rear of Leader Lodge, Epping Road, North Weald, Epping, Essex, CM16 6AA	Erection of one dwelling to rear of Leader Lodge	GF	House	1	0	1
EPF/2332/14	Land r/o 59-61 High Road , North Weald, Epping , Essex, CM16 6HP	Demolition of existing buildings, erection of two three bedroom semi-detached houses and one three bedroom detached bungalow, provision of driveway, parking spaces, turning areas, landscaping and boundary treatment.	PDL	House	3	0	3

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/0492/12	now known as Wingates, Cross Keys Mews, High Road, Crossgates, Cross Keys Mews, High Road, Cross Keys Cafe, High Road, Thornwood, North Weald Bassett, Epping, Essex, CM16 6LZ	Demolition of existing cafe and outbuildings to be replaced by 2 x five bedroom houses. Conversion of original Public House (Approved restaurant under EPF/0530/07) into four bedroom house and removal of single storey rear and side extensions. (Amended application to include two double garages and 1 carport, and additional bedroom to rear of 2 new houses)	PDL	House	2	0	2
EPF/2211/14	64 Cripsey Avenue, Ongar, Essex, CM5 0AU	Proposed new dwelling and formation of additional vehicular crossover and driveway across amenity green.	GF	House	1	0	1
EPF/1791/14	Highfield, High Street, Ongar, Essex, CM5 9AF	Demolition of existing bungalow. Construction of 6 no. one and two bed apartments in a single block with access and car parking. (Revised application)	PDL	House	6	1	5
EPF/2812/14	Bailey House, 178 High Street, Ongar, Essex, CM5 9JJ	Change of use from office to residential and alterations to listed building	PDL	Flat	1	0	1
EPF/1885/14	Alvand, Epping Road, Roydon, Harlow, Essex, CM19 5HU	The demolition of an existing bungalow, outbuildings and swimming pool and construction of two replacement dwellings.	PDL	House	1	1	0
EPF/1885/14	Alvand, Epping Road, Roydon, Harlow, Essex, CM19 5HU	The demolition of an existing bungalow, outbuildings and swimming pool and construction of two replacement dwellings.	PDL	House	1	0	1
EPF/0360/12	now known as 1-9 Bickerton Court Land at The Maltings Waterside Place Sheering Lower Road Sheering Essex CM21 9RF	Extension of time limit on EPF/0976/09. (Erection of detached block containing nine, two bedroom apartments and ancillary works)	PDL	Flat	9	0	9
EPF/2099/14	69 Sheering Lower Road Sheering Sawbridgeworth Hertfordshire CM21 9LG	Erection of one dwelling and two double garages (amendments to internal floor plans and elevation to house approved under EPF/0697/11).	GF	House	1	0	1
EPF/2719/13	Woodside Farm, Stapleford Road, Stapleford Abbots, Romford, Essex, RM4 1ER	Prior notification application for change of use from use for purposes within Use Class B1a (office) to use for purposes within Use Class C3 (residential).	PDL	House	1	0	1
EPF/2371/13	now known as Plot 1 30b Blackacre Road, Plot 2 32 Blackacre Road, 32 Blackacre Road, Theydon Bois, Epping, Essex	Renewal of permission for demolition of extended bungalow and erection of two, four bedroom houses with rooms in roof and associated parking. (Last approved EPF/2403/10.)	PDL	House	2	1	1

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/1345/10	now known as Oak Hill, Oak Hill Farm , Coppice Row , Theydon Bois , Essex, CM16 7DR	Demolition of an existing dwelling house and its associated outbuildings and replacement with a new two storey dwelling, with rooms in the roof and basement level. Change of use of land from agriculture to residential curtilage. (Revised application EPF/0539/08)	PDL	House	1	1	0
EPF/1007/09	1, 2, 3, 4 Lakeside Gaynes Park, Coopersale Street, Coopersale, Essex, CM16 7FE	Conversion of existing Grade II* Mansion into 7 no. flats, new rear garage block,. 4 no. new build houses as enabling works and associated landscape works and restoration.	GF	House	4	0	4
EPF/2665/13	now known as 1-13 McKeever Close, 55 Highbridge Street, Waltham Abbey, EN9 1FD, Abbey Mills, Highbridge Street, Waltham Abbey, Essex, EN9 1BP	Demolition of the existing building and the erection of one row of No. 7 two and three storey terraced houses plus No. 6 two and three storey semi-detached houses, with associated access, parking and amenity. (Revised application to EPF/2004/13)	PDL	House	13	0	13
EPF/0879/15	2A Chester Road Chigwell Essex IG7 6AJ	Demolition of existing house and the erection of a new two storey 5 bedroom house	PDL	House	1	1	0
EPF/1107/14	74 Oakwood Hill Loughton Essex IG10 3EP	Demolition of existing structurally unstable three bedroom end of terrace house. New build of 2 no. two bedroom terraced houses.	PDL	House	2	1	1
EPF/0903/16	now known as 2 and 2a Chapel Road Epping Essex Cm16 5DS	Conversion of a single dwelling into 2 dwellings with a single storey extension to rear and associated internal alterations.	PDL	House	2	1	1
EPF/1241/15	44 Crooked Mile Waltham Abbey Essex EN9 1PS	Existing outbuilding/garage converted into 1 bed dwelling	PDL	House	1	0	1
EPF/2199/14	120 Moreton Road Ongar Essex CM5 0EZ	Removal of existing buildings and erection of single dwelling house, including replacement of two existing vehicular accesses with one.	GF	House	1	0	1
EPF/1980/12	now known as Colemans (Plot 6) South Barn (Plot 4) Colemans Farm Theydon Mount Epping Essex CM16 7PP	Renovation and conversion of two Grade II listed barns and stables to provide 2 residential dwellings and the construction of a new detached dwelling	GF	House	2	0	2

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/1115/12	12 Firs Drive Loughton Essex IG10 2SL	Demolition of existing 3 bedroom detached chalet bungalow and replacement with 4 bedroom detached house. (Revised application)	PDL	House	1	1	0
EPF/0734/14	now known as Plot 1, 2 Woodland Barns Plot 2, 1 Woodland Barns Winston Farm Hoe Lane Nazeing Essex EN9 2RJ	Erection of four dwellings following the demolition of kennels and associated commercial buildings and relinquishment of residential mobile home.	PDL	House	2	0	2
EPF/0158/15	Winterstoke Bury Road Sewardstonebury Essex E4 7QL	Replacement dwelling and detached garage	PDL	House	1	1	0
EPF/2612/14	120 High Street Epping Essex CM16 4AG	Conversion of existing upper storey A2 offices to three residential units.	PDL	Flat	3	0	3
EPF/1667/16	Unit 13 Arlingham Mews Sun Street Waltham Abbey Essex EN9 1ED	Prior Notification application for a proposed change of use of offices (Class B1a) to form 5 apartments (Class C3)	PDL	Flat	5	0	5
EPF/0686/12	now known as 10 Wheelers Close 12 Wheelers Close 14 Wheelers Close EN9 2RA Land Rear of 66 -70 Western Road Nazeing	Minor material amendment of planning permission EPF/2556/11 (Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close. Amendment to rectify inconsistencies of previously approved plan.	GF	House	2	0	2
EPF/1796/13	Coliwa 16 Barn Hill Roydon Essex CM19 5LB	Extension and modernisation of existing bungalow to form a two storey dwelling house.	PDL	House	1	1	0

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/2013/12	now known as Hart House Ongar Essex CM5 0JH Gosling Hall Little Laver Ongar Essex CM5 0JH	Replacement dwelling and new garage.(Revised application)	PDL	House	1	1	0
EPF/0824/14	16 Buttodene Crescent Nazeing Essex EN10 6RH	Extensions and alterations, including raising the height of the existing ridge to convert the existing bungalow into a 4 bedroom dwelling house	PDL	House	1	1	0
EPF/1363/12	142 High Road North Weald Epping Essex CM16 6BZ	Change of use of shop to one bed flat.	PDL	Flat	1	0	1
EPF/2813/14	Ongar Surgery Upper Ground Floor Great Basons Basons Lane Ongar Essex CM5 9AR	Conversion of existing doctors surgery to B1 office use and 1 no. flat (one bedroom).	PDL	Flat	1	0	1
EPF/0360/12	now known as 1-12 Bickerton Court Land at The Maltings Waterside Place Sheering Lower Road Sheering Essex	Extension of time limit on EPF/0976/09. (Erection of detached block containing nine, two bedroom apartments and ancillary works)	PDL	Flat	3	0	3
EPF/2974/15	now known as Oakside Lodge, Sidney Road Theydon Bois CM16 7DT Land to rear of Beulah House Coppice Row Theydon Bois Epping	Proposed demolition of existing annexe building and erection of new chalet bungalow dwelling in rear garden of Beulah House.	GF	House	1	1	0

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/2690/14	now Coburg Cottage Warwick House Bumbles Green Nazeing Waltham Abbey Essex EN9 2SD	Erection of new detached dwelling	PDL	House	1	1	0
EPF/1591/14	now known as 16a, 17a, 22 and 23 York Crescent 14-21 York Crescent Loughton Essex IG10 1RW	Proposed second floor extensions to Nos. 14-17 & 18-21 York Crescent to provide 4 no. additional 1 bed flats. Revised Application to EPF/0248/14.	PDL	Flat	4	0	4
EPF/0976/15	now known as Belvedere formerly The Cabin 103 London Road Stanford Rivers Ongar Essex CM5 9PP	Demolish existing chalet bungalow, garage and outbuilding and erection of a replacement dwelling (Amended application to approved EPF/0246/14)	GF	House	1	1	0
EPF/2217/07	31 Amberley Road Buckhurst Hill Essex IG9 5QW	Roof extension to form a two bedroom end of terrace bungalow.	GF	House	1	0	1
EPF/1562/10	152A Princes Road Buckhurst Hill Essex IG9 5DW	Demolition of the existing single storey side extension to provide a new build 2 x bed residential development to the flank garden area adjacent existing site of 152 Princes Road. Provision of a 3 metre deep single storey rear extension to the full width of the existing property of 152 Princes Road with internal alterations.	PDL	House	1	0	1
EPF/2845/14	Millbrook Maynards Farm Cobbinsend Road Waltham Abbey Essex EN9 2AA	Proposed conversion of existing agricultural building to single 5 bed dwelling, including new build elements - variation to approved application EPF/0906/13.	PDL	House	1	0	1
EPF/2010/03	now known as 101a Land Adjacent 101 Broomstick Hall Road Waltham Abbey Essex EN9 1LP	Erection of new semi-detached dwelling (re-submission).	GF	House	1	0	1

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/2148/08	28 Stradbroke Drive Chigwell Essex IG7 5QY	Demolition of existing house and erection of detached house with basement and rooms in roof. (Revised application)	PDL	House	1	1	0
EPF/2473/14	now known as Hoppit Land to the North of Willow House Willow House (formerly The Hoppet) The Street Sheering Bishop's Stortford	Erection of a single dwelling on residential land to the North of Willow House (amended application following approved development EPF/0603/14)	GF	House	1	0	1
EPF/2923/14	15A Highbridge Street Waltham Abbey Essex EN9 1BZ	Proposed second floor extension to provide two residential units. (Revised application following refusal of EPF/1973/14).	PDL	Flat	2	0	2
EPF/1152/15	now known as Casa di Fortuna 17a Conybury Close 17 Conybury Close Waltham Abbey Essex EN9 3PN	Subdivision of existing 5 bedroom dwelling to form a 2 bedroom dwelling and a 3 bedroom dwelling.	PDL	House	1	0	1
EPF/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	Certificate of Lawful Development for use of a building as a dwelling house (Use class C3)	PDL	House	1	0	1
EPF/0846/16	Units 1, 2, 5 and 6 1 Nobel Villas Sewardstone Road Waltham Abbey Essex EN9 1NU	Certificate of Lawful Development for existing residential use of units 1, 2, 5 and 6.	PDL	Flat	4	1	3
EPF/1310/16	Flat 1 Basement 38 High Road Buckhurst Hill Essex IG9 5HP	Certificate of lawful development for existing use of property as residential dwelling.	PDL	Flat	6	1	5
EPF/1306/16	40a - Lower Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Certificate of lawful development for existing use of property as residential dwelling.	PDL	Flat	4	1	3
EPF/1256/16	Basement Flat 44A High Road Buckhurst Hill Essex IG9 5HP	Certificate of Lawful Development for existing use of property as residential dwelling.	PDL	Flat	4	1	3
EPF/1302/16	42 - Flat 1 Basement High Road Buckhurst Hill Essex IG9 5HP	Certificate of lawful development for existing use of property as residential dwelling.	PDL	Flat	4	1	3

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Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/0300/14	Great Downs Farm London Road Abridge Romford Essex RM4 1XU	Retrospective application for replacement dwelling incorporating further revisions to roof and dormers and provision of landscaping. (Amended from EPF/2414/09 and EPF/1737/11)	PDL	House	1	1	0
			TOTALS		177	28	<u>149</u>

