

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE SOUTH **Wednesday, 27th April, 2016**

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

Roding Valley High School, Brook Road, Loughton, Essex. IG10 3JA.
on **Wednesday, 27th April, 2016**
at **7.30 pm** .

Glen Chipp
Chief Executive

**Democratic Services
Officer**

M. Jenkins Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors J Hart (Chairman), N Wright (Vice-Chairman), G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, H Mann, L Mead, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, T Thomas, L Wagland, S Watson and D Wixley

WEBCASTING/FILMING NOTICE

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

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

Therefore by entering the Chamber and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should speak to the webcasting officer or otherwise indicate to the Chairman before the start of the meeting.

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

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast;
2. Members are reminded of the need to activate their microphones before speaking; and
3. the Chairman will read the following announcement:

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

If you are seated in the public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should speak the webcasting officer.”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 10)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

3. MINUTES (Pages 11 - 16)

To confirm the minutes of the last meeting of the Sub-Committee held on 30 March 2016.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

(Director of Governance) To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

7. DEVELOPMENT CONTROL (Pages 17 - 92)

(Director of Governance) To consider planning applications as set out in the attached schedule

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer

responsible for the item.

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

Can I speak?

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

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

What can I say?

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

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

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

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

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

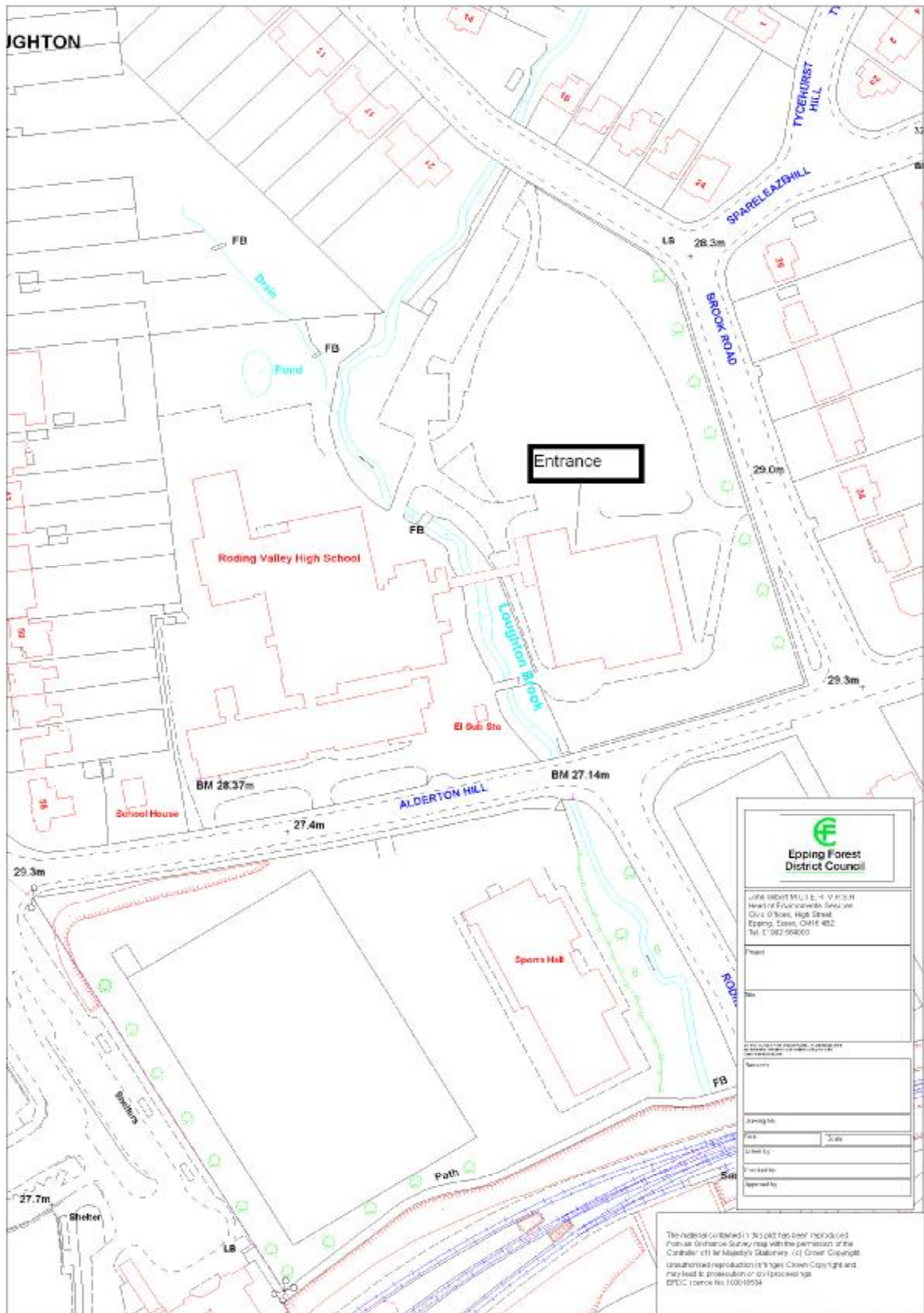
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow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

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

Area Plans Subcommittee South – Location Plan



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Area Planning Subcommittee South 2015-16
Members of the Committee and Wards Represented:



Cllr Hart
Loughton
Forest

Cllr Wright
Buckhurst
Hill East

**Cllr Angold-
Stephens**
Loughton Roding

Cllr Chambers
Buckhurst Hill
West

Cllr Chana
Grange Hill

Cllr Jennings
Loughton St
John's



Cllr Kauffman
Loughton St
Mary's

Cllr Knapman
Chigwell
Village

Cllr Lion
Grange Hill

Cllr Mann
Loughton St
Mary's

Cllr Mead
Loughton
Fairmead

Cllr Mohindra
Grange Hill



Cllr Patel
Buckhurst Hill
West

Cllr C P Pond
Loughton St
John's

Cllr C C Pond
Loughton
Broadway

Cllr Roberts
Loughton
Alderton

Cllr Sandler
Chigwell
Row

Cllr Thomas
Loughton
Alderton



Cllr Wagland
Chigwell
Village

Cllr Watson
Buckhurst
Hill West

Cllr Wixley
Loughton
Fairmead

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 30 March 2016
South

Place: Roding Valley High School, Brook Road, Loughton, Essex. IG10 3JA. **Time:** 7.30 - 9.10 pm

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), G Chambers, K Chana, H Kauffman, J Knapman, A Lion, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, S Watson and D Wixley

Other Councillors: S Neville

Apologies: K Angold-Stephens, R Jennings, H Mann, L Mead, T Thomas and L Wagland

Officers Present: S Solon (Principal Planning Officer), J Leither (Democratic Services Officer), A Hendry (Senior Democratic Services Officer) and A Rose (Marketing & Digital Content Officer)

61. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

62. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 2 March 2016 be agreed and signed by the Chairman as a correct record.

63. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's code of Conduct, Councillors G Chambers, K Chana, J Hart, G Mohindra, B Sandler S Watson and N Wright declared a non-pecuniary interest in the following item by virtue of knowing the land owner. The Councillors advised that they would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/3021/15 – Land adjacent to 1 Powell Road, Buckhurst Hill, Essex IG9 5RD.

(b) Pursuant to the Council's code of Conduct, Councillor A Patel declared a pecuniary interest in the following item. The Councillor advised that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/3021/15 – Land adjacent to 1 Powell Road, Buckhurst Hill, Essex IG9 5RD.

64. ANY OTHER BUSINESS

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

65. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 2 be determined as set out in the attached schedule to these minutes.

66. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/3021/15
SITE ADDRESS:	Land adj 1 Powell Road Buckhurst Hill Essex IG9 5RD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of 57 units of Assisted Living (Extra Care) accommodation for the frail elderly including communal facilities and car parking and the provision of a new double garage for No.1 Powell Road.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580933

REASONS FOR REFUSAL

1. The proposed development would result in the erection of substantial built form within the Green Belt on land that is not previously developed. The District Council does not consider the proposal to be a limited infill of a village within the Green Belt and, by reason of its bulk, scale and height, the proposal would cause substantial harm to the openness of the Green Belt. As a consequence, the proposal is inappropriate development in the Green Belt. Those matters put forward in favour of the development are not considered to amount to very special circumstances that outweigh the harm that would be caused by it. Accordingly, the proposal is contrary to Local Plan and Alterations policies GB2A and GB7A, which are consistent with the National Planning Policy Framework.
2. By reason of its failure to make provision for affordable housing in the locality the proposed development is contrary to Local Plan and Alterations policies H5A, H6A and H7A, which are consistent with the National Planning Policy Framework.
3. By reason of its bulk, scale, height and siting within the grounds of the house at 1 Powell Road, which is included in the District Council's local list of buildings of special architectural or historic interest, the proposed development would appear inappropriately dominant in relation to 1 Powell Road and would detract from its spacious setting. The resulting harm to the setting of the building is likely to cause, without proper justification, significant harm to its value as a non-designated heritage asset. Accordingly, the proposal is contrary to Local Plan and Alteration policies DBE1(i) and HC13A, which are consistent with the National Planning Policy Framework.

Way forward:

Members did not consider there was a way forward for a development of similar scale on the applications site. They were open to considering a much smaller scale development adjacent to the site boundary with Roebuck Lane, but were of the opinion that any proposal should follow adoption of the District Council's new Local Plan, which is currently being prepared.

Report Item No: 2

APPLICATION No:	EPF/3207/15
SITE ADDRESS:	170 Manor Road Chigwell Essex IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Provision of front basement extension part completed.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581404

REASON FOR REFUSAL:

1. By reason of its scale and siting, extending across the entire width and the greater part of the length of the front garden of the application site, the proposal would result in an inappropriate and disproportionate enlargement of a semi-detached house that is inconsistent with the character of the locality. Moreover, the proposal makes no provision for landscaping and sustainable drainage. As a consequence, the proposal is an unsustainable form of development that, if permitted, is likely to be treated as a precedent in favour of similarly unsustainable development within the locality, the cumulative effect of which would compound the harm caused by this development. Accordingly, the proposal is an unsustainable form of development contrary to Local Plan and Alterations policies CP3(v) and LL11 and to the provisions of the National Planning Policy Framework.

Way forward:

Members were aware the basement had been constructed without planning permission and were only content for a previously approved part of it to be constructed. The Sub-Committee therefore requested enforcement action be taken to secure the removal of the unauthorised part of the basement.

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AREA PLANS SUB-COMMITTEE SOUTH

27 April 2016

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/2618/15	Parking area at southern end of cul-de-sac Thatchers Close Loughton Essex IG10 2JH	Grant Permission (With Conditions)	20
2.	EPF/2638/15	Garages to rear of numbers 100 to 108 Pyrles Lane Loughton Essex IG10 2NW	Grant Permission (With Conditions)	26
3.	EPF/2969/15	Debden Hall Debden Green Loughton Essex IG10 2NZ	Grant Permission (Subject to Legal Agreement)	34
4.	EPF/3031/15	41 Alderton Hill Loughton Essex IG10 3JD	Grant Permission (With Conditions)	48
5.	EPF/3282/15	1 Princes Way Buckhurst Hill Essex IG9 5DU	Grant Permission (With Conditions)	56
6.	EPF/0108/16	29 The Drive Loughton Essex IG10 1HB	Grant Permission (With Conditions)	62
7.	EPF/0184/16	Braeside School 130 High Road Buckhurst Hill Essex IG9 5SD	Grant Permission (With Conditions)	66
8.	EPF/0257/16	72 High Beech Road Loughton Essex IG10 4BL	Grant Permission (With Conditions)	72
9.	EPF/0258/16	Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road Bushfields Loughton IG10 3JR	Grant Permission (With Conditions)	78

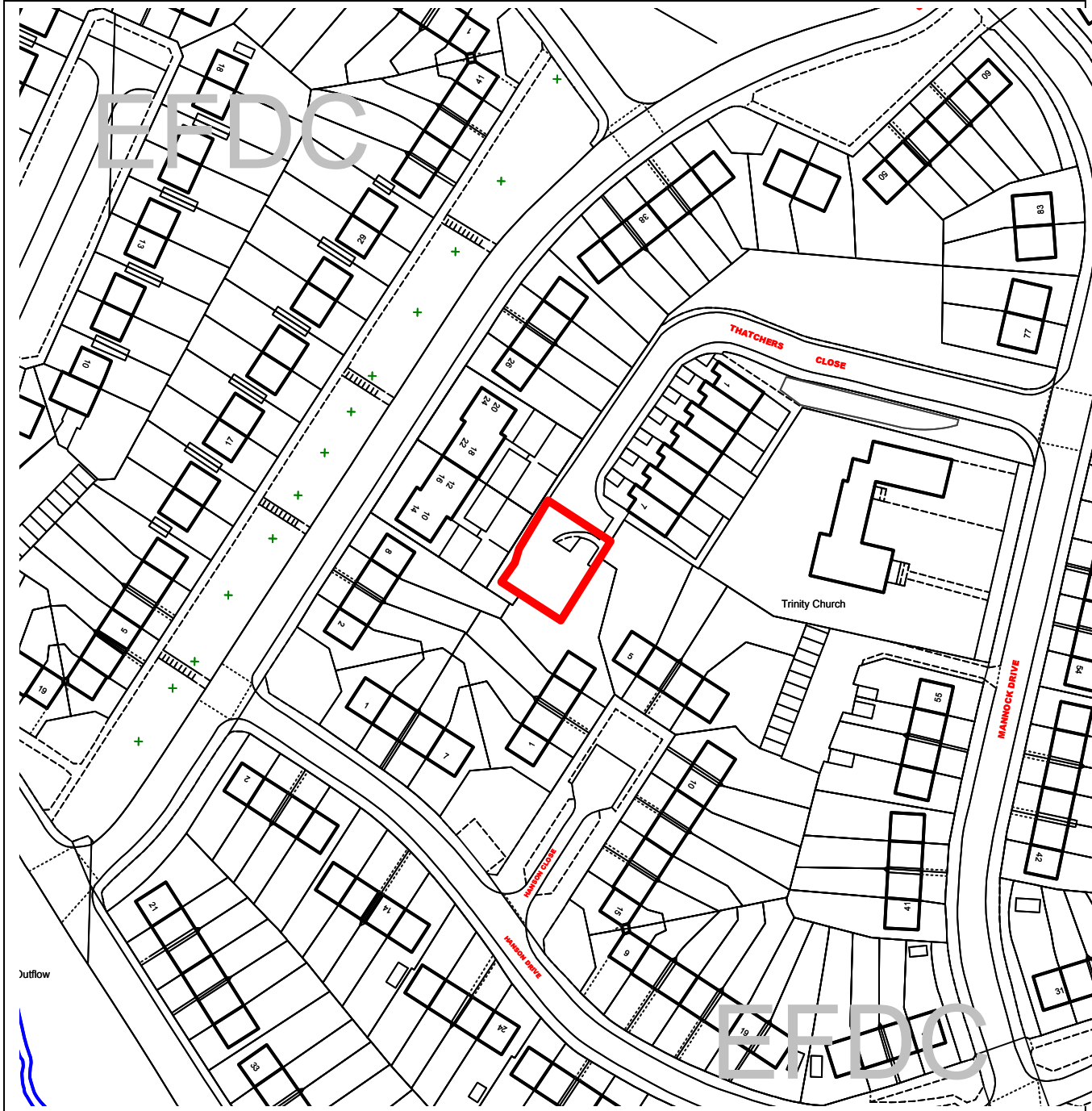
10.	EPF/0318/16	6 Summerfield Road Loughton Essex IG10 4JF	Grant Permission (With Conditions)	88
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2618/15
Site Name:	Parking area at southern end of cul-de-sac, Thatchers Close, Loughton, IG10 2JH
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2618/15
SITE ADDRESS:	Parking area at southern end of cul-de-sac Thatchers Close Loughton Essex IG10 2JH
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	East Thames Housing Group
DESCRIPTION OF PROPOSAL:	Erection of one 2 storey affordable home with 2 parking spaces
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579953

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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Details of the treatment or alteration to the boundary fences at the rears of numbers 10 to 16 Goldingham Avenue shall be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be implemented in full on site.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered PL04B, PL03A, PL06A, PL05B, PL01, PL02.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for

planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The approved installed cleaning facilities shall be used to clean vehicles wheels and underbody immediately before leaving the site.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no roof enlargement generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation for approval is contrary to a) an objection from a local council which is material to the planning merits of the proposal, and b) because more than two objections from third parties have been received which are also material to the planning merits of the proposal - (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A (f) and (g)).

Description of Site:

A hard surfaced parking area at the southern end of this cul de sac called Thatchers Close. Adjoining the site are the rear and side gardens of two storey dwellings in Hanson Close and Goldingham Avenue.

Description of Proposal:

Erection of one 2 storey affordable home with 2 car parking spaces and garden. This site is in Council ownership and the application is made on behalf of the East Thames Housing Group.

Relevant History:

None.

Policies Applied:

National Planning Policy Framework

Local plan policies :-

CP7 – Urban form and quality

H5A – Provision for affordable housing

DBE1 – Design of new buildings.

DBE9 – Loss of amenity.

ST6- Vehicle parking

Summary of Representations:

LOUGHTON TOWN COUNCIL – objection - because the proposal is contrary to policy DBE1 of the Local Plan on grounds that the combined effect of the proposed dwelling and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Hanson Close and Goldingham Avenue, as well as overshadow these neighbouring gardens.

LRA PLANS GROUP – Object – overdevelopment of site; it will have adverse effect on neighbour's amenity eg those houses in Hanson Drive and Close would be faced with a 2 storey blank wall, and the rear windows and gardens of properties of properties in Goldingham Avenue would be overlooked; as an alternative a bungalow would have less impact; nevertheless if consent is granted conditions should be added requiring suitable street lighting, a planting scheme to reduce overlooking, and hours of construction to be restricted.

NEIGHBOURS – 35 consulted and 2 replies received:-

16, GOLDINGHAM AVENUE – in general I support provision of affordable housing and also the use of this ostensibly waste ground site for an affordable home. However, the position and orientation of the house would give rise to overlooking of mine and neighbouring properties, and its closeness would impact on outlook and light. If the proposed house could be turned round by 90 degrees so that its front elevations faced north and not west toward my property, then overlooking would be significantly reduced.

UNKNOWN ADDRESS – we object because there would be nowhere for friends and visitors to park except on a narrow road, and this would impede movement of cars and larger vehicles such as dust carts and delivery vans.

Issues and Considerations:

This application is one of a large number of similar applications lodged across the district for the development of affordable homes on Council owned garage sites – though in this case the site is not given over to garages but it is a hard surfaced area of land presumably initially intended for additional parking. However, it appears that it is rarely used for this purpose.

The site measures some 15m in width by 17m in length. The house would only occupy a small section of the site and will measure 4.8m in width by 8.6m in length. The remainder of the site would be given over to a garden, two car spaces, and hard surfaced area. Having regard also to the modest size of this two storey house the proposal is far from being an overdevelopment of the site.

Concerns have been raised about the impact of the proposed house on the outlook and privacy of neighbouring houses. However, the orientation of houses to the south and south east in Hanson Close means that these neighbouring houses do not directly face the proposed house, and the approximately 15m distance between the proposed house and the rear 'patio' areas of these houses would ensure that their outlook is not significantly affected. These Hanson Close houses and their gardens also lie on a raised ground level compared with the application site. That favourable levels relationship together with the separation distances referred to mitigates any potential overbearing impact. Since the house would be sited to the north of the nearest neighbour in Hanson Close, no. 4, any overshadowing would only impact on the northern arm of its garden in late evening during the summer. Such impact would not be excessively harmful.

In terms of the Goldingham Avenue properties it is acknowledged that they and their gardens are on a lower ground level than the application site and hence the height of the proposed house (at 4.8m to eaves and 7.2m to ridge) will be higher when viewed from the rear of these Goldingham Avenue maisonettes. However, the front face of the proposed house will be 23m away from the rear walls of the neighbouring properties, and this appreciable distance, together with the modest bulk of the proposed house, will mean that the development will not be unduly obtrusive to the existing residents outlook. With regard to overlooking the plans have been changed in that the one first floor bedroom window is now a triangular projecting window with the large side obscured - and the smaller clear glazed side will provide for a more angled view away from direct views into the rears of the Goldingham Avenue houses. Trees also occur close to the west boundary of the site. These will be retained and will provide some screening of the proposed new house. Taking the above factors into account the proposal will not cause an appreciable loss of privacy to the Goldingham Avenue houses.

In terms of access and parking this development does not impinge upon the existing turning area at the end of this cul de sac. With regard to the potential loss of parking spaces it is clear that the site is hardly used for parking, and in any event there is space within the Close for visitors to park

The proposal allows for provision of landscaping and that can be secured by condition. The Council's Tree and Landscaping Team raise no objection to the proposal.

Conclusions:

This site is a largely unused 'brownfield' site and the erection of an affordable home makes for a better use of it. The proposed house will have some effect on neighbouring amenity but this will not be significant. For these reasons, and those outlined in the report, it is recommended that conditional planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

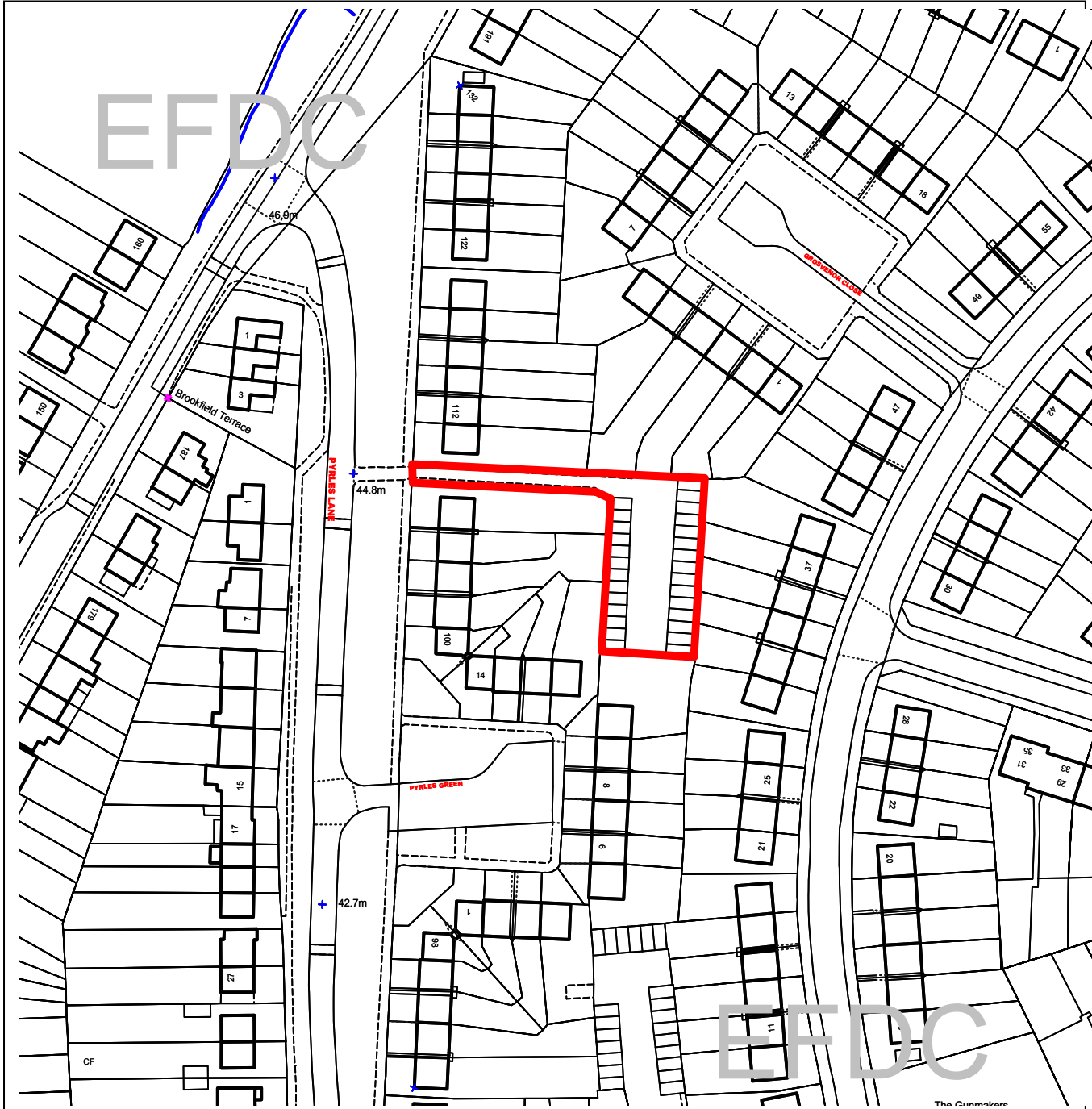
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2638/15
Site Name:	Garages to rear of numbers 100 to 108 Pyrles Lane, Loughton, IG10 2NW
Scale of Plan:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2638/15
SITE ADDRESS:	Garages to rear of numbers 100 to 108 Pyrles Lane Loughton Essex IG10 2NW
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	East Thames Housing Group
DESCRIPTION OF PROPOSAL:	Demolition of garages and erection of a terrace of 3 two storey affordable homes, with 6 car parking spaces
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579995

CONDITIONS

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- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for

planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 5 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and include an Arboricultural supervision timetable. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 No development, including works of demolition or site clearance, shall take place until details of installation of services and their routing have been submitted to the Local Planning Authority and approved in writing. If within the calculated root protection areas of trees on / adjacent to the site, this shall include an Arboricultural supervision timetable. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 8 Details of measures to deal with surface water drainage shall be submitted to and approved by the Local Planning Authority before any work commences on site. Once approved these details shall be implemented on site in full.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

- 14 The development hereby permitted will be completed strictly in accordance with the approved 6 drawings numbered 612 062 PL01; PL02; PL03A; PL04A; PL05A; PL06.

This application is before this Committee since the recommendation for approval is contrary to a) an objection from a local council which is material to the planning merits of the proposal, and b) because more than two objections from third parties have been received which are also material to the planning merits of the proposal - (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A (f) and (g)).

Description of Site:

The site contains 28 garages with access onto the north section of Pyrles lane. It and lies to the rear of 2 storey houses at nos. 100 to 108 Pyrles Lane, and also to the rear of 2 storey houses at nos. 29 to 239 Grosvenor Drive.

Description of Proposal:

Demolition of garages and erection of a terrace of 3 two storey affordable homes, with 6 car spaces.

Relevant History:

None.

Policies Applied:

National Planning Policy Framework

Local plan policies :-

CP7 – Urban form and quality

H5A – Provision for affordable housing

DBE1 – Design of new buildings.

DBE9 – Loss of amenity.

ST6- Vehicle parking

Summary of Representations:

LOUGHTON TOWN COUNCIL – objection - because the proposal is contrary to policy DBE1 of the Local Plan on grounds that 1) the combined effect of the height of the proposed dwellings and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Pyrles Lane, as well as overshadow these neighbouring properties, 2) the loss of existing garages would only serve to displace the parking of vehicles onto neighbouring roads already heavily congested with parked cars, where there was no capacity for additional parking, 3) the long, narrow, single access road to the plot was considered inadequate for vehicles, and 4) the proposal for collection of the occupants refuse bins from the site entrance (close to Pyrles Lane) was considered unacceptable in view of point 3 above.

LRA PLANS GROUP – Object – two storey houses are an overdevelopment of site; residents in Pyrles Lane and nos 31 to 39 Grosvenor Drive would be faced with 2 storey blank walls; the rear windows and gardens of houses in Grosvenor Close, and rear gardens of nos. 21 to 29 Grosvenor Drive and nos. 5 to 10 Pyrles Lane would be overlooked by the rear ground and first floor windows of the new houses, the erection of bungalows would have made these aspects more acceptable; raise similar concerns as the town council with regard to the width of access, rubbish collection, aggravation of on street car parking; nevertheless if consent is granted conditions should be added requiring suitable street lighting, a planting scheme to reduce overlooking, hours of construction to be restricted, and safe removal of any asbestos..

NEIGHBOURS – 42 consulted and 10 replies were received from the following addresses - 35 and 39, Grosvenor Drive; 6 and 10, Pyrles Green; 1 and 3, Grosvenor Close, 102 and 104, Pyrles Lane; 22 Cleland Path, and one from an unknown address. These letters object to the development on grounds of its overbearing height; it is too close to existing houses, will cause overlooking, possible effect on bats, the loss of garages and the parking they provide would be too much for surrounding roads to bear, there is already parking on grass verges and pavements, and arguments over parking will escalate even more; I have rented a garage for 12 years and Cleland Path is 'full' and double parked; I will lose my parking space which is accessed from the site, the transport assessment submitted with the application underestimates the parking and access difficulties in the area; Pyrles Lane is a local rat run as well as being heavily parked, the garages are well used and we keep them tidy and secure with padlocks, the access road is too narrow.

ESSEX CC HIGHWAYS AUTHORITY - The Highway Authority is satisfied that any displaced parking will not be detrimental to highway safety or efficiency as a result of the development. The submitted Transport Statement (TS) has shown that the very worst case scenario demonstrates that on-street parking levels will not reach an unacceptable amount. Although the Highway Authority does not necessarily endorse on-street parking, the reality is, there will be fewer vehicles actually displaced from the garages than the worst case scenario, as a reasonable proportion of them will not be used for parking in.

Further to this the proposal will not increase vehicle movements above the level of the previous use, operating at full capacity, so the use of the existing access way will not be intensified by the development.

Consequently the proposal will not adversely affect highway safety or efficiency.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following measures:

EFDC TREES AND LANDSCAPE SECTION - We have no objection to this application subject to the addition of conditions requiring tree protection, details of hard and soft landscaping, and details of the access road and services routing.

This proposal is for 3 dwellings on a site currently use as garages. There are two very significant oak trees within the vicinity – one on the grass verge at the frontage of the site and a second in the rear garden of 4 Grosvenor Close which overhangs into the site. The houses are sited outside the rooting areas of these trees, however, there are implications on both of these trees in terms of installation of services, machinery passing over their rooting areas, and height implications in terms of what can access the site without impacting on the trees. These are issues that are overcome-able, by for example, using trenchless techniques when installing services and by installing temporary high barriers to restrict the height of vehicles entering the site. Although not a Planning issue, the applicant would need to make themselves aware of the foreseeable likely additional costs involved in this project, due to the presence of the trees, before developing the site. To highlight the landscape importance of these trees a Tree Preservation Order is in the course of being made on them. Additionally, tree protection should be considered for the highway verge to ensure that no damage occurs to the rooting area the oak or any other trees on land that may be used during development – particularly by contractors vehicles / storage of materials etc.

Issues and Considerations:

Residential amenity

The existing garages are located on the east and west boundaries of the site abutting the rear gardens of houses fronting Pyrles Lane and Grosvenor Drive, and their demolition will result in some general improvement to the outlook from these neighbouring gardens. The 3 proposed houses are orientated to face north and south and a 10m (windowless) east flank wall will be positioned between 1.1m and 1.6m from the boundary with the rears of nos.35, 36, and 37 Grosvenor Drive. These houses lie at an angle to the proposed houses and their rear elevations are between 17m and 20m away from the flank of the proposed flank of the new development. The proposal therefore will have some impact on the outlook and amenity of these Grosvenor Drive houses but this impact would not be at a significant level to justify refusal of consent.

To the west of the site lie houses fronting Pyrles Lane. These lie at a greater distance of 28m away from the west flank of the 3 proposed houses, and hence the impact on their light and outlook is acceptable. The only window in this west flank is a small stairwell window which will be obscured and hence there will be no overlooking of these Pyrles Lane house.

Concerns about overlooking to other houses have also been raised. Perhaps the house most affected lies to the south west at no.11 Pyrles Green. The rear first floor windows of the proposed homes would be sited a minimum of 18m away from the rear face of this neighbouring house. However, overlooking of this neighbouring house, and its rear garden, is reduced because it lies at an angle to the proposed development. Although this relationship is not ideal the loss of privacy would not be at an undue level. Houses to the north in Grosvenor Close lie a minimum of 37m away with their gardens lying some 13m away. A block to block distance of 37m will prevent overlooking between windows. There will be some loss of privacy to the rear sections of these neighbouring gardens but not to an unacceptable degree.

Parking and access issues

Officers share some of the residents' concerns about parking difficulties in the locality with double parking occurring and parking on grass verges. It is also true to say that the garage court looks well maintained and the applicant's survey indicates that only 4 out of 28 are unused. On the face of it then the loss of the garages on this site could well aggravate local parking problems, and these points were relayed to the applicants. Their response is as follows:

The Transport statement produced to accompany this application concludes:

"In determining the likely impact of removing the existing garages on the surrounding road and existing on-street parking, a worst case scenario assuming that vehicles are parked within the existing garages and so would be displaced to the surrounding road has been undertaken. This scenario, although very unlikely, would increase the overall parking stress to 84%. This indicates there is sufficient on-street parking to accommodate any potential displaced parking due to the loss of the existing garages."

In addition, there have been many studies by consultants and highway authorities on the likely use of garages and whether owners to actually use them for parking or instead make use of the space for storage. A study by Mouchel in 2007, conducted on behalf of ECC, indicated that '78% of garages are not used to store vehicles but used for general storage/utility uses instead' (Mouchel Resident's Study 2007).

Therefore there is a high probability that most of these garages are not used for parking and so once removed, will not displace significant parking onto the surrounding roads. As

you have pointed out already Essex Highways Authority have not objected to the scheme and the likely scenario is that only 22% or so of the rented garages will have cars parked in them. I'm afraid we have no way of providing any further detail on this.

It is the case that the Highways Authority, Essex CC, do not have any objections to the proposals, which provide 2 off street spaces for each of the proposed dwellings. In the light of the above it would be unreasonable to resist this application on grounds of loss of existing garaging.

In terms of the width of the access road for just 3 dwellings its size is acceptable. With regard to refuse collection it is desirable that refuse vehicles do not use the access road on a regular basis, and provision of a defined area for refuse on the Pyrles Lane frontage is satisfactory. Fire appliances would not need to enter the site but would use clamp their hoses on a water hydrant on Pyrles Lane.

Conclusions:

In some ways it is regrettable to lose this garage court. However, it is fairly likely that some of the 24 garages are not actually used to accommodate a car. In the light of the comments of the Highways Authority, and the response of the applicants to concerns about parking issues, the loss of the garages is deemed to be acceptable. While the proposed 3 houses do have some impact on the light and outlook of neighbouring houses this impact is not on a serious level, and 3 affordable homes make an appropriate use of the site.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

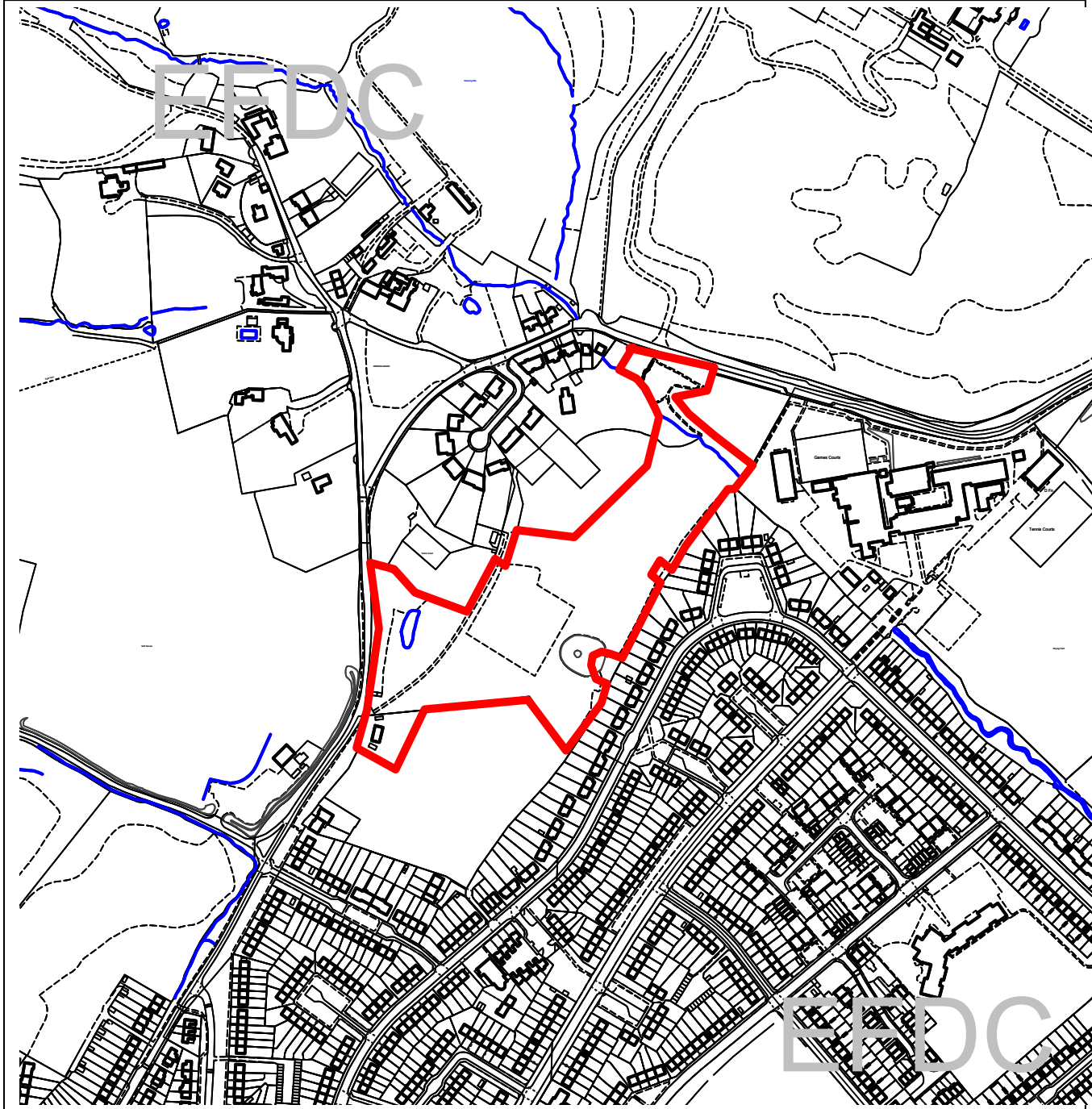
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/2969/15
Site Name:	Debden Hall, Debden Green, Loughton, IG10 2NZ
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/2969/15
SITE ADDRESS:	Debden Hall Debden Green Loughton Essex IG10 2NZ
PARISH:	Loughton
WARD:	Loughton Broadway Loughton Fairmead Loughton St Johns
APPLICANT:	Mr Richard Chiswell
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580657

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 will be completed strictly in accordance with the approved drawings nos: 265-PL-01A, 02A, 03,04, 05A,06, 07A, 08A and 09A, drawings AR-DEBD001-D-100, 101, 102, 103-R03 and drawings AR-DEBD001-D-601 - 609 inclusive-001
- 3 Development related to the construction of the development hereby permitted, including any works of site clearance, shall not commence until works for the eradication of the variegated yellow archangel plant species has been commenced in accordance with a programme submitted to and approved by the Local Planning Authority prior to implementation. The said programme shall be monitored by a suitably qualified arboriculturalist or similar approved by the Local Planning Authority. Reports on progress of the programme shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction above ground level and at three monthly intervals thereafter. The building shall not be occupied until eradication of the said species has been certified by the said arboriculturalist.

- 4 All tree and shrub clearance works on the site shall only be undertaken outside the bird nesting season (1st March - 31st August unless otherwise agreed by the Local Planning Authority).

- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. Means of transporting materials and equipment from the site entrance to the construction area, and removing spoil from the construction area.
 5. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 6. Measures to control the emission of dust and dirt during construction,
 7. A scheme for recycling/disposing of waste resulting from demolition and construction works,

- 6 Prior to the commencement of development, a phasing programme shall be submitted to and approved by the Local Planning Authority. The phasing programme shall include details of timing of demolition of the existing New Oak Lodge dwellings, construction of the access road, and completion of all works including boundary fencing to land being transferred to enlarge Home Mead Nature Reserve. The works shall be undertaken in strict compliance with the agreed phasing plan unless otherwise agreed in writing by the Local Planning Authority.

- 7 The carriageway of the proposed access road shall be constructed prior to the commencement of the erection of the dwelling hereby approved unless otherwise agreed by the Local Planning Authority.

- 8 Prior to the commencement of any preparatory demolition or construction works commence on site, ecological surveys as specified and where required mitigation strategies in respect of the following shall be submitted to and approved by the Local Planning Authority:
 1. A phase 1 bat survey
 2. A phase 1 reptile survey
 3. A presence / absence survey for Stag Beetles
 4. A Great Crested Newt Survey

All surveys shall be undertaken by suitably qualified specialists approved by the Local Planning Authority prior to commencement of the surveys. A completion statement to certify compliance with all agreed mitigation measure shall be submitted to and agreed by the Local Planning Authority prior to first occupation of the dwelling hereby permitted.

- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 15 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 16 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of 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.
- 17 Prior to commencement of development, a full schedule of works proposed to the entrance gates and piers shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the dwelling hereby permitted.
- 18 Prior to the commencement of the development, details of works to the watercourse / brook on the site including details of features to be introduced in to the watercourse, works to affect the direction and rate of water flow and structures within 2 metres of the watercourse shall be submitted to and approved by the Local Planning Authority. The works shall thereafter only be carried out in strict accordance with the agreed details and shall not be altered without prior consent of the Local Planning Authority.

- 19 No construction works above ground level shall take place until documentary and photographic details including samples where required of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 20 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; car parking layouts; other minor artefacts and structures, including functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate and full details of the ornamental pond including construction materials and water sourcing.. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 21 Prior to the commencement of development, the following details shall be submitted to and approved by the Local Planning Authority
- i. Tree protection plan to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up i.(ie locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc.)
 - ii. Arboricultural Method statement including a list of contact details for all relevant parties..
 - iii. Schedule of works to retained trees eg works required to facilitate demolition / construction activities
 - iv. Arboricultural site monitoring schedule, A detailed schedule of visits is required..
- The works thereafter shall be fully implemented in strict accordance with the agreed details unless otherwise agreed by the Local Planning Authority.
- 22 Prior to commencement of development, details of all walls, fences, gates or other means of enclosure shall be agreed in writing by the Local Planning Authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of the dwelling hereby approved. No alterations to the position, height or finish to the said means of enclosure nor shall any additional means of enclosure be constructed without prior consent of the Local Planning Authority
- 23 Prior to the commencement of development, details of all external lighting to the site shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the dwelling hereby permitted. No additional lighting shall thereafter be installed without the prior consent

of the Local Planning Authority.

- 24 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 25 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 26 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 27 No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations), except with the approval of the local planning authority.
- 28 Prior to the first occupation of the development the access arrangements, as shown on drawing no.265-PL08, shall be fully implemented and be retained as such in perpetuity.
- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of any class of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 30 There shall be no increase in the areas comprising the domestic garden area, the ornamental pond, the kitchen garden, pedestrian walkways vehicle access and hardstandings beyond the areas defined as such on drawing number 265-PL-05 revA without prior consent from the Local Planning Authority.

and subject to the completion, within 4 months, of an agreement under S106 of the Town and Country Planning Act 1990 in respect of the transfer of land at no cost for inclusion within Home Mead Local Nature, site clearance, erection of boundary fencing and a financial contribution amounting to a total of £33,180 for ongoing maintenance over first ten years following the transfer of the land.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

In addition, the application is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

The application site occupies an area of around 3.97 hectares to the east of England's Lane. It includes the existing property at New Oak Lodge, currently a detached bungalow and the gate entrance adjacent which is a Grade II listed building, and extends northwards between on the west side Ripley View and on the east Grosvenor Drive to a second road boundary to the south side of Debden Lane.

Other than the buildings above, the site is largely unmanaged woodland much of which is overgrown with extensive self-sown ground cover. The site contains a number of natural features identified in site surveys including what the applicants describe as an 'ancient tumulus / ice house / belvedere – a raised mound on higher ground close to eastern site boundary and a waterfall and stream / brook located towards the northern end of the site.

Natural ground levels across the site vary. The southern end of the site, around the entrance, is at the lower end and land rises to a central ridge running south east- north west including the area around the tumulus. Land falls away again towards the north down towards the stream with the proposed dwelling located on this northern down slope. The site boundaries to the highway are currently open.

The site's eastern boundary forms the Green Belt boundary in this area and all land and buildings to the north, west and south along with the whole site are within the Green Belt. The eastern site boundary predominantly abuts houses in Grosvenor Drive other than a small section in the north east corner abutting Davenant School. On the west side, much of the boundary is shared with Ripley View, a residential development of predominantly detached dwellings on larger plots. Immediately to the south of these properties, outside the application site, is an area of land believed to be a former tennis club, any such use has been long abandoned – visually there is little difference between this land and the application site at present but evidence of the boundary line to a separate site remains evident in places. To the south, the site boundary abuts Home Mead Local Nature Reserve along its entire length.

Members may also wish to note the presence of an electricity sub station on England's lane around 10 metres north of the site entrance with gates onto the road frontage although it is not served by a vehicle crossover and there is little evidence of recent use from the condition of the ground immediately in front of the entrance.

Description of Proposal:

Planning permission is sought for the erection of a two storey, four bedroom dwelling house and ancillary works to provide access, parking and managed gardens. The application effectively seeks to demolish the existing dwelling New Oak Lodge which abuts the site entrance and replace it with the new building.

The application effectively divides the site into three elements. The proposed dwelling will sit within an area of 0.52 ha (around 13% of the site) located between existing residential properties in Ripley View and Grosvenor Drive (the residential curtilage). In addition to the building, this area will include the domestic garden, a terrace area, a pond / water feature, a kitchen garden, pathways and parking served by an access to the east side of the dwelling. The entrance to the house lies on the north side of the building. The southern edge of the residential curtilage will be identified with gates in the access road.

Around 1.38ha (around 35% of the site) in the south and east corner will be passed into public ownership for extension of the Home Mead Local Nature Reserve. In addition to the dedication of the land at no cost, the applicant has agreed to undertake clearance of the site of rubbish, rubble and to eradicate an invasive non-native plant species (variegated yellow archangel) from the site, to provide all necessary fencing to the site including abutting residential gardens, and to make a contribution for maintenance in years 1 – 3 of £8,540 per annum for tree safety works and in years 4 – 10 of £1,080 per annum.

The listed gates and piers will be fully restored and incorporating much of the land from the existing New Oak Lodge site, a formal managed landscaped entrance to the site will be created. The remaining land will largely be retained as woodland, the access road following what is believed to be an earlier route of an access for part of its approximate 230 metre length to the boundary with the residential curtilage.

Relevant History:

No relevant applications have been identified relating to the main part of the site.

The existing dwelling on New Oak Lodge was built under a 1959 permission. Rebuilding as a two storey dwelling was first approved in 2007, EPF 0630/07, and subsequently renewed twice, EPF1210/10 and EPF/1968/13. The latter consent, dated November 2013 is still capable of being implemented.

Policies Applied:

CP1	Achieving sustainable design objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
CP7	Urban Form and Quality
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
GB15A	Replacement Dwellings
HC10	Works to Listed Buildings
HC12	Development affecting the setting of Listed Buildings
NC4	Protection of established habitat
NC5	Promotion of nature conservation schemes
RP4	Contaminated land
U3B	Sustainable Drainage Systems
DBE1	Design of new buildings
DBE2	Affect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE6	Car parking in new development
DBE8	Private amenity space
DBE9	Loss of Amenity
LL7	Planting protection and care of trees
LL8	Works to preserved trees
LL9	Felling of preserved trees

LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST1	Location of development
ST2	Accessibility of development
ST4	Road safety
ST6	vehicle parking

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 73

Site notice posted Yes - 21 December 2015

Responses received: Four adjoining residents have objected to the application, these being from 103, 11 and 117 Grosvenor Drive and 4 Ripley Views expressed cover the following issues:

- Loss of Green Belt and inappropriate development therein.
- Loss of forest land and preserved trees, particularly for the driveway
- Vehicle noise and nuisance arising from long driveway
- Security and fencing – residents abutting the extended nature reserve are concerned about public access and views over their properties, particularly from the tumulus which lies in the nature reserve. One resident is concerned that any fencing erected elsewhere is appropriate in terms of appearance and free movement of fauna through the site.
- One resident queries whether an expansion to the Nature Reserve is feasible
- One resident is concerned that a future application could be submitted to rebuild New Oak Lodge again, however this is not before Members nor is there any suggestion such an application is intended, and part of the site is in any event being transferred to the nature reserve.
- One resident also refers to the development of Ripley View replacing Debden Hall and considers this proposal cannot now do so. However, the application does not seek to replace the original dwelling, only to replace the extant permission for the new dwelling at New Oak Lodge and the application is not being considered as a replacement for Debden Hall.

Further representations have been received from organisations and local community groups comprising the Conservators of Epping Forest, Loughton Residents Association (Plans Group), Theydon Bois Action Group, Theydon Bois and District Rural Preservation Society and the Campaign to Protect Rural Essex. These groups all object and raise the following issues:

- Loss of Green Belt – the site lies in an identified Green Belt gap between Loughton and Theydon Bois. New dwelling not appropriate in the Green Belt unless for agriculture / forestry while any eco-credentials in sustainable development terms do not of themselves justify development in the Green Belt.
- On the issue of the replacement of New Oak Lodge, the existing plot comprises previously developed land and is therefore materially different in policy terms. New Oak Lodge is too far from the new dwelling to constitute replacement and the floor space proposed is not reasonably comparable.
- The curtilage of the new dwelling is substantially larger than the existing plot, and the increase in above ground floor space is significant.
- Increased activity and hardstanding will change the character of the site.
- The gifting of land for the nature reserve expansion should not be seen as justification for the scheme, and should be considered as introducing a pecuniary interest in the application for the local authority.

- Concern at fencing and boundary treatments and the impact on the street scene (a previous scheme for a new boundary fence to the whole site was refused) and on free movement of fauna through the green corridor.
- Concern at proposals for the stream running through the site which may affect the ecological function of this watercourse and alter its natural flow and form.
- The permanent opening of the gates, albeit with these being restored, would mean these would be less visible from the road.
- A number of respondents refer to elements of the design and access statement, in particular reference to paragraph 55 of the NPPF which supports innovative and high quality design – objectors argue this does not outweigh Green Belt policy considerations in the NPPF.
- Potential flood risk
- One respondent considered the design of the building to be poor quality

Members should also note that the applicants staged a public exhibition of their proposals in New Oak Lodge before submission of the application. At this exhibition, 20 people signed a document indicating support for the proposals, including 8 giving addresses in Grosvenor Drive, 3 in England's lane and one in Ripley View.

Loughton Town Council: Objection

The Committee considered that the application was inappropriate development of green belt and contrary to national planning policies and policy GB2A of the Local Plan.

After reviewing the revised application the Committee commented 'Furthermore, it was considered the proposal would impact on and irrevocably disturb the existing fauna and flora in the rural enclave, and also be detrimental to the properties bordering the site and the surrounding neighbourhood'.

Main Issues and Considerations:

Green Belt issues:

The site lies wholly within the Green Belt where relevant considerations are clearly defined in national and local policy. Paragraph 79 of the NPPF identifies the fundamental aim of the Green Belt as being to prevent urban sprawl and the essential characteristics being openness and permanence. Paragraph 87 makes clear that development should only be permitted in the Green Belt where very special circumstances exist which are not outweighed by harm that development may cause. Paragraph 89 identifies inter alia that replacement of buildings with new buildings in the same use may constitute very special circumstances while paragraph 92 is particularly supportive of provision of community forests as a valuable opportunity to improvement the environment around developed areas. In this context, Officers have identified a number of issues that it may be argued could constitute very special circumstances.

The application proposes a replacement dwelling. – The application is submitted as a replacement dwelling for New Oak Lodge which as noted above has a live 2013 planning permission to be rebuilt (the 2013 scheme).. While it is acknowledged that a narrow definition of a replacement dwelling, which would perhaps usually be expected to occupy some of the same footprint or at least relate to the same curtilage, the application site does include all land within the existing Oak Lodge site and can be viewed as a single entity.

Local Plan policy GB15A is supportive of replacement dwellings but seeks to limit such replacements to a building footprint and managed garden not materially greater than what is being replaced. In terms of floor space, the application proposes a building of 371 sq.m. compared to the 2013 scheme which comprised 260 sq.m above ground and a basement of 77 sq.m. (total 337

sq.m.). Officers consider that weight can be given to the basement in light of the significantly larger site area involved in the current application. Permitted development rights can be removed to enable further extensions to be reviewed.

The proposal also involves a substantial increase in residential curtilage and in the area of managed garden proposed. This needs to be considered in context however, because of the changes in site levels, additional land is incorporated into the curtilage to form the driveway and the managed grounds lie within the route created by the vehicle access. Much of the nominal residential curtilage remains as woodland and in landscape terms will appear as part of the wider woodland environment.

Restoration of historic features – The application provides the opportunity for a number of historic features to be maintained and enhanced. The listed gates and piers are in poor condition and need attention. Restoration to good order will be a benefit in general amenity terms, noting the comment in consultation about the merits or otherwise of the gates being permanently open, and secure the future of the listed structure which would otherwise only be secured by statutory intervention.

The application further secures the upgrade of the stream at the northern end of the site. From an inspection of the site, it was evident that this suffers from lack of maintenance which has affected flow, and its ecological value. Proposals are designed to give the watercourse a stronger presence, improving flow and overall enhancing its value to wildlife. A similar case can be made for the opportunity to better manage the woodland around the site.

The land and woodland environment is generally poorly maintained with evidence of rubbish dumping in various locations as well as areas where the landscape is of poor quality. The application will ensure the historic woodland will be managed in a way that will have a positive impact on the Green Belt and on the future health and well being of the landscape.

The opportunity for these widespread improvements to the historic elements of the site arise solely from development.

Enhancement of community asset – Approval of development will result in a significant enhancement to a community asset, specifically Home Mead Nature Reserve which will be increased in size by around 75%. As set out above, a legal agreement secures transfer of the land at no cost, site clearance and fencing and ongoing maintenance in the first ten years.

Officers consider that provision and enhancement of community assets is a material consideration for an application of this character. The main landscape feature within the site, the raised tumulus, lies within the land to be transferred adding significantly to the historic and ecological value of the nature reserve. The proposals are also consistent with NPPF support for community provision around the built up area.

While it is noted that one objector seeks to suggest that the Council has a pecuniary interest as a result of this element of the application, Officers are satisfied that the issue has been considered solely on its planning merits.

Impact on openness and character, issues of urban sprawl – In addition to considering whether very special circumstances exist, the application also needs to be considered on the basis of its impact on the openness and character of the Green Belt, and whether it compromises the key NPPF purpose of preventing urban sprawl.

Considerable weight is given to the replacement of an existing street fronting property with a more secluded building. New Oak Lodge also lies within the Green Belt and it can be argued that this is in a significantly more prominent location on the road frontage. The removal of this relatively

isolated dwelling would provide for a more continuous and enhanced landscaped frontage along England's Lane between the more readily identified built up areas to the north and south. Thus, it could be argued that the scheme makes a positive contribution to countering urban sprawl by enhancing the visual separation between built development in this location.

Officers have viewed the site from around the boundaries. The siting of the building is such that it will not be visible from any public land. The entrance forecourt and access road will be visible but officers consider that with other landscape enhancement around the entrance area, the visual evidence that there has previously been an entrance in this location and the extent of existing hardstanding on this frontage, these visible elements could not be construed as harming openness or character.

Other considerations:

There is extensive tree coverage on this site. A Tree Preservation Order made in 2008 protects 35 individual trees, and the remainder of the site is covered by an 'area' order which protects all trees that were present when the order was made. The individual trees protected to a large extent are along an avenue leading from the listed gates into the site.

The proposal reinstates the driveway through these trees using a 'no dig' methodology, with the house being sited within an area of young oak trees. From historic aerial photos there is evidence that this part of the site was open grass / parkland. Although some young trees (and some dangerous / dead trees) would need to be removed to facilitate the proposal, it would lead to the remainder of the woodland coming back into management, and this would be beneficial for the long term retention of the mature, more significant trees on the site.

In terms of impact within the wider landscape setting, this is likely to be minimal due to the enclosed, wooded nature of the site. A new, enhanced landscaping scheme is shown along the boundary with the properties in Grosvenor Drive, and the houses in Ripley View have large wooded areas in their rear gardens. Therefore, whilst some protected trees will be lost to facilitate development, on balance the improvements to the woodland as a whole (including new planting) compensates for the lost trees.

It is noted that surrounding residents responding to consultation have only referred to potential impact from vehicle noise and activity, not to any concerns around the siting of the building. Amendments have been made to the site layout to ensure that the access road is a minimum of 9 metres from the boundary with adjoining properties in Grosvenor Drive, this space being the subject of retention of existing trees and new planting to increase the level of screening. The development is therefore considered to have a minimal impact on immediate neighbours in terms of physical impact, noise or other general disturbance.

A number of objectors raise concerns that the site will be fenced as a result of the proposals, citing a previous refused application to fence the whole site. That application proposed a close boarded fence around the whole site and while no details have at this stage been submitted, it is clearly understood between Officers and Applicant that any fencing scheme submitted pursuant to conditions would be required to allow movement of wild life across the site and to maintain the general open woodland character of the site.

Conclusion:

Officers have concluded that the primary considerations in this case revolve around issues relating to the location of the site within the Green Belt.

For the reasons set out above, Officers conclude that the development shows a clear link to the extant 2013 planning permission to redevelop New Oak Lodge such that it can be considered as a

replacement dwelling. While the footprint of the new building is larger than the dwelling it replaces, and the residential curtilage proposed is substantially larger, there are sufficient grounds to justify this increase in the context of character of the site and the extent of built development within the relative curtilages.

In terms of broader Green Belt objectives, Officers consider that very special circumstances have been demonstrated to justify the development. The proposals will facilitate restoration of historic features and the reintroduction of management of the woodland, supports the enhancement of a valuable local community asset in the expansion of Home Mead Nature Reserve and improves the context of England's Lane by removing the visually isolated frontage building. Overall, the openness and character of the Green Belt is not seen to be compromised.

In all other regards the development has a minimal impact on the immediate surrounding occupiers and is considered to satisfy policy requirements in respect of design and form.

Subject to the completion of a legal agreement in relation to the securing of the Nature Reserve, the application is recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

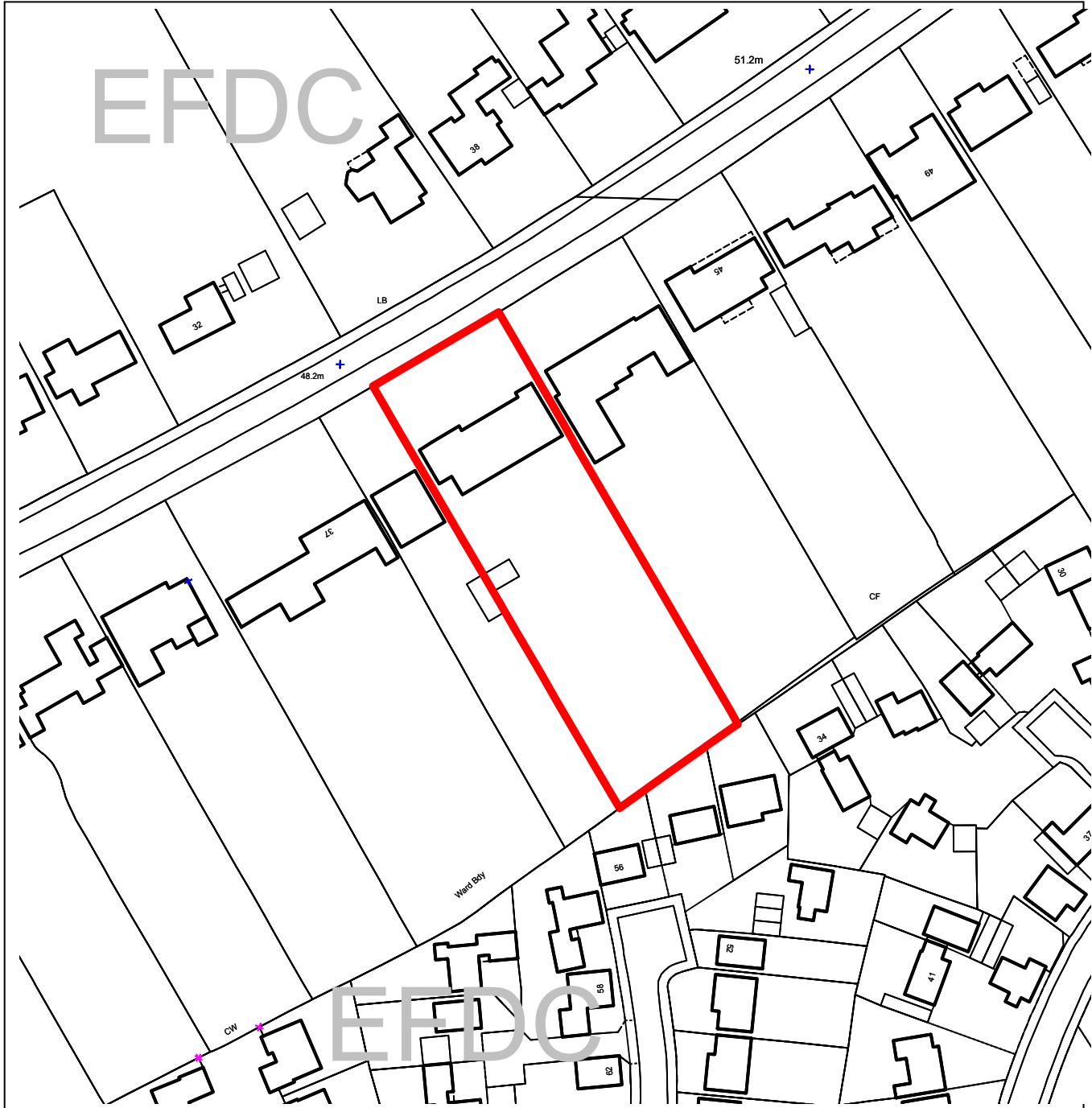
***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/3031/15
Site Name:	41 Alderton Hill, Loughton, IG10 3JD
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/3031/15
SITE ADDRESS:	41 Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Mr Zaffar Mirza
DESCRIPTION OF PROPOSAL:	Two storey front, side and rear extensions including construction of 1 rear dormer windows. Single storey rear extensions. Increase in the ridge height of the existing house to facilitate the creation of second floor level and rooms in the roof space. Conversion of integral garage into habitable room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580953

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 4 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction –Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.

- 5 The "patio doors" in the first floor of the rear elevation of the two-storey rear extension hereby approved shall be enclosed by balustrades fixed to the exterior of the rear wall that project no more than 10cm from it and are fitted such that at least the lower 1 metre of the doors are enclosed, as shown on drawing no M.2.E Revision C. The balustrades, or replacements of the same specification, shall be permanently retained.

- 6 Access to the flat roof of the single-storey extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of Site:

Large detached house on the south eastern side of Alderton Hill in this residential area of Loughton. Property stands in a large wide plot of land and set in a locality of similar larger detached properties. It is enclosed by several mature trees in front garden, including large preserved tree on the left (northern) side boundary close to the highway. Deep rear garden, with mature planting along northern side boundary. Not in a conservation area nor listed.

Description of Proposal:

Two storey front/side and rear extensions including construction of 1 rear dormer window. Single storey rear extensions. Increase in the ridge height of the existing house to facilitate the creation of second floor level and rooms in the roof space. Conversion of integral garage into habitable room.

Relevant History:

- EPF/0410/15 Erection of part one and part two-storey rear extension, a two-storey side extension, a two-storey front extension, raising of roof by 60 cm, and provision of two rear dormer windows –Refused 03/07/2015.

- EPF/1087/14 Two storey side extension, single storey rear extension, porch extension. – approved/conditions 09/07/2014(This approval has not been implemented).

- EPF/2496/07 Ground and First floor side extension, porch and study – approved/conditions15/01/08

- EPF/0801/90 Two storey rear and side extension –approved/conditions 08/10/90

- EPF/0439/75 Two storey rear and side extension –approved/conditions14/05/75

Policies Applied:

- CP2 Protecting the quality of the built environment
- DBE 9 Loss of amenity

DBE10 Residential Extensions
ST6 Vehicle Parking
LL10 Landscaping for Retention
LL11 Landscaping Schemes
Parking Standards (2009).

The National Planning Policy Framework (NPPF) 2012;

The NPPF was published on the 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 7
Site notice posted: No, not required

Responses Received: Neighbour at no.43 Alderton Hill had objected to the application as originally submitted but no objection was received following re-consultation on amended plans/proposal.

Loughton Town Council: Objection:

The Committee objected to this application. The proposal was considered an overdevelopment of the site, overbearing on the neighbours and out of keeping with adjacent properties, particularly at rear.

Loughton Residents Association (Plans Group) No objection to revised proposal.

Objected to this application as originally submitted on the grounds that it would damage the tree in the front garden, which is a significant feature in the street scene. The Group is, however, happy to withdraw its objection if the District Council imposes conditions to protect the existing trees and for landscaping in keeping with the green frontages in this road, together with a condition limiting working hours during any demolition and building work.

Main Issues and Considerations:

The main issues for consideration in this case are:

- Design.
- Living Conditions.
- Impact on Trees.
- Parking.

Design:

This application is a re-submission of a similar proposal under application ref: EPF/0410/15 which was refused at the Planning Committee level. In relation to design, the Committee decided the two storey element, increase in roof height and proximity to the site boundary would have given the house an excessively bulky and over-dominant appearance in relation to its immediate neighbours.

The current proposal has been revised from that previously refused and it has been reduced in

bulk to address the reasons for refusal as follows:

- The two storey front element:

This would be a full height porch with an open void on top of its pitched roof form that would have a front gable end feature. The depth has been reduced from 2.2m to 2.1m and it would have a setback of about 18m from the street. This element of the proposal would not project passed the front building line and it's well related to the site and the size of the application building. The design is complementary as it would not significantly detract from the character and appearance of the host property, street scene and general locality.

- Two storey side element:

This would require the demolition of existing single storey side garage along the common boundary with adjoining neighbour no.43 Alderton Hill. The proposal has now been reduced in depth from 12.6m to 9.9m. The height has also been reduced from 10.3m to 9.9m. Policy DBE10 requires two storey side extensions on detached properties to maintain a minimum of 1m gap from the plot boundary at first floor level. This element would maintain 1.3m set in distance from the eastern plot boundary which is more than that required in policy terms. In addition, it would have a setback distance of about 20m from the main road. The design of the roof form together with render finish would mirror that of the original house and of properties in the immediate vicinity. The design is therefore considered acceptable in planning terms as it would complement the appearance of the main house, the street scene and general locality.

- Two storey rear element:

This would project from the rear wall of the original house, and it would not be visible in the street. The depth of this element has been reduced significantly from 9.8m to 6.3m. The width has also been reduced from 23.3m to 23.1m and the height from 10.2m to 9.8m. It would be set in by 5.6m at first floor level from the common boundary with no.43 and by 2m from the common boundary with no.39 Alderton Hill. The roof form would reflect that of the main house. Therefore due to its location at the rear of the main house, reduced bulk and improved siting in relation to neighbouring boundaries, this element of the proposal is considered not to have a dominant appearance in relation to the existing house and neighbouring properties.

- Single storey rear element;

This will project from the rear wall of the two storey side element by 9.8m in depth, along the common boundary with no.43 Alderton Hill. It would also project from the rear wall of the two storey rear element by 5.5m along the common boundary with no.39 Alderton Hill. This element of the proposal would cover the full width of the application building, measuring 29.5m wide. It would have a flat roof. The height would be 3.7m along the common boundary with no.39 and it would be set in by 1.3m from this boundary. On the other side, the height would 3.5m along the common boundary with no.39 Alderton Hill and it would be set in by 2m from this boundary. The size and siting of this element of the proposal is considered acceptable in relation to the size and scale of the application site, the main house, and neighbouring boundaries.

- Rear dormer window:

It is now proposed to construct only one rear dormer window instead of two as previously refused. The depth is 2.1m; however, the height has been reduced from 2m to 1.9m, and width from 2.8m to 2.4m. It would have a flat roof. It would be set into the rear roof slope of the proposed two storey rear element, but below the ridge height and above eaves height. Some three roof lights would also be installed at rear elevation. This element of the proposal is of a standard size and scale

which is now considered not to appear dominant in the roof scape especially when viewed from the rear of the application site.

- Increase in the ridge height and alterations to front elevation:

This scheme proposes to increase original ridge height of the existing house from 9.7m to 9.9m. Previously refused scheme had proposed to increase the ridge height from 9.7m to 10.2m. It should be noted that there is a chimney like feature on the western side elevation of the application building which measures 10.4m in height from ground floor level.

The increase in the ridge height is required to enable creation of second floor level and rooms in the roof space. Whilst this would result in the new ridge height and roof being higher than existing, it would not be substantially greater than the scale of the other existing buildings in the street scene.

Some alterations are also proposed to the front elevation of the main house. These include; the removal and installation of new windows on ground floor and first floor levels. These alterations are also considered acceptable. It is therefore not considered the proposed alterations to the height of the application building would not harm the appearance of the host property and consequently would safeguard the street scene.

Impact on living conditions:

Members also refused the previous proposal on the grounds that it would appear excessively overbearing when seen from the rear areas of the neighbour to the east, no. 43 Alderton Hill. As described above, this revised proposal achieves a significant reduction in bulk, scale together with increased separation at upper level in relation to neighbouring boundaries. Those changes are considered to achieve a proposal that would safeguard the living conditions of any neighbouring occupiers.

It is, nonetheless necessary to include conditions on any consent given to safeguard the privacy of neighbours by controlling access to the flat roof of the single-storey rear addition since access other than for maintenance or in emergency would be very likely to result in an excessive loss of privacy to both adjacent properties. The necessary conditions would prohibit the use of the flat roof of the single-storey rear addition as a balcony and require the installation of fixed balustrades to full height first floor rear elevation windows. Such balustrades are indicated in the submitted rear elevation drawing.

Impact on Trees:

The site is enclosed by several mature trees in front garden, including large preserved tree on the left (northern) side boundary close to the highway. The Council's Trees and Landscaping Team have assessed the proposal and concluded that it would not cause any harm to trees provided the development is carried out in accordance with a recommended tree protection condition. The Team also recommends the inclusion of a condition requiring hard and soft landscaping.

Parking:

There is an integral single and double garage on this site. It is proposed to convert a double garage into a habitable room. The proposed two-storey side extension would include a double garage to replace it. The Council's parking standards require new garages in residential schemes to have internal depth of 7m, width of 3m and be setback by 5m from the pavement. The new double garage would have more than 5m setback distance from the pavement. The internal depth is 6.4m and width of each is more than 3m internally. Whilst the internal depth does not meet the Council's parking requirements for new garages, this is considered sufficient for the length of a

most cars. In addition, the garages would have more than 20m setback from the road and there is sufficient space on the front driveway to park over 5 cars. In the circumstances, it is considered that the double integral garage proposed, together with off-street parking area would be sufficient to provide for off street parking well in excess of the Council's minimum standards.

Conclusion:

This resubmitted and revised proposal has significantly addressed the reasons of previous refusal of similar proposal in terms of design, scale, bulk and siting. It is considered, subject to compliance with the attached conditions, that the proposed development as a whole would have an acceptable impact as discussed in the body of this report. The objections raised as a result of the Councils consultation were noted and have been addressed. The proposals are now considered to be compliant with the provisions set out within the aforementioned policies of the adopted Local Plan and Alterations and National Guidance in the NPPF. Accordingly, it is considered that planning permission be granted to this application with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Moses Ekole

Direct Line Telephone Number: 01992 56 4109

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/3282/15
Site Name:	1 Princes Way, Buckhurst Hill, IG9 5DU
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/3282/15
SITE ADDRESS:	1 Princes Way Buckhurst Hill Essex IG9 5DU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr B Bristow
DESCRIPTION OF PROPOSAL:	Proposed two storey dwelling house including basement to the side of No. 1 Princes Way, Buckhurst Hill (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581613

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 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 3 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 4 Materials to be used for the external finishes of the proposed development shall match those of the existing dwelling at 1 Princes Way, unless otherwise agreed in writing by the Local Planning Authority.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08:00 to 18.00 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.
- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g)). It is also before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

The application relates to land currently forming part of the site of 1 Princes Way, a two storey semi-detached house on the east side of a small cul-de-sac of 12 similar houses. The existing site

has a wide frontage with a pair of garages at the side detached from the house which has otherwise not been extended.

Properties in Prices Way are characterised generally as pairs of houses with attached garages at the side, some of which have been extended further. Nearby properties in Princes Road are similarly in residential use.

Description of Proposal:

Planning permission was granted in July 2014 for the construction of a detached dwelling on the site. The current application in effect seeks to amend that application by the inclusion of a basement level with the dwelling. The proposal indicates a swimming pool, utility and WC within the basement which would occupy around 47% of the site area, providing 112 sq.m. of additional floor space.

Natural light to the basement is provided by flush ground level windows, three to the front and six at the rear. The layout on the forecourt necessitates a change to the dwelling, which has been handed but sits on the same footprint as the previously approved scheme, and a revision to the layout of the parking spaces to accommodate a ground level window.

Relevant History:

The first two applications were dealt with together:

EPF/2021/13 New detached dwelling – Refused on design, lack of amenity space and parking. This dwelling was substantially wider than the approved scheme.

EPF/2098/13 New detached dwelling and two storey side extension to existing – Refused on similar grounds. This application varied from the above in proposing a smaller new dwelling but including the additional width as an extension to the existing.

EPF/1137/14 new detached dwelling. Approved.

EPF/0194/15 Two storey building comprising 2 x 1 bed houses. Refused, a subsequent appeal was dismissed.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

ST4 – Road Safety

ST6 – Vehicle Parking

LL10 – Provision for Landscape Retention

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 15

Site notice posted: No, not required

Responses received: Objections have been received from three properties, 12 Princes Way and 118 and 128 Princes Road.

Two responses are primarily concerned with construction matters – residents raise issues over how excavated material will be removed in terms of access for heavy vehicles into this narrow cul-de-sac and the impact of vibration from such vehicles on adjoining properties, the highway and drainage thereunder. Concerns are also raised at issues around an apparent shallow water table and how the excavation firstly may affect this and secondly how water will be discharged from the site.

One objector queries the site boundary shown on the application drawings. This boundary is the same as on the previous application and is not material to the acceptability or otherwise of the proposals.

One resident specifically objects to the dwelling house. However, as the scale and mass of this is unchanged from the previous approved scheme, these comments can be given little weight.

Buckhurst Hill Parish Council Objection:

‘Basement is inconsistent with other properties.

Area covered for the basement is more than the footprint of the proposed property.

Should the application be granted would request conditions 1) that Permitted Development Rights are removed or restricted, 2) regarding removal of materials and wheel washing’

Main Issues and Considerations:

The primary considerations relate to the basement, while the application does include the dwelling house, the previous permission remains live and refusal would now only be justified if the elevational changes have a material impact. The elevation is the same, only reversed, and this is not considered to be materially different.

Objections to the basement from the Parish Council refer to there being no other basements and to the overall area it occupies. Little weight is attached to the former, the fact no other basements exist is not of itself a reason not to permit such an extension. Similarly, the size of the basement alone is not particularly relevant unless that causes material harm. Officers consider that it does not since the uses are entirely ancillary to the main use and are entirely self-contained. The ground level windows are unobtrusive and non-opening ensuring no disturbance from use is caused, nor is visual amenity unduly affected.

In relation to comments concerning construction matters, the concerns of residents are recognised and it is proposed that any consent given include conditions dealing with hours of construction, wheel washing and removal of all excavated material from the site. Consideration has been given to whether it is necessary to include a further condition controlling the method of construction and having regard to a combination of the limited scale of the development, the degree of separation from neighbouring properties and the existence of controls under the Building Regulations it is concluded that such a condition is not necessary.

In relation to drainage, the Council’s Land Drainage Team has been consulted. It does not raise any objection to the proposal subject to the imposition of conditions dealing with flood risk and surface water drainage. The Team also recommends supplementing those conditions with an informative concerning subterranean development that warns the developer of the potential risk to neighbouring property in addition to consequence for flood risk. The recommended condition and informative would be included in any permission granted.

The parish Council has requested the removal or restriction of permitted development rights, however it has not said what specific forms of Permitted Development it would like to restrict and consequently does not say what potential harm it seeks to prevent by such restriction. In general, the removal of permitted development rights is the exception and done to achieve a planning purpose. Moreover, in this specific case there is the background of an extant planning permission for the erection of a detached house that does not remove any permitted development rights. There is nothing about the basement that has any bearing of the permitted development that could subsequently be carried out to the new house. In these circumstances it would not be reasonable to remove or restrict permitted development rights for the current revised proposal.

Conclusion:

Although the proposed basement has a substantial footprint, the proposal has limited impact of amenity either from the scale of the works or from the use ancillary to the dwelling (which has not increased in size). This is reflected in the nature of the comments from local residents who are principally concerned at construction issues. The overall garden area and the provision of two frontage parking spaces are also not fundamentally altered.

The proposal is therefore considered acceptable. Additional conditions are proposed beyond those imposed on the earlier application to reflect the extent of the additional works.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

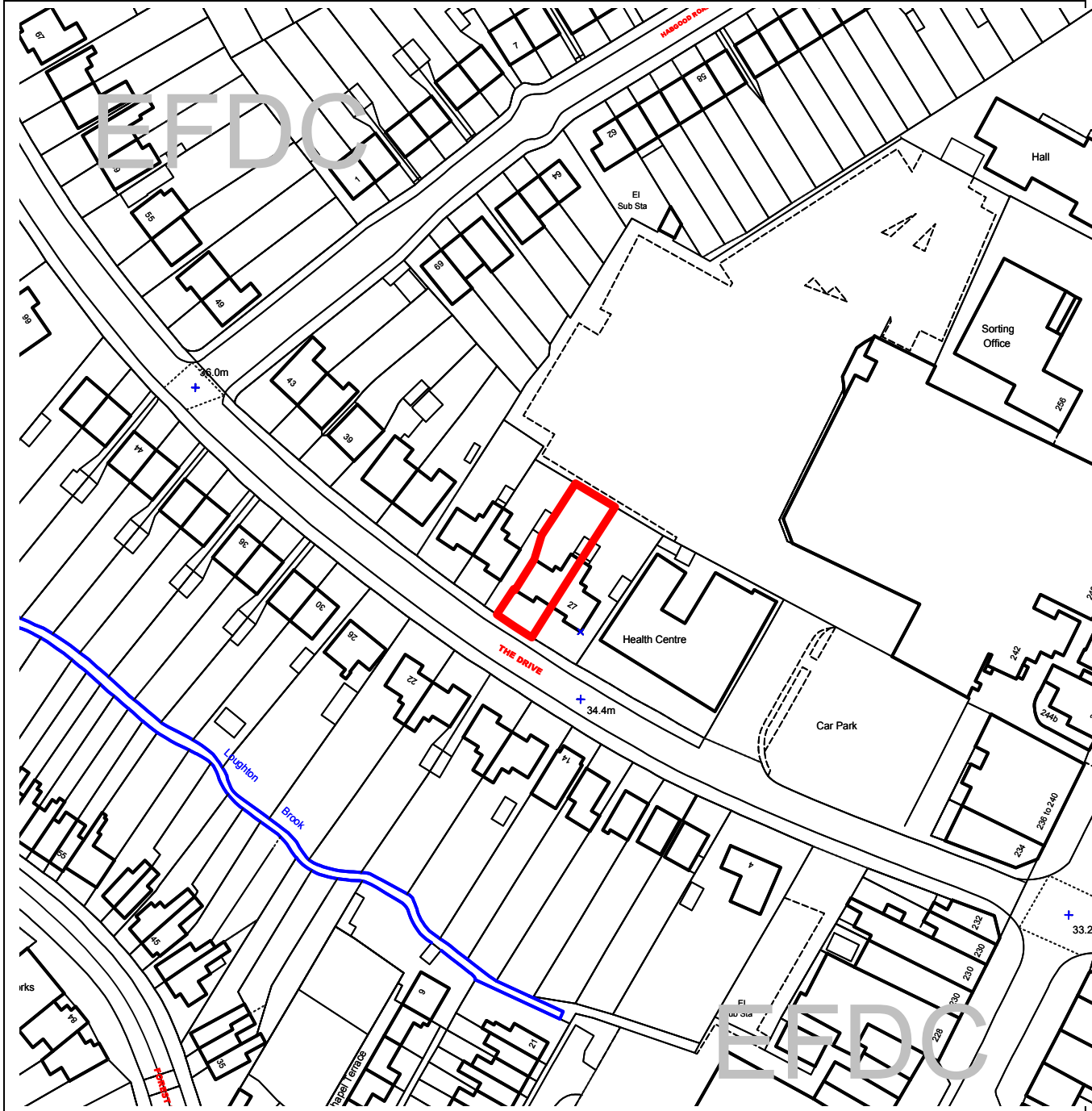
***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/0108/16
Site Name:	29 The Drive, Loughton, IG10 1HB
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0108/16
SITE ADDRESS:	29 The Drive Loughton Essex IG10 1HB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr & Mrs Cedric and Amanda Wong
DESCRIPTION OF PROPOSAL:	Single storey rear and front extensions
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581953

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site comprises an Edwardian two-storey semi-detached house with an original single-storey rear projection and a canopy porch to the front entrance door. The front elevation is dominated by a two-storey bay, which is matched by the attached neighbour, no 27 The Drive.

The central section of the pair of houses, which includes their entrances, is recessed approximately 2.5m rear of the front of the bays at ground floor.

A driveway separates the house from the detached neighbour, 31 The Drive. No 31 has a detached garage accessed by the drive in its rear garden. It is set approximately 4m beyond the rear elevation of that house.

The application site forms one of a group of 4 houses, 27 – 33 The Drive, that is covered by an area TPO. The locality is not within a conservation area and neither is any house in the group listed or locally listed. They are not considered to be non-designated heritage assets.

Description of Proposal:

It is proposed to erect single-storey front and rear extensions.

The front extension would replace the canopy porch and project 1.4m forward of the recessed part of the front elevation. It would have a pitched roof and serve as an enlarged porch.

The rear extension would project 4.4m, 600mm short of the rear wall of the original rear projection, and infill the area between the original projection and a point in alignment with the existing flank wall of the house. It would have a flat roof contained by a parapet. Its maximum height is 3.4m. The width of the adjacent driveway would separate it from the rear garden of 31 The Drive.

Relevant History:

EPF/0410/14 Certificate of lawful development for a hip to gable roof and rear dormer window in connection with a loft conversion. Lawful

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
LL10	Adequacy of Provision for Landscape Retention

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 4
Site notice posted: No, not required
Responses received: No response received from neighbours.
Loughton Town Council: Objection

The Committee OBJECTED to this application. Members considered the proposed front extension would be harmful to the character and symmetry of the pair of Edwardian semi-detached houses and detrimental to the street scene. Additionally, the proposed rear extension was considered to be overbearing on the neighbour at 31 The Drive.

Main Issues and Considerations:

The proposal rear addition would have a simple form that respects the proportions of the existing house. On that basis and having regard to its siting on the rear elevation the extension would complement the design of the existing house. Since it would be contained between the rear elevation and original rear projection of the house the addition would be of no consequence for the living conditions of the attached neighbour. Its separation from the rear garden of no. 31 The Drive by a driveway at 31 together with the fact of a detached garage in the adjacent part of the rear garden of no. 31 ensures the extension would not cause any harm to the living conditions of that house.

A small tree, approximately 6m high, situated on the site boundary of the application site with the driveway at 31, approximately 4m beyond the rear elevation of no 29, would be removed as a result of the proposal. Due to its size and siting it is of no public amenity value therefore its loss is acceptable. No other trees would be affected by the proposal.

The front addition would be recessed rear of the bay on the front elevation in the position of an existing canopy porch. At 1.4m its depth would be somewhat greater than that of the existing canopy and it would extend between the bay and the boundary with the attached neighbour, no 27 the Drive. It would have a pitched roof, keep the entrance door in the same position on the front elevation as the existing entrance and include an adjacent window in a similar position to an existing window adjacent to the entrance. To allow for a roof that has a pitch and maximum height similar to that of the existing canopy the window would be positioned approximately 350mm lower on the front elevation. The head of the window would be similarly lower.

The new front window would be out of alignment with a modest front elevation window at 27 The Drive that matches the existing front window at no. 29 that would be removed by the proposal. More significantly, the bulk of the front addition would contrast with the unextended front elevation of no. 27 The Drive. The visual contrast would be noticeable, but since it relates to a relatively small part of the front elevation it would not necessarily be harmful to the appearance of the pair of houses. The proportions and detailed design of the proposal would ensure it is subordinate to the main features of the existing front elevation and, of itself, would have a pleasing appearance. Furthermore, the degree of contrast with the front elevation of no. 27 is not so great that the proposal would cause harm to the appearance of the pair of semis. On the basis of the above assessment it is concluded the proposed front extension would safeguard the appearance of the houses and complement the appearance of the existing house.

The proposed front extension would not cause any harm to the living conditions of no. 27 The Drive. It would be of no consequence for the living conditions of any other neighbour.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be granted

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Report Item No: 7

APPLICATION No:	EPF/0184/16
SITE ADDRESS:	Braeside School 130 High Road Buckhurst Hill Essex IG9 5SD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Matthew Hagger
DESCRIPTION OF PROPOSAL:	Erection of temporary single storey Classroom Building close to rear of main building and close to the north boundary of the site.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582095

CONDITIONS

- 1 The development hereby permitted shall be removed from the site together with any associated materials and the land restored on or before 27 April 2018 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The scheme of work shall be submitted to the Local Planning Authority by 27 October 2016 unless otherwise agreed in writing by the Local Planning Authority.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 5034 DE 00, 5034 DE 01, 5034 DE 02, 5034 DE 03, 5034 DE 04, GE0001 Rev X and TJK400.1
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.

- 5 All construction/demolition works and ancillary operations, including vehicle movement on 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.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

A relatively small school site fronting High Road, Buckhurst Hill and bounded by Hawsted and Ardmore Lane. Flats and houses on the opposite side of those roads look towards the school. A house called Westwards abuts the rear site boundary. A single-storey classroom annex is sited adjacent to the site boundary with Ardmore Lane. Planning permission has recently been given to enlarge the roof and provide additional classroom space within it (2 science laboratories), ref EPF/3202/15. There are a number of preserved trees on the application site, including adjacent to its boundary with Hawsted.

Description of Proposal:

It is proposed to erect a temporary single storey classroom building. The building would compensate for the loss of classroom space within the annex while works to implement planning permission EPF/3202/15 are carried out. It is a modular building, a Portakabin, that would be sited approximately 11.5m rear of the main building and 0.5m from the site boundary with Hawsted. Two ash trees and two holly trees would be removed to facilitate the development, none of which are preserved.

The building is required for a period of 2 years.

Relevant History:

EPF/3202/15 Removal of existing roof to rear annex building, and creation of replacement raised roof and walls to provide new roof floor classroom and stair and lift access.
Approved

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE1	Design of New Buildings
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape Retention

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 36

Site notice posted: No, not required

Responses received:

3 HAWSTED – comment/objection

“We would like to express our concern about two matters - the appearance of the building and the worsening of the parking situation in Hawsted.

As regards the building, we are concerned that an unsightly temporary building will be erected close to the fence and directly opposite a number of flats. Can we have an assurance that the building will be some metres back from the fence and that no holly trees, coniferous or deciduous trees will be taken down, so that the building can be erected.

There is already a serious parking problem in Hawsted with much of the road being taken up by teachers' cars during term-time. The situation will only get worse with more buildings and more teachers. Could the double-yellow lines be extended a little way so that the people whose cars are parked at the bottom of the road close to the High Rd have more chance of getting out.”

HAWSTED RESIDENTS ASSOCIATION - comment

“The application for an additional classroom building if accepted will introduce additional demand for parking in Hawsted which runs alongside Braeside school and deprive residents of this facility. Braeside could develop extra parking space at the front of their building to accommodate this demand. The success of this application should include an undertaking from Braeside that this development will be done.”

PETITION: signed by the occupants of flats 1-18 (consecutive) Hawsted raising objection to the proposal as follows:

“1. Intensification of site use will increase vehicular movements

- It is noted that the planning application states no additional parking places are being provided
- At present users of Braeside park in Hawsted causing congestion and obstruction and limiting access to the private parking place of residents of Hawsted apartments 1-18
- Complaints have been made when Braeside users actually park on resident's spaces

2. Current existing trees are protected by TPO and these are an integral part of the local neighbourhood and environment

- Their removal will have an adverse impact on this
- To quote the **Arboricultural Report** “To facilitate the installation of the temporary building several small trees and shrubs close to the northern boundary will need to be removed. Their individual quality is low and their removal can be mitigated with replacement **planting once the temporary classroom has been removed** “
- We strongly object to the above comments that the trees to be removed are not important and replacements will only be made after the temporary classroom has been removed

3. Location of the temporary structure and usage of the said structure

- The chosen site is adjacent to the fence opposite the Hawsted apartments 1-18
- A classroom will create noise and disturbance to the residents of the Hawsted apartments 1-18
- when children and staff move between their classes and possible internal noise when in use

4. Impact on the outlook

- It should be noted that the residents of Hawsted have at their own cost improved the adjacent area to Braeside, with Landscaped gardens and have regularly trimmed trees and bushes on the north side of the Braeside property, at all-times conserving the green and woodland area in which we are located
- Once the trees have been removed the outlook will be spoilt by the ugly structure which will be created, particularly because the structure will be higher than the boundary fence by at least 1 metre
- All the above is particular relevant to Hawsted apartments 1&2
- To quote the **Arboricultural Report** currently the tree and shrubs (in question) “contribute to the verdant character of the street scene “which will be lost until removal of the temporary structure which could be for years

5. Temporary structure

In the unlikely event that the planning permission is granted on a temporary basis we are concerned what is a temporary permission could become permanent

6. Alternative Proposal

- If you still, consider to grant planning permission after the presentation of the above objections we would ask for a change of location
- To quote the Arboricultural Report “We note that the location was chosen for minimal damage to major trees but also to take advantage of the school’s infrastructure”
- We believe that a preferred option would be to move the portakabin away from the fence further on to the main property site
- In addition to this we would request that as soon as the portakabin is placed on its base that pre grown new trees are planted adjacent to the fence.
- to bring back to the verdant character of the street scene”

BUCKHURST HILL PARISH COUNCIL: No objection

Main Issues and Considerations:

Since the proposal is required to compensate for the temporary loss of classrooms while approve building work is carried out, the principle of the development is acceptable. The constraints of the application site and operational requirements of the school limit the potential options for the position of the building. The existence of preserved trees on the site is a significant constraint and the Applicant has identified a location that safeguards preserved trees, but does nonetheless result in the loss of trees of less value. Their loss has been given careful consideration by the Council’s Tree and Landscape Team, who raise no objection subject to the imposition of conditions to secure the protection of adjacent trees and the provision of landscaping, particularly following the removal of the building.

The appearance of the building is utilitarian and not appropriate for a permanent development since it will somewhat detract from the appearance of the site. However, the degree of harm is not so great that it is unacceptable for the temporary maximum of two years. There is no doubt there is an educational requirement for the building therefore the limited harm is justified in this case.

It is not considered likely that the proposed building would give rise to any excessive degree of disturbance to residents. The nearest are at Hawsted and a distance of at least 23m separates the building from dwellings. The building would be sited in an area that is presently used for outdoor play and activity in any event. It is not likely that use of the building would generate any noise outside of school hours.

An alternative location within the site would disrupt the operation of outdoor school activity with no significantly different impact on the living conditions of neighbours, which are not harmed in any event.

Significant concern is raised by residents regarding parking. Since the proposal replaces existing facilities for a temporary period it would not give rise to any additional parking stress in the locality.

Although not a proposal before this Sub-Committee, Members are advised that issue was given consideration when the approved development was assessed. Officers found to be unlikely to facilitate any increase in traffic movements or demand for on street parking. It was also concluded that, even if it did, the increase would be very small and of no significant consequence for the living conditions of neighbours or parking stress in the locality.

Conclusion:

Having regard to all material considerations it is concluded the proposal is acceptable for a temporary period of two years subject to conditions dealing with landscaping. On that basis it is recommended that temporary planning permission be granted

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

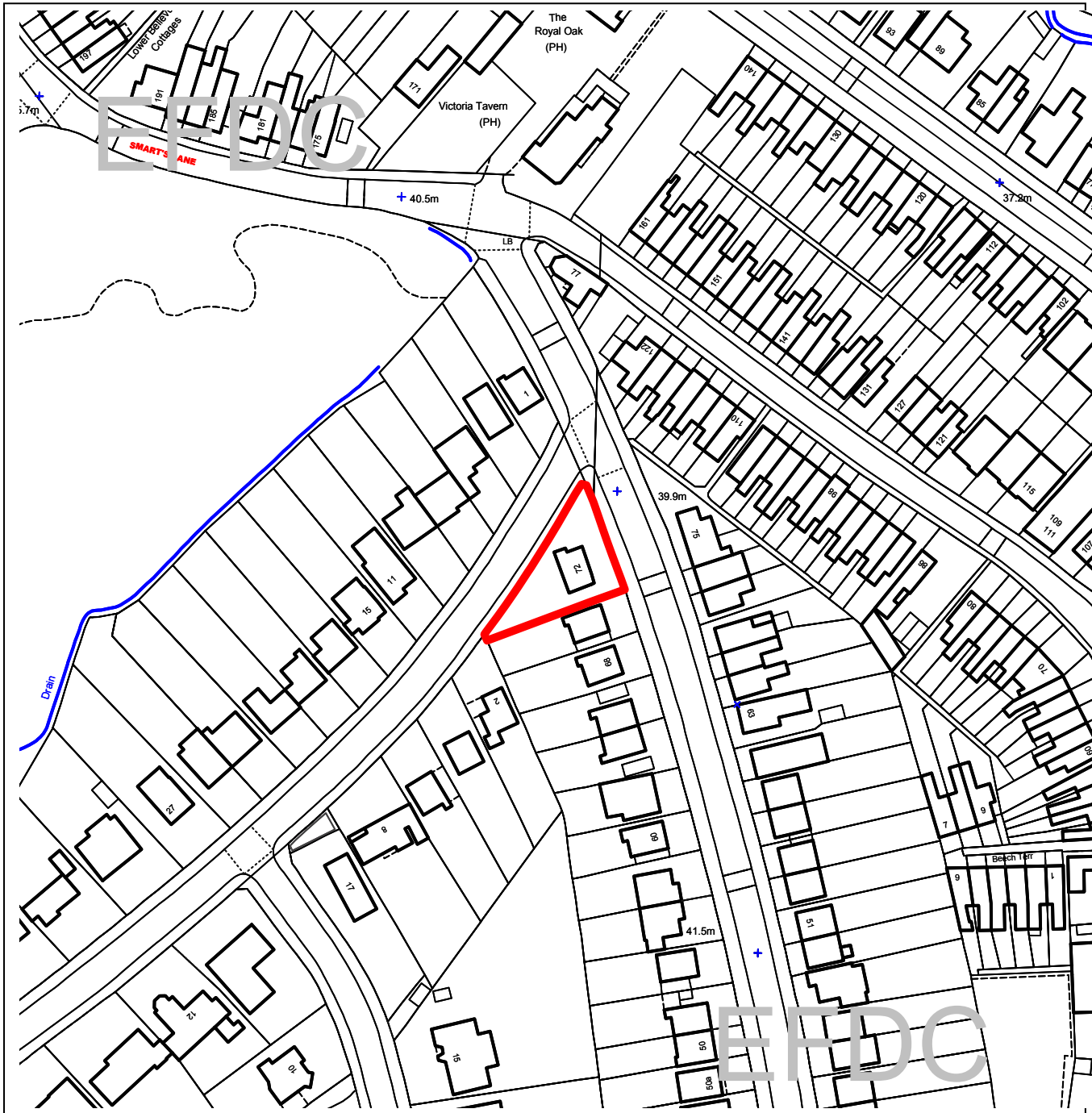
***Planning Application Case Officer: David baker
Direct Line Telephone Number: 01992 564514***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/0257/16
Site Name:	72 High Beech Road, Loughton, IG10 4BL
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0257/16
SITE ADDRESS:	72 High Beech Road Loughton Essex IG10 4BL
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mrs Debbie Stubbs
DESCRIPTION OF PROPOSAL:	Erection of brick boundary wall on Forest View Road.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582295

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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Prior to the proposed access being used the existing access shall be permanently closed incorporating the reinstatement to full height of the footway and kerb.
- 4 No unbound materials shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 5 There shall be no discharge of surface water onto the Highway.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A.(g)).

Description of Site:

72 High Beech Road is a detached house on corner plot at the corner of High Beech Road and Forest View Road. The house faces High Beech Road but given the openness of the site, views of the side and rear are apparent from Forest View Road.

The application site is by a junction where Forest View Road meets High Beech Road at an acute angle. This results in a triangular site with a frontage to High Beech Road of some 23m, a side boundary with an adjoining neighbour at 71 High Beech Road some 30m deep and the third side of the site, the hypotenuse of the triangle, running along Forest View Road for a distance of some 37m. Proposals for the boundary along Forest View Road form the subject of this application.

The application property is not Listed nor in a Conservation Area.

Description of Proposal:

Erection of brick garden boundary wall on Forest View Road to 1.8m height and to front garden boundary on Forest View Road to between 1m and 1.2m with a brick piers between 1.2m and 1.4m either side of sliding timber gates at a repositioned vehicular access.

The wall would be 27m long and be in sections 2m long between piers. The piers would be 0.5m wide and be the same height as an adjoining section of wall. High Beech Road is at a lower level than the rear of the site and accordingly the sections of wall would step down as the wall would run along Forest View Road from southwest to northeast.

The wall would be of Flemish bond and brick samples have been submitted as part of the application.

the 1m height wall and repositioned vehicular access would be Permitted Development. Moreover, Essex County Council has written as Highway Authority to comment that the proposal is acceptable.

Relevant History:

EPF/1589/13 Two storey side and rear extensions and subdivision of property to form two dwellings. – Refused 23/09/2013

EPF/1102/15 Two storey rear extension. Chimney. Demolish car port. Relocate entrance door to side elevation and add porch. Front bay. Permeable parking area. Boundary wall. – Granted 09/07/2015

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE1	design of new Buildings
DBE3	Design in Urban Areas
DBE9	Loss of Amenity
LL11	Landscaping Schemes

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received:

Number of neighbours consulted. 9
Site notice posted: No, not required
Responses received:

2 FOREST VIEW ROAD – Comment:

If the part of the wall forward of the front elevation of the house exceeds 1m then I would object on the basis of harm to the open appearance of front gardens and views down high Beech Road. Generally accepts the development of the property in this case is well thought out and impressive.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) – object - The proposal appears wholly out-of-character; nearby houses have open frontages or low fences.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application and considered that raising the height of this portion of the boundary wall to 1.8m would be overbearing and detrimental to the streetscene.

Main Issues and Considerations:

The main issue in this case is the appearance of the proposed wall. Crime reduction is an issue of some limited weight however.

The proposed wall would take the place of where there had been a vertical boarded fence, some 1.8m in height, and a privet hedge that grown over it. At the time of the site visit construction of an extension to the house had commenced and the fence and hedge had been removed. The hedge that was removed at the position of the proposed brick wall had no statutory protection.

Front boundary treatments to neighbouring properties vary though they are generally of no more than one metre in height. The position of this proposal is somewhat unusual in that it is to a side boundary of a corner property however. Boundary treatments of some 1.8m in height are not unusual in a situation such as this where the rear garden of a corner property adjoins a highway. Indeed, as stated above, the previous fence was of similar height to the proposed wall. In the circumstances and since the application site is not within a conservation area, the principle of the proposal is considered to be acceptable. However, it is necessary to assess the detail of the proposal.

In terms of its detail, the quality of design of the wall is lifted above that of the utilitarian including piers at intervals, a header course and Flemish bond brickwork – and is therefore considered acceptable for this residential property.

The proposal does not include any landscaping since the wall will enclose a rear garden area. Consideration has been given to whether there is a reasonable need to require landscaping by way of a condition. In this case it is not considered reasonable to control planting in the rear garden of a house. On that basis, and since the appearance of the wall would be acceptable, no landscaping condition is proposed.

The proposed repositioned vehicular access is Permitted Development. Since the repositioned access is shown on the submitted plans the Highway Authority was consulted and advises the proposal as a whole is acceptable in terms of consequence for highway safety. Conditions are requested in the interest of highway safety.

Conclusion:

The proposal complies with relevant planning policies and it is recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

**Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103**

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/0258/16
Site Name:	Land and garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road, Bushfields, Loughton, IG10 3JR
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0258/16
SITE ADDRESS:	Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road Bushfields Loughton Essex IG10 3JR
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Neal Penfold
DESCRIPTION OF PROPOSAL:	Demolition of existing garages and erection of 2 x 2 bed two storey affordable homes with 5 parking spaces.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582296

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 will be completed strictly in accordance with the approved drawings nos: PL01, PL02, PL03 A, PL04 A, PL05, PL06 and 15-044-069
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any

replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 5 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 6 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 7 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 8 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 10 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 11 Prior to first occupation of the development hereby approved, the proposed first floor window openings in the rear elevation serving the bathrooms and landings shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 12 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of 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.
- 13 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 14 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.

- 15 There shall be no discharge of surface water onto the Highway.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 17 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 18 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
1. provide details on all structures
 2. provide details on the use of tall plant and scaffolding
 3. accommodate the location of the existing London Underground structures
 4. demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land
 5. demonstrate that there will at no time be any potential security risk to the railway, London Underground property or structures
 6. mitigate the effects of noise and vibration arising from the adjoining operations within the structures
- The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.
- 19 Details of the double glazing and acoustically treated trickle ventilators, or other means of ventilation, shall be submitted to and agreed in writing by the Local Planning Authority and installed before any of the proposed residential development is occupied. All rooms within the development hereby approved shall be provided with sufficient double glazing and acoustically treated trickle ventilators, or other means of ventilation that will provide adequate ventilation with the windows closed, to ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Guidance on Sound Insulation and Noise Reduction for buildings - Code of practice (or such other standard which may supersede it from time to time).

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a roughly rectangular site accessed by a narrow access way which leads onto Bushfields. The site is slightly clipped at the southernmost corner as it backs onto the underground line. The site slopes down to the south west, and then with the underground line at a much higher level on an embankment. There is an over 1m difference in ground level within the site. The site is a Council owned garage site with 20 garages located in two linear blocks which back onto properties in Chequers Road and Alderton Hall Lane (the access is on Bushfields). Out of the 20 garages 6 are vacant. The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for the demolition of the existing garages and construction of 2 x 2 bed two storey affordable homes with 5 parking spaces. The new dwellings will be attached with a contemporary flat roof appearance. The rear gardens to the property will back onto the underground line with 5 parking spaces to the front/side of the site.

Relevant History:

No relevant history at this site. However there are a number of Council owned garage sites within the District under consideration or that have already been to Committee for a decision for similar housing schemes. Planning permission was recently given to replace garages at Lower Alderton Hall Lane with two houses. That site is a short distance south of this site, beyond the railway embankment, ref EPF/2620/15.

Policies Applied:

Epping Forest District Local Plan and Alterations

- CP2 – Protecting the Quality of the Rural and Built Environment
- CP3 – New Development
- CP5 – Sustainable Building
- CP6 – Achieving sustainable urban development patterns
- CP7 – Urban Form and Quality
- DBE1 – Design of New Buildings
- DBE2 – Effect on Neighbouring Properties
- DBE3 – Design in Urban Areas
- DBE8 – Private Amenity Space
- ST1 – Location of Development
- ST4 – Road Safety
- ST6 – Vehicle Parking
- H2A – Previously Developed Land
- H4A – Dwelling Mix
- LL10 – Adequacy of provision for landscape retention
- LL11 – Landscaping schemes

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans

according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this proposal on the following grounds:

1. The proposal was considered an overdevelopment of the site
2. The long, narrow, single track access road to the plot was considered inadequate for vehicles
3. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was little capacity for additional parking

21 Neighbours consulted and a Site Notice displayed: No response received from residents.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) – Objection – clearly backland development, loss of 20 parking spaces, area already heavily parked, design is uninspiring

Issues and Considerations:

The main issues with this proposal relate to suitability of site, design, impact on amenity and highway/parking issues.

Suitability of Site

Bushfields is within the built up area of Loughton and the site itself is classed as a brownfield site. The site is within approximately 1km of Debden Underground Station and the shops, services and facilities of Debden Broadway and is considered a sustainable location.

The proposal is for 2 x 2 bed properties and therefore a minimum of 60m² of private amenity space should be provided for each dwelling. The garden sizes range from approximately just over 50m² to over 90m². Although one of the gardens is slightly below the suggested standard and both of the gardens are very close to the underground line, they are useable south facing private gardens contained between the building and railway embankment. That arrangement is not unusual in the locality and the quality of provision is considered acceptable.

Design

The proposed design is unusual as it will extend across the site and is triangular in footprint with a flat roof. The triangular shape is due to the requirement not to build over a sewer which runs diagonally through the site and requires a 3m no build zone. Although a different design to surrounding pitched roof properties, it will be viewed in isolation from other properties and is at a much lower level.

The proposal will be partly visible from the streetscene as it extends across the access way, however it will be viewed from a higher level and with the back drop of the railway embankment and flat roof properties at Longcroft Rise beyond. The dwellings immediately south of the embankment at Lower Alderton Hall Lane are largely hidden from ground level views by the embankment.

Amenity

The proposal will side onto the rear gardens of 131 and 129 Chequers Road with the proposal set in from the shared boundary by 1.5m. There is a minimum distance from the main rear wall of No. 129 to the side wall of the proposal of 13m. Although a relatively short distance, the proposal is set in from the boundary, it is 5.5m in maximum height and will be set at a lower level due to the fall in the land. This will mitigate against any significant loss of amenity to the neighbouring properties on this site and is on balance considered acceptable.

With regards to the other properties which back onto the application site there is some distance to these properties and although the proposal will be visible it is not considered to result in any excessive loss of light or outlook to neighbouring properties. Windows are in the main facing towards the underground line, and others serve non-habitable rooms and can be conditioned as obscured glaze to avoid any perception of or actual overlooking.

In terms of future occupiers of the site a noise report was submitted as part of the application with regards to noise from the underground line. Environmental Health were consulted on the application and have no objection and agree with the findings of the noise report subject to a condition requiring all rooms to have double glazing and suitable acoustically treated trickle vents and this is considered reasonable.

It is noted that the proposed floor space of the properties are fairly small, which is disappointing, however they have been designed to make best use of this constrained site.

Highways

A key issue with this application is consequence of the loss of the garages.

A transport statement and information with regards to the current letting was included with the application that states that 14 of the 20 garages are currently rented with the others vacant, it is not known what the rented garages are used for. Of those garages rented, 10 of these are currently rented out to people within 500m of the site.

Parking stress on the surrounding area (within 200m of the site) is currently at 64%, if all 20 garages were used for parking and displaced onto the surrounding streets the parking stress would increase to 73% and therefore there would be spare capacity to accommodate any potential displacement. However, records show that only a maximum of 14 of the garages are rented out in any event, lessening this overall pressure. Further to this, a study completed by Mouchel in 2007 on behalf of Essex County Council (quoted within the Transport Statement) suggested that 78% of rented garages are not used to store vehicles but for general storage/utility instead.

Essex County Council Highways have assessed the submitted information and have no objection to the scheme. The Highways Officer has concluded as a result of the submitted Transport Statement that *“the proposal will not increase vehicle movements above the level of the previous use, operating at full capacity, so the use of the existing accessway will not be intensified by the development. It is also noted that the proposed layout does offer a reasonable turning area for delivery vehicles. Consequently the proposal will not adversely affect highway safety or efficiency”*.

The proposal provides 5 spaces for 2 new dwellings which complies with the Essex Parking standards and the proposal is not considered contrary to policies ST4 and ST6 of the Local Plan.

Other issues

Affordable Housing

Local Plan policy H6A would not require any affordable housing to be provided on a scheme of this density on this size of site. However since the proposed development has been put forward on

behalf of East Thames Housing Group and is located on Council owned land the development would provide 100% affordable housing. This would be of benefit to the overall housing provision within the district.

Since there is no requirement under Local Plan policy H6A to provide affordable housing on this site, and as this is a Council led development, it is not considered necessary in this instance to secure this by way of a legal agreement.

London Underground

Due to the proximity to the Underground line, Transport for London were consulted on this application. They have no objection to the principle of the proposal subject to a condition ensuring the method of construction is acceptable.

Waste/Bins

The proposal includes areas for the storage of waste and an area for waste collection and the location and size is acceptable.

Landscaping

There are no trees currently on site, so any landscaping scheme would be welcome. The Tree and Landscape Officer has no objection to the proposal subject to a hard and soft landscaping scheme being submitted. No harm would be caused to trees outside the site.

Contaminated Land

Due to the use as domestic garages and the presence of the made ground there is the potential for contaminants to be present on site. Therefore the Contaminated Land Officer has requested the standard contaminated land conditions which are considered reasonable.

Conclusion:

The proposal is considered acceptable with limited impact on amenity and the existing parking situation. Although an unusual design given the constraints of the site, on balance, given that the proposal will provide affordable housing within the District on a previously developed site approval is recommended.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Marie-Claire Tovey

Direct Line Telephone Number: 01992 564414

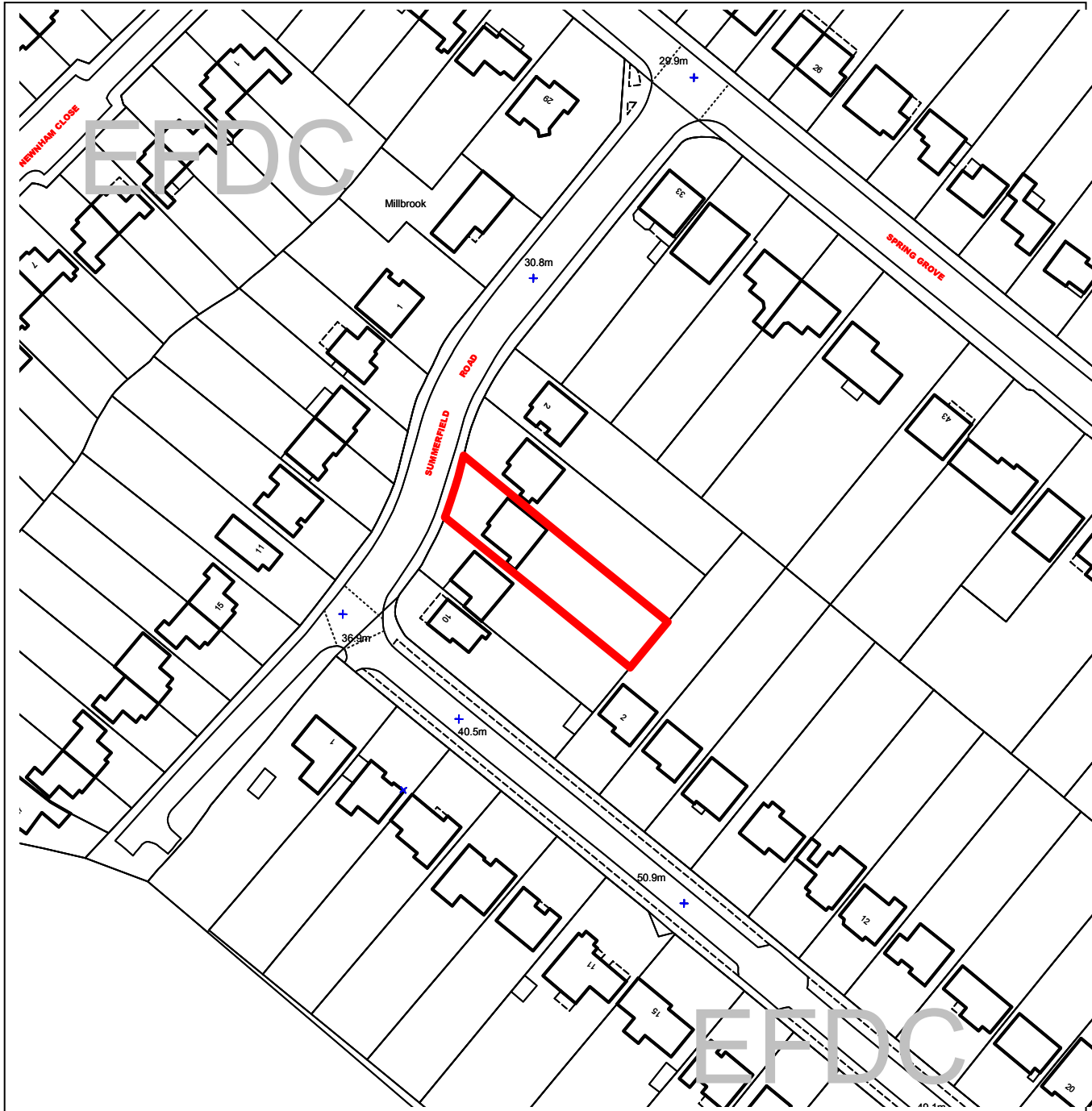
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Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/0318/16
Site Name:	6 Summerfield Road, Loughton, IG10 4JF
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/0318/16
SITE ADDRESS:	6 Summerfield Road Loughton Essex IG10 4JF
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Miss Meryl & Miss Karen James
DESCRIPTION OF PROPOSAL:	New dormer window to front elevation, new obscured glazed windows to side elevations and enlarged openings to rear elevation; altered steps to front and driveway doubled in width with altered access to highway.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582437

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 dormer shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 4 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on 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.

- 6 No unbound materials shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 7 There shall be no discharge of surface water onto the Highway.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

Detached house with hip roof. Entrance door is on side elevation.

Set within the built up area of Loughton. Not listed or in a conservation area.

The house is set at a higher level than the road. The rising slope between the front of the site and the rear has been used to provide a garage at what is effectively basement level. There is also a slope along the road that the application property faces; the ground rises to the southwest and falls to the northeast.

Description of Proposal:

New dormer window to front elevation, new obscured glazed windows to side elevations and enlarged openings to rear elevation; altered steps to front and driveway doubled in width with altered access to highway.

The new dormer would be on the front elevation but set within an internal corner of the form of the roof.

The property currently has a single width drive leading to the garage. The proposal is to double the width of the drive to provide two car parking spaces side by side.

Relevant History:

None.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE6	Car Parking in New Development
DBE9	Loss of Amenity
DBE10	Residential Extensions

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 6

Site notice posted: No, not required

Responses received: No response received from neighbours.

Loughton Town Council: Objection

The Committee OBJECTED to the wider road access proposed, which was considered detrimental to the streetscene. Members were also concerned that there appeared to be a proposal for a raised patio at the rear of the dwelling, which could harmfully impact and overlook the neighbours either side.

Main Issues and Considerations:

The comment of the Town Council is noted. An adjoining property, no. 8, was refused planning permission for proposals that included widening the parking area at the front of the property (reference EPF/2910/15). However, there are a number of differences between the two proposals; the principle difference is that the proposal for no. 8 extended parking into a steeper rearward slope than exists at the application property. Nevertheless, terracing and a retaining wall would be involved. The increase in width of the parking area in association with the retaining wall this would necessitate would erode the visual amenity and suburban character of this established street. This is a finely balanced case but, subject to a condition to ensure that a landscaping scheme, to include a tree being planted, is imposed, the proposal could enhance the streetscene.

There is some variety in the appearances of dwellings along this part of Summerfield Road and the proposed front dormer would have no material adverse impact. It would be a predominantly glazed structure on a lower part of the main roof such that it would align with adjacent first floor windows. The dormer is a sensitively designed subordinate structure that would complement the appearance of the house and appear appropriate within the street scene.

The patio area would be terraced into the rising ground towards the rear of the site. Since it would be at somewhat lower level than neighbouring land and respect site levels it would not give rise to any loss of privacy for neighbours.

Conclusion:

Subject to the imposition of appropriate conditions, the proposed development would be acceptable with regard to visual amenity and accord with adopted planning policy. Accordingly, it is recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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