

AREA PLANS SUB-COMMITTEE SOUTH

1 April 2015

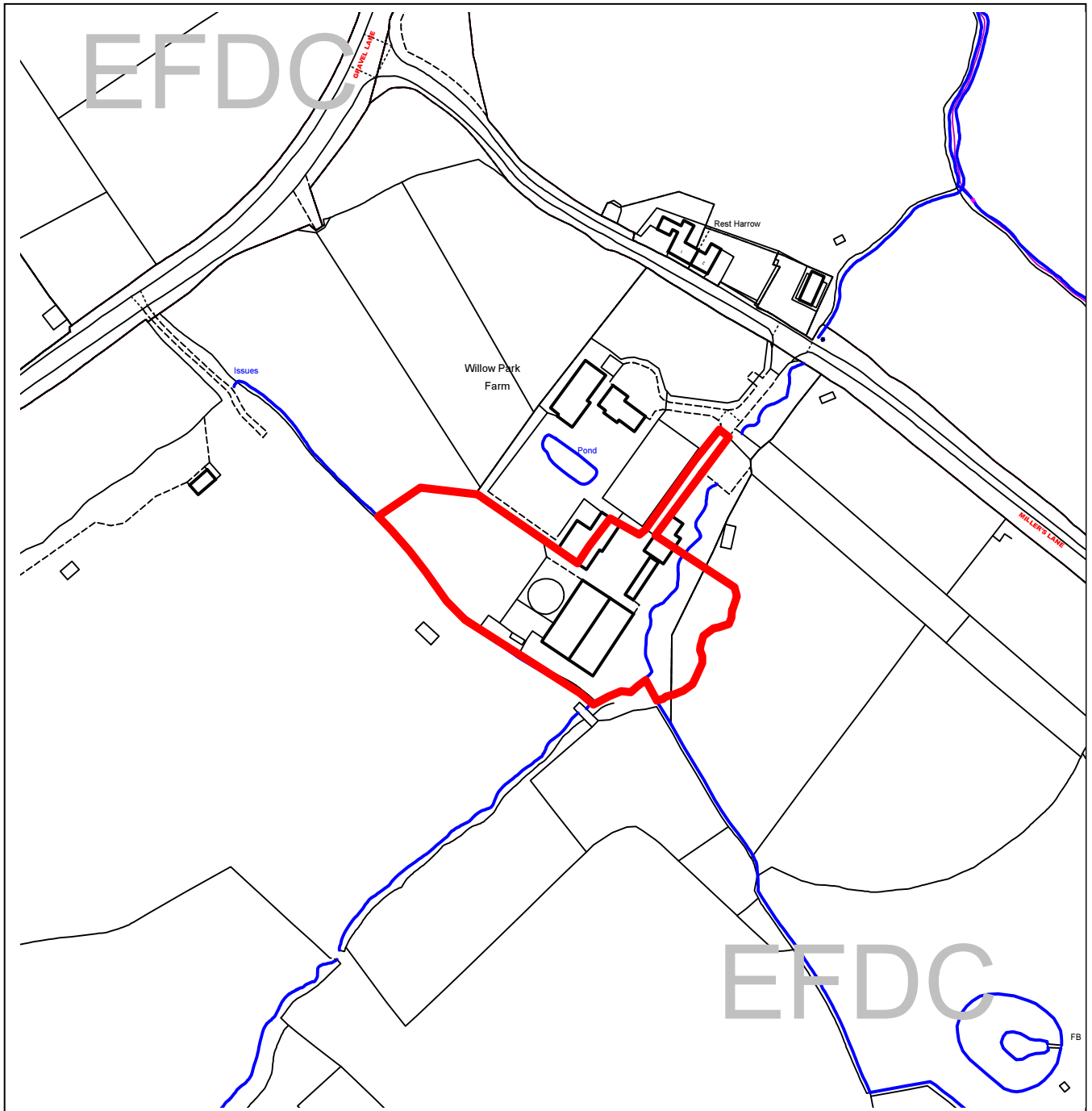
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/2664/14
Site Name:	Willow Park Farm, Millers Lane Chigwell, IG7 6DG
Scale of Plot:	1/2500

Report Item No.1:

APPLICATION No:	EPF/2664/14
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Hussain
DESCRIPTION OF PROPOSAL:	Demolition of buildings at Willow Park Farm and erection of new detached dwelling.
RECOMMENDED 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=570892

REASON FOR REFUSAL

- 1 Notwithstanding the reduction in the volume of built form the proposal would achieve, it is inappropriate development within the Green Belt and no very special circumstances in favour of it exist. Accordingly, the proposal is contrary to Local Plan and Alteration Policy GB2A, which is consistent with the policies of the National Planning Policy Framework.
- 2 By reason of its height, bulk and siting the proposal would appear over-dominant in relation to the existing and the approved replacement house at Willow Park Farm. The poor relationship between the buildings that would arise amounts to a poor form of development that would detract from the appearance of the site to the detriment of the character and appearance of the locality. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE1, which is consistent with the national Planning Policy Framework.

This application is before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(k))

Description of Site:

The application site comprises the greater part of a former farm yard and adjacent open land northwest and southeast of the yard area. The former farm yard is primarily made up of 6 buildings arranged around a tarmac yard area that is accessed via a wide drive off the southwest side of Millers Lane, a short distance from its junction with Millers Lane. The buildings include 4 relatively large former barns/workshop buildings together with former stable buildings.

The site forms part of a 5.9 hectare landholding that also includes grassed fields to the northwest and southeast of the site. Millers Lane and Gravel Lane bound the landholding. A former farmhouse and associated outbuildings is situated between the application site and Millers Lane. Planning permission to erect a replacement house immediately rear of it was given on appeal in February 2013.

Land rises to the northwest and southeast of the application site, the level changes restricting views of it. Good trees/hedgerow adjacent to a watercourse known as Little London Brook on the southeast and southwest of the yard screen views from those directions.

Opposite the access to the site entrance is the former site of a redundant kennels adjacent to a pair of modest houses. It is being redeveloped to provide a detached house. Other than those developments, land on the northeast side of Millers Lane is open.

The application site is within the Metropolitan Green Belt. It is not within a conservation area or vicinity of listed or locally listed buildings.

Description of Proposal:

It is proposed to demolish all of the former farm yard buildings, including one just outside of the application site, and erect a house and adjacent garage building. The existing access to Willow Park Farm off Millers Lane would continue to serve the site. It is also proposed to carry out environmental improvements to Little London Brook including removal of the existing 21m long culvert of Little London Brook.

The proposed house and garage would be situated in the approximate position of two large existing barns, Units A and B. The house would be orientated to face the site boundary with Millers Lane. The garage block would be set forward of the house at right angles to it, in the position of Unit E and the front of Unit C. The proposed curtilage of the house would be restricted to the application site.

The house would comprise a three storey building with the second floor contained within the roof space. It would have a rectangular plan, some 26m by 15.5m. The roof would be a crown roof – flat with sloping sides – and contained by a parapet. A series of dormer windows in each roof slope would serve the upper floor rooms. The roof height of the house would be some 9.3m.

The house would have a classical appearance, the front elevation focused on a centrally positioned portico and bay over. A centrally positioned colonnaded balcony would project 3.5m from the rear elevation and single-storey wings would project 1.5m from the side elevations. Windows would be arranged symmetrically, decreasing in size on upper floors. Materials would be painted render to the ground floor, brick to the first floor and slate for the roof slopes. Stone would be used for detailing.

No details of the proposed garage building are provided other than an indication of its location, ground area and volume.

Key facts of the proposal are as follows:

Total ground/floor area of buildings to be demolished:	1375m ²
Total volume of buildings to be demolished:	5565m ³
Total ground area of buildings to be erected:	554m ²
Total 'external floor area' of buildings to be erected:	1242m ²
Total volume of buildings to be erected:	3526m ³

Total reduction in ground area: 821m² (60%)
Total reduction in built volume: 2039m² (37%)

The above figures are taken from/based on those specified on the submitted drawings. Buildings to be erected are the proposed house and proposed garage building.

Details of proposed environmental improvements are set out in a report prepared by TEP (reference 4361.002 – version 2.0 dated February 2014)

Relevant History:

- EPF/0587/10 Demolition of existing house and selected outbuildings and replace them with a single-family dwelling house on a new plot served by new access. Resulting in a change of use of land from agriculture to residential. Withdrawn.
- EPF/0147/11 Demolition of existing house and selected outbuildings and replace them with a single family dwelling house. Refused on the basis that the proposal is inappropriate development in the Green Belt, harmful to its openness and to the character of the locality.
- EPF/0334/12 Erection of a replacement house immediately rear of the farmhouse. Refused, but subsequent appeal allowed, PINS ref APP/J1535/A/12/2181575. The applicant confirms he intends to build the consented house and the presently proposed house should consent be given.
- EPF/0392/12 Use of farmyard buildings for storage. Refused and subsequent appeal dismissed
- ENF/0137/11 Following the decision on the above appeal a planning enforcement notice was issued requiring cessation of storage use. An appeal against the Notice was made on the basis that the storage use was time immune from enforcement action, PINS ref APP/J1535/C/13/2198082; and the enforcement notice was upheld with variations. A significant variation is that the Notice is not applicable to Building A, whose use was found to be time immune.
- EPF/1022/13 Demolition of buildings at adjacent former farmyard and at application site (units A, C, E, G, H and I) and erection of new detached residential dwelling, ancillary garage building, ancillary hardsurfacing and driveway, establishment of residential curtilage and formation of new vehicular access onto Millers Lane. Withdrawn
- EPF/1927/13 Demolition of buildings at adjacent former farmyard and at application site (units A, C, E, G, H and I) and erection of new detached residential dwelling, ancillary garage building, ancillary hardsurfacing and driveway, establishment of residential curtilage, formation of new vehicular access onto Millers Lane and closure of existing field access. Refused on the basis that the proposal is inappropriate development in the Green Belt, harmful to its openness and to the character of the locality.
- EPF/2031/13 Certificate of lawful development for existing use of building 'E' for residential purposes (Use Class C3 (dwellinghouses)). Withdrawn
- EPF/2067/13 Certificate of lawful development for existing use of Building 'A' for storage (Use Class B8). Withdrawn
- EPF/0473/14 Demolition of buildings at Willow Park (units A, B, C, E, F, G, H and I) and erection of new detached dwelling house on adjoining field parcel with ancillary garage

building, ancillary hardstanding and driveway, formation of new vehicular access onto Millers Lane and closure of existing field access. A scheme of landscaping and ecological enhancement to Little London Brook to include 'deculverting' of section of brook. Withdrawn

EPF/1940/14 Demolition of buildings at Willow Park Farm and erection of new detached dwelling on adjacent field. Revision to EPF/0473/14. Refused for similar reasons to EPF/1927/13

Policies Applied:

Policies contained within the National Planning Policy Framework, particularly paragraphs 79, 80, 87, 88 and 89.

The following Local Plan and Alterations policies are found to be consistent with those of the NPPF and consequently given weight:

CP2	Protecting the Quality of the Rural and Built Environment
GB2A	Development within the Green Belt
GB7A	Conspicuous Development
NC4	Protection of Established Habitat
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL1	Rural Landscape
LL2	Inappropriate Rural Development
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 6

Site notice posted. Yes

Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: No objection – :“The Council has **NO OBJECTION** to this application providing the existing buildings are demolished before the new build commences, and the bricks used are of the same red colour.”

Main Issues and Considerations:

This application is recommended for refusal. It is being reported to Committee since previous decisions by Members to refuse proposals to erect the proposed house in an adjacent open field included an indication to the Applicant that an alternative scheme taking the form presently proposed may be considered more favourably. In the circumstances it is considered inappropriate to refuse the application under delegated powers.

The main issues raised by the proposal are its appropriateness in the Green Belt, impact on the openness of the Green Belt and character of the locality.

Access arrangements are acceptable and the house would exceed Council standards for off-street vehicle parking provision and garden space. Of itself, the detailed design of the house is acceptable but its consequence for the character of the locality is also a material consideration. The proposed environmental improvements are in the interests of biodiversity and can be secured by condition since they relate to land in the applicants ownership.

Appropriateness in the Green Belt:

When considering the matter of appropriateness it is first necessary to establish whether the site is previously developed land. The lawful use of the application site is primarily agriculture and the existing buildings are predominantly designed for that purpose. Building A, one of the larger buildings, was found to be in lawful use for the purpose of storage and distribution (Use Class B8) in the Inspectors decision on enforcement appeal ENF/0137/11. It also appears that the lawful use of Building E is residential, most probably as ancillary accommodation to the existing farm house. In any event, Building E was originally built as a stable building and not for the purpose of agriculture. While Buildings A and E are arguably previously developed land, since the lawful use of the remainder of the site (which is by far the greater part of it) is for agriculture it cannot be considered previously developed land.

The proposal is therefore primarily for the erection of new buildings, a dwellinghouse and ancillary garage, on land that is predominantly not previously developed land. Since the proposal is for buildings not required for agriculture or forestry and the development proposed is predominantly not on previously developed land it is considered inappropriate development in the Green Belt.

The proposal includes the demolition of modern agricultural barns, a storage building originally built as a barn and other smaller buildings largely on the application site but also on land outside of in the site but within the applicant's ownership. The overall volume of the proposed house and garage is significantly less than that of the total volume of the buildings to be demolished while the ground area of the proposed buildings is also significantly less than the total area of the buildings to be demolished. However, the proposed house and garage would not amount to replacement buildings since their proposed use is not the same as the buildings to be demolished.

The fact that the proposed buildings are not replacement buildings reinforces the conclusion that they are inappropriate development in the Green Belt.

Impact on Openness:

The proposed demolition of buildings would enhance the openness of the Green Belt but the proposed new buildings would also significantly impact on such openness. The question of whether the harm to the openness caused by the new buildings is outweighed by the enhancement of openness arising from the demolition of buildings therefore arises.

Of the buildings to be demolished, units A, B, C and G are somewhat less prominent than the proposed house due to their lower height. At a maximum of 5m high, they are considerably lower buildings than the 9.3m high proposed house. They are nonetheless substantial structures of significant bulk. Unit E is a considerably lower structure that is situated abutting a substantial residential outbuilding serving the farmhouse at Willow Park Farm. Unit F is larger, but is also a much lower and less prominent building than the larger agricultural buildings at the former farmyard.

All those buildings are seen within the context of a farmyard and were designed and built for the purposes of agriculture. They are therefore not inappropriate development in the Green Belt and their visual impact and consequence for openness is mitigated by that fact. In the circumstances, the improvement to openness arising from their demolition would not outweigh the considerable harm caused by the proposal.

Units H and I are much smaller low buildings that are seen within the context of existing hedgerow that largely screens views of them. Moreover, they were also designed and built for the purpose of agriculture and consequently are not inappropriate development. The value of their demolition in terms of the enhancement of openness is limited and adds little to the benefits of demolishing the units at the former farmyard.

While comparisons of volume and floor area assist an assessment of impact on openness, they must be considered within the context of the site and the detail of the proposal. The proposed house would be sited in the same location as the larger existing buildings while substantial additional buildings adjacent to the position of the proposed house would also be demolished. Notwithstanding the appropriateness of the existing buildings within the Green Belt, having regard to the key facts about the volume and area of building to be demolished and erected it is concluded that the proposal would result in an improvement in openness at the application site.

That has been assessed above and the exercise does not support the applicant's contention that the proposal would actually be beneficial to openness. Indeed, due to the prominence of the proposed buildings within the field they would be sited in the opposite is the case and, on the matter of openness, the proposal is found to be excessively harmful.

That conclusion is supported by the fact that the part of the field outside of the application site would be very unlikely to be used for agriculture in the event of the proposal being implemented. It is much more likely to be maintained as grounds for the setting of the proposed house such that the character of the entire field would become residential rather than a mix of agriculture and residential.

Character and Appearance:

Policies LL1 and LL2 seek to conserve the character and appearance of the countryside and ensure any development respects its character. The dominant characteristic of the appeal site is its development for substantial modern agricultural buildings that have a poor appearance. There is no doubt that, of itself, the proposed house, garage and associated works would have a much improved appearance than the existing buildings.

The character of the site would change dramatically as a consequence of the proposal, from one of a modern farm yard to a substantial residence in large grounds. The new character would be inconsistent with the rural character of the locality, however large dwellinghouses are not uncommon in the wider locality.

Since the proposal is considered to result in an improvement in the appearance of the site and since large houses are not uncommon in the locality it is concluded, on balance, that the change in character from agricultural use to residential would, of itself, not cause significant harm to the character of the locality. However, the scale of the proposed house would compete with that of the approved replacement farmhouse. Given its siting in relatively close proximity to it a house of the bulk and height proposed would appear odd. A smaller scale development that would appear subservient to the main approved house would appear more appropriate.

Existence of Very Special Circumstances

The minutes of this Committee's decisions to refuse planning application EPF/1927/13 and planning application EPF/1940/14 both state:

"Members found no justification for the proposal on the restricted application site but were of the view that there may be a case for development that replaced all the former farm buildings on

adjacent land if the proposed house were sited in the former farmyard. The scale of any such proposal would require careful examination however.”

This proposal follows the advice given by the Committee, which is carefully worded to make clear that any scheme would not necessarily gain approval. In summary, the proposal would introduce very substantial built form to replace lower, less prominent buildings that are, of themselves, not inappropriate development in the Green Belt. Set against that, the proposal would not cause significant harm to the character of the locality and it would achieve an improvement in openness that can only be achieved at the application site. Such matters amount to material considerations of significant weight but they are not of such weight that they outweigh the harm that would be caused to the Green Belt by reason of inappropriateness. Accordingly, they do not amount to very special circumstances and it is likely that such considerations could be applied to proposals at other farm yards within the District.

The biodiversity enhancements are welcome, but they are not of such significance that they alone, or together with the reduction in built form, outweigh the harm that would be caused by reason of inappropriateness.

Since none of the matters in favour of the proposal are found to outweigh the harm it would cause, those matters do not amount to very special circumstances in favour of the development.

Whether there is a Way Forward

The minutes of the decisions to refuse applications EPF/1927/13 and EPF/1940/14 do state that there may be a case in favour of very special circumstances should the proposed house be sited in the former farmyard rather than in the adjacent open field. The minutes do go on to make clear that Members view was the scale of any such proposal would require careful examination.

The applicant now proposes siting the previously refused house in the former farmyard. Unlike previous proposals, the current proposal has the benefit of not introducing substantial built form into an open field. However, its scale would compete with that of the approved replacement house. There is no doubt it is possible to construct a significantly smaller house and that is likely to work better in design terms.

More fundamentally, such a proposal would still be inappropriate development in the Green Belt and it is also very unlikely to meet the aspirations of the applicant. In the circumstances, therefore, it appears unlikely that there is a realistic way forward that would deliver a development which meets the applicant's aspirations and complies with planning policy.

Conclusion:

The proposal is inappropriate development in the Green Belt that would appear excessively bulky and high in relation to the approved replacement house at Willow Park Farm. No very special circumstances in favour of the proposal exist. For that reason it is recommended that planning permission be refused.

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:

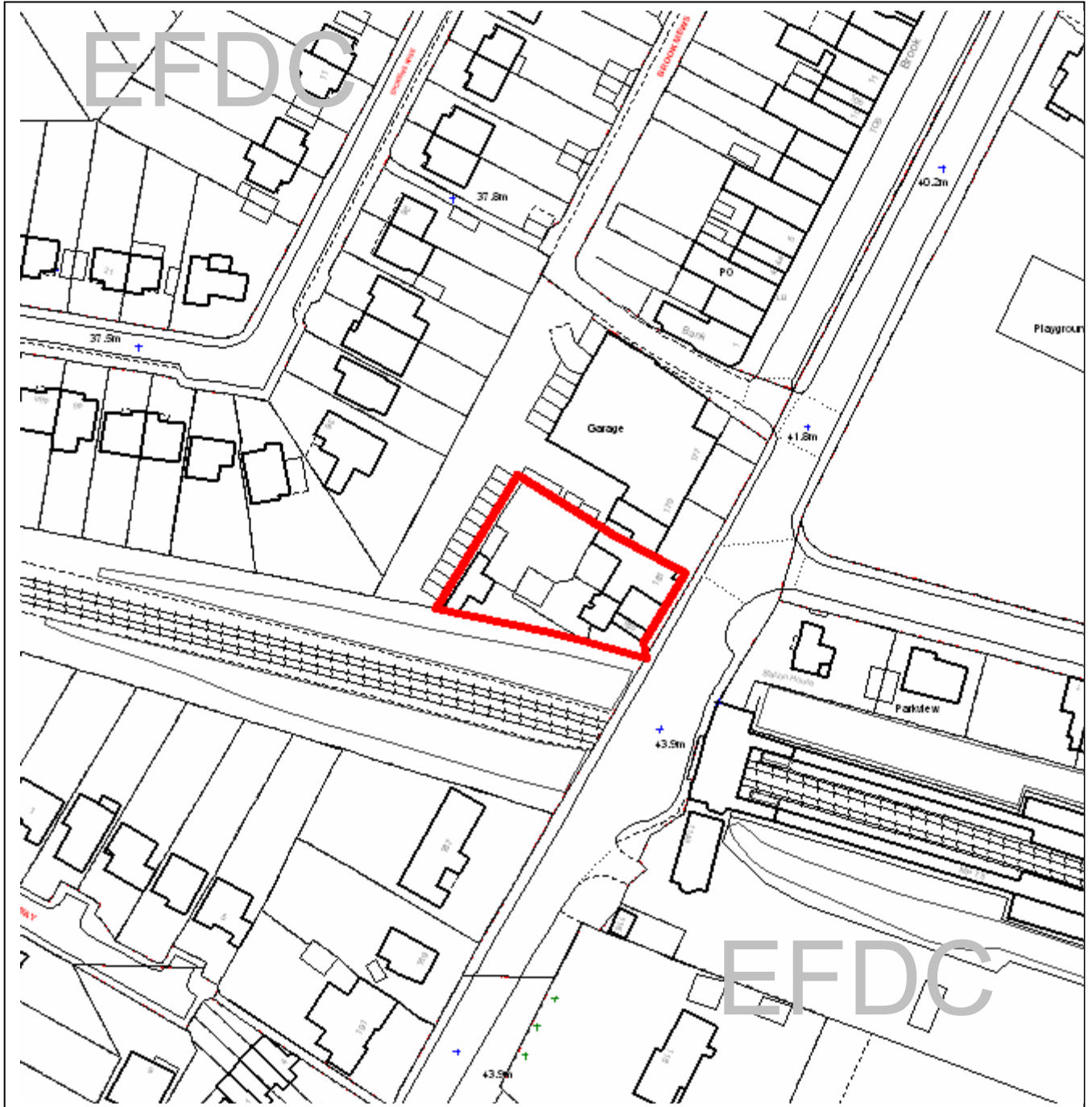
***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/2748/14
Site Name:	Debra, 185 High Road Chigwell, IG7 6NU
Scale of Plot:	1/1250

Report Item No.2:

APPLICATION No:	EPF/2748/14
SITE ADDRESS:	Debra 185 High Road Chigwell Essex IG7 6NU
PARISH:	Chigwell
WARD:	
APPLICANT:	Landhold Developments c/o RMP Prop
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings to create new 4 storey plus basement residential development for 13 new flats and ground floor retail space. Re-submission following withdrawal of EPF/2428/14.
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=571370

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FEI_001, FEI_100*, FEI_101, FEI_002, FEI_105A and FEI_106*.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 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 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 tools. 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.
- 5 Prior to the commencement of works the developer shall submit revised details of refuse storage and collection. These details shall be approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

- 6 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. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 7 The ground floor commercial unit shall be used solely for A1 purposes and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.
- 8 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:
- provide details on all structures
 - accommodate the location of the existing London Underground structures
 - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
 - demonstrate that there will at no time be any potential security risk to our railway, property or structures
 - accommodate ground movement arising from the construction thereof
 - 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.
- 9 Prior to first occupation of the development the access arrangements, as shown in principle on YES Engineering drawing no. Figure 1.2 within the Technical Note, to include a minimum access width of 4.8m for the first 6m into the site shall be implemented and provided with a suitable dropped kerb crossing of the footway.
- 10 Prior to first occupation of the development the developer shall upgrade the two existing bus stops, approximately 90m to the north of the site, with raised kerbs to Essex County Council specification.
- 11 Prior to first occupation of the development the vehicle parking and turning areas indicated on the approved plans shall be provided and retained in this form at all times and shall not be used for any other purpose unless otherwise agreed with the Local Planning Authority.

- 12 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.

This application is before this Committee since

- i) it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d))*
- ii) 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).)*
- ii) 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 181-185 High Road Chigwell, a two storey link attached building. The building contains at ground floor Debra's clothing store (A1 use) and AJS Blinds (also A1 use) with residential use above. The building is link attached to the adjacent garage.

The site extends for a significant distance with car parking provision at the rear. To the immediate rear of the site is further car parking associated with the adjacent garage and behind that the site backs onto the rear of properties in Dickens Rise.

The site is located opposite the mini roundabout junction between the High Road and Station Road, with a zebra crossing immediately to the front of the site. Opposite the site is Chigwell Underground Station and to the north of the site is the bridge over and indeed the train line. South of the site is Chigwell High Road with its associated services and facilities. The site is at the visual top of the High Road prior to the bridge, ground level drops away towards the train line and the road pitches over the bridge. The embankment to the train line has scrub and self-seeded vegetation. Ground level also drops to the rear towards Dickens Rise.

The site is within the consultation area for TFL due to proximity to the train line but not other area of designation.

Description of Proposal:

The proposals seeks permission to demolish the existing structures and erect a new four storey building with basement to provide accommodation for 13 flats, basement parking and a ground floor retail unit.

Relevant History

The site has an extensive history relating to the garage use adjacent and associated advertisement but no applications relating to residential development.

The applicants have entered into pre-application discussions with Officers under EF\2014\ENQ\00432.

Policies Applied:

Local Policies:

CP1 to CP7 – Sustainable development objectives/ urban form and quality

DBE1 – Design of New Buildings
DBE2 – Effect of New Buildings on surroundings
DBE3 - Design in urban areas
DBE5 – Design and layout
DBE6 – Car parking
DBE8 – Provision of Private Amenity Space
DBE9 – Amenity Considerations
H1A - Housing provision
H2A – Residential Development on Previously Developed Land
ST1 to ST6 – Sustainable transport/ vehicle parking
LL10 – Protecting Landscape Features
LL11 – Adequate Landscaping
I1A – Planning Obligations

The National Planning Policy Framework (NPPF).

Summary of Representations:

16 neighbouring properties were consulted and a site notice was posted to the front of the site.

14 properties have responded as follows:

Objections:

28 DICKENS RISE, 38 DICKENS RISE AND PARKVIEW, STATION ROAD.

The proposals would be out of character, bulky with no similarities to the locality, resulting in a negative impact on street scene. The proposals would be visually overbearing, would result in overlooking and loss of privacy, particularly to number 38 Dickens Rise. The proposals are overdevelopment, other large schemes have recently been refused at 114 High Road (EPF/1003/14). The proposals would result in additional traffic, parking problems and issues raised can not be overcome by conditions. Extraction to the underground car park would cause fumes in garden areas. The proposed basement would result in groundwater issues and construction would likely cause issues to the train line. The proposals would also provide a precedent for other development in the area.

Support:

DEBRA PREMISES, 62 DICKENS RIAS, 45 LEE GROVE, 140 HIGH ROAD, 13 BROOK RISE, 4 NEWNHAM CLOSE, 49 FOREST VIEW ROAD, 35 HAINAULT ROAD, 3 MILLERS CLOSE, 6 LINKSIDE AND 24 BUT NO STREET GIVEN.

Proposals replace a visually uninteresting structure with a modern development and retail space that would be a local asset. The proposals would enhance this area of the street scene and permit the retention of retail space in the scheme. Pleased with the provision of flatted accommodation in this area and so close to local shops.

CHIGWELL PARISH COUNCIL: The Council Objects to the application on the grounds of the potential overlooking effect, unless officer's findings indicate otherwise.

Main Issues

Principle of development

The site is in an urban area and the redevelopment in this location is in principle acceptable. The existing building has no features of particular architectural or historic merit, thus there is no objection to its loss. The Council has no policy preventing the erection of flats, only that a development should be in character with the surrounding area in terms of visual character and tangible use.

The proposals result in the loss of two retail units and the provision of a single retail unit. The retention of a retail frontage is desirable but not required by policy. The NPPF does not require retail uses to be retained.

Design and appearance in the street scene

The proposed new building would appear as a three storey flat roofed flatted block with ground floor retail, a recessed fourth floor and vehicle access adjacent the train line. The height of the three storey structure adjacent the road would exceed the ridge height of the existing building by 1.2m, the penthouse suite on the roof would be recessed from the roadside by approximately 9m. The result being only glimpsed views of this part of the structure would be possible.

The application site is located in close proximity to Brook Parade a three storey flat roof block. In this context the proposals would appear visually in keeping in respect of scale and form, but with a more modern and better articulated façade that provides interest to the building and is further enhanced by a modern materials palette that reflects the local area, but is also designed to age well as oppose to looking quickly tired. Given the site location is visually prominent near the Station, this type of design approach provides a building that achieves visual prominence without being overbearing or jarring with the surrounding built form.

Objections have been raised regarding design, however equally a number of representations have been in support of the design. This is not uncommon as design is a subjective issue and given the local context, Officers consider the design acceptable. Concern has been raised regarding approvals in the locality, namely EPF/1003/14. On review this application was a householder application for residential extensions to both sides of Station House (the property opposite) and loft development. The reason for refusal relates to scale and mass associated with the original property and resultant impact on street scene. This has no bearing on a flatted development and indeed the modern design proposed. The neighbouring application was appealed and dismissed. A way forward was suggested, but is yet to be pursued.

The proposed design does incorporate a larger depth than the existing building and indeed this is deeper than many other sites at the scale proposed, however this makes a good use of the site, in an urban area where this is to be encouraged.

Impact to neighbouring properties

The site fronts onto the High Road, with one side bounded by the train line, the other wide and the rear is bounded by the adjacent garage premises. As a result the nearest residential properties are Station House on the opposite side of the High Road, and 34 and 36 Dickens Rise to the rear, albeit these are separated by the parking area associated with the adjacent garage. The garage plot is 13m deep.

In this context the proposed new building will of course be visible to neighbouring properties, but even allowing for ground level change, will still afford neighbouring properties with reasonable outlook. There would be no significant overshadowing, particularly due to the recess incorporated into the design of the top floor. Considering potential loss of privacy, the separation between the proposed building and neighbouring plots is akin to other existing relationships between properties on opposing sides of the High Road further along, or the distance between Brook Parade at the rear and Dickens Rise. Local Plan policies protect from significant adverse impacts to neighbouring amenities, and whilst the proposed building would be visible, it is not considered it would have any significant impacts.

Following receipt of objections, the developer contacted the neighbour at 28 Dickens Rise and visited their property. As a result the applicant has prepared a CGI image from their property and has demonstrated how the new building would be obscured from view.

Amenities for Future Occupiers

The proposed new units relate well to one another with bedroom areas between units being located in close proximity to one another. They have no communal garden area, however balconies are provided for units, with a terrace available for the penthouse. In this location, flats without garden provision are not uncommon and there is a communal green area opposite Brook Parade a short distance away that would serve as a good provision of open space for recreation.

Access and Car Parking Provision

Highways have been consulted on the application and have raised no objection subject to conditions.

The proposals provide 14 parking spaces in the basement this results in a provision of one space per unit, plus a visitor space and cycle parking. In a location on the High Road with good access to services and facilities and opposite the Station, Officers consider this provision accords with parking standards.

Neighbours have raised concerns with traffic, parking and fumes, however these are not supported by the County Highway Team. In such a central location the Council would struggle to resist a lower parking provision and additional traffic generated by 14 units is not significant against the traffic volume otherwise using the High Road. Issues concerning fumes from the car parking are noted, but the separation of the site from neighbouring residential properties is sufficient to mitigate this. To the front, the site is separated by the width of the highway, to the rear, a 13m deep strip owned by the adjacent garage.

Trees and Landscaping

On this occasion the Council's Tree Officer is satisfied with the proposals, given the limited presence of trees on this site, and limited planting opportunities it was considered there were no tree or landscape issues in connection with this application.

Waste and Refuse

Refuse are concerned regarding the size of the bin storage area and the collection so close to the bridge and roundabout. Size of bin storage areas can be achieved by condition, and there is clearly an existing refuse collection to this site and future arrangement would therefore be possible in a similar fashion. Officers therefore would consider it unreasonable to refuse the scheme on the basis of refuse storage as collection along the High Road is clearly possible and adequate storage details can be secured by condition.

Drainage

The site does not lie within any Environment Agency (EA) Flood zones; therefore consultation with the EA is not required. However, the development size is such that it is necessary to ensure there is no increase in surface water runoff. A Flood Risk Assessment (FRA) would be required by condition to assess this. A further informative is also required relating to subterranean development.

Land Contamination

The site is not considered to require any contamination conditions.

London Underground

Due to proximity to the underground line, TFL are a statutory consultee. They have requested that to ensure no interruption to service or construction issues that a condition be applied for a detailed design and construction statement be supplied for the benefit of engineers at TFL to ensure no interruption to service.

Planning Obligations

Due to the scale and nature of the development, it is appropriate for an education contributions, which Essex CC have calculated a total of £29,436, split as £14,625 towards primary education and £14,811 towards secondary provision.

Conclusion

The proposals would result in a new building of a scale and form that reflects its locality and makes a good provision of residential units on a site in a sustainable location for shops, public transport, schools, library, public open space etc. The site and development would be prominent but with good design and scale that reflects the area and good materials, this prominence is considered to be a local enhancement as oppose to adverse impact. The proposals would have no significant impact on neighbouring properties and no adverse highway impacts. The issue of refuse can be resolved by way of condition.

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: Jennifer Cordell
Direct Line Telephone Number: 01992 574481**

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/2773/14
Site Name:	6 Scotland Road, Buckhurst Hill IG9 5NR
Scale of Plot:	1/1250

Report Item No.3:

APPLICATION No:	EPF/2773/14
SITE ADDRESS:	6 Scotland Road Buckhurst Hill Essex IG9 5NR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Carl Hellen
DESCRIPTION OF PROPOSAL:	Demolition of existing three bedroom house with detached garage and erection of two no. four bedroom detached houses.
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=571511

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 With the exception of the front garden layout, the development hereby permitted will be completed strictly in accordance with the approved drawings nos: HEL 04P and HEL 05P
- 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, 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 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.

- 6 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 7 Each vehicular parking space shall have minimum dimensions of 2.5 metres x 5 metres.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 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 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.
- 12 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 13 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.

- 14 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions or roof enlargements generally permitted by virtue of Class A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 15 Notwithstanding the details shown on drawing numbers HEL 04P and HEL 05P, the development shall not be commenced until details of the proposed layout of the front garden and pedestrian access arrangements of the houses hereby approved are submitted to and approved in writing by the Local Planning Authority. Such details shall include details of levels and surface materials.

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:

The application site comprises an extended two-storey detached house with detached garage located on the south side of Scotland Road, 65m west of its junction with Roebuck Lane.

The relationship to the immediate neighbours is unusual. No. 4 Scotland Road, the neighbour to the east, is one of a pair of semi-detached houses. It is set at significantly lower level with its front wall is set approximately 1.5m forward of 6 Scotland Road. No. 4 Scotland Road has a two-storey side extension that projects to the site boundary. It also has a 2.5m deep single-storey rear extension across the entire extended rear elevation. The rear elevation of 6 Scotland Road is set approximately 3m rear of the original rear elevation of 4 Scotland Road.

No. 8 Scotland Road is also one of a pair of semi-detached houses. It is set at higher level than the application site and is unusually far from the its front garden boundary with the highway such that its front elevation is set some 3m rear of the rear elevation of 6 Scotland Road. A detached garage in the front garden of 8 Scotland Road is set 1.2m from the site boundary while the flank of the house is 3.2m from the site boundary.

Land rises from the highway and continues to rise beyond the rear elevation as well as rising from east to west. Consequently the existing house at 6 Scotland Road is in an elevated position in relation to houses on the opposite side of the road. Those houses comprise substantial detached and semi-detached houses of varying styles and roof pitches.

Description of Proposal:

It is proposed to redevelop the site to provide two detached houses. The proposed houses would have a staggered relationship to each other with that nearest the boundary with 8 Scotland Road set further into the site. Ground levels where both houses would be erected would be lowered.

The house nearest 4 Scotland Road would be set 1.1m from the site boundary and would project 1.8m forward of its front wall such that the front wall of the house would be set 5.7m from the highway. Section drawings show the front elevation would be set on land 1m lower than the existing level. The rear elevation would have a ground floor rear projection set in 3m from the boundary with 4 Scotland Road. At first floor, its rear elevation would be in alignment with the rear wall of the existing rear addition to 4 Scotland Road.

The house nearest 8 Scotland Road would be set 500mm from the site boundary and would be set 8.2m from the highway. The flank of the proposed house would continue rear of the front elevation of 8 Scotland Road with a distance of 3.8m separating the flank walls. Section drawings show the front elevation would be set 650mm below existing ground level and the rear elevation 900mm below. The rear elevation would have a ground floor rear projection that would continue 4.5m rear of the bay window of 8 Scotland Road. At first floor it would continue 1.5m rear of the bay window.

A distance of 1m would separate the flank walls of the proposed houses. Both houses would have gabled roofs and prominent bay features to the front elevation. Due to the difference in their depth, the pitch of the main roof of the house nearest 4 Scotland Road would be steeper than that of the house adjacent to 8 Scotland Road. Both houses would include a centrally positioned box dormer in their rear roof slope.

Two parking spaces would be provided for each house within their front gardens, which would have a much shallower gradient than that which could be achieved within the existing front garden.

To the rear the houses would have good sized back gardens.

Relevant History:

- EPF/0059/14 Outline planning application for demolition of existing three bedroom property with detached garage and erection of two no. four bedroom detached properties. Withdrawn following Officer advice
- EPF/1447/14 Demolition of existing three bedroom house with detached garage and erection of two no. four bedroom detached houses. Withdrawn following Officer advice

Policies Applied:

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape retention
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 28
Site notice posted: No, not required
Responses received:

2B SCOTLAND ROAD Objection

Demolition of the existing dwelling and replacement with two houses represents an overdevelopment of the site and would have an adverse effect on the street scene. The existing dwelling sits well on the plot and has plenty of scope for extension and updating without overcrowding the street scene. The proposal would also cause a loss of light for neighbours and have inadequate off-street parking provision.

4 SCOTLAND ROAD Objection

- 1) Overbearing to my property – The house nearest mine will project forward and rear of it in a position far nearer the boundary with my house. The visual impact of the flank wall will be over-dominant and over-bearing.
- 2) No wheelchair access The access to the front door of the houses will be excessively steep.
- 3) Overdevelopment – The proposal is not properly accommodated within the plot.
- 4) Not in keeping with the street scene – The positioning of one house forward of mine would be harmful to the street scene and character of the road as a whole. A single property sited centrally

in the plot adhering to the current building line would be more suitable and allow for the retention of a magnolia tree in the front garden.

5) Potential for landslip on the site is a concern.

8 SCOTLAND ROAD Objection

1) Over development – Two narrow 4 bed detached houses close together and virtually built to the boundaries with neighbouring properties is an inappropriately intensive development that is out of keeping with the character of the locality. The harm is exacerbated by the domination of the front gardens by parking spaces. A pair of semi-detached houses would be more appropriate.

2) Loss of light and intrusion of privacy – the house adjacent to ours is too close, creating overshadowing of the front of our house. Flank windows looking towards the site boundary will have a commanding view of our garage and boundary fence.

3) Breach of building line – in respect of the house nearest 4 Scotland Road, which would project forward of it.

5) Disabled access – the proposal does not comply with Part M of the Building Regulations since access to the entrances of the houses will be over a gradient of more than 1 in 20 (1 in 12)

6) Inaccurate plans – site boundaries are not straight as shown on the submitted plans

13 SCOTLAND ROAD Objection

1) Intrusion to our property

2) Over development from 1 three bedroom house to two 2 narrow 4 bedroom detached houses

3) This will be uncharacteristic to our road.

BUCKHURST HILL PARISH COUNCIL: No objection

Main Issues and Considerations:

The main planning issues are design and appearance, parking and impact on the living conditions of neighbours.

Design:

The proposed houses would have a broadly traditional form with pitched roofs, but the front gables would have a modern appearance achieved by high level glazing extending to the eaves. Rear dormers would be set well away from the edges of the roof and appear as well designed permitted development additions. The houses would primarily differ in form at roof level with the house adjacent to 8 Scotland Road having a shallower pitch to its main roof than that adjacent to 4 Scotland Road due to its greater depth at upper level. The difference in pitch would be noticeable but the visual impact would not be harmful.

The main bulk of the house adjacent to 4 Scotland Road would project 900mm forward of the adjacent two-storey extension to no. 4. A bay to the front elevation, which would be set in 450mm from the flank wall of the new house, would project an additional 900mm. The visual impact of the 1.8m forward projection would therefore primarily arise from the bay. That impact would be mitigated by the additional set in from the site boundary, a total of just over 1.5m. Given the significant variation in the position of houses in the street, this forward projection would not be inconsistent with the character of the locality.

The front garden areas of both houses would be dominated by hard-surfacing, primarily due to the width of the parking spaces at 3m. In order to facilitate a more functional pedestrian access to the front elevation of each house and secure meaningful landscaping at the site boundaries the front garden layout requires amendment. Such amendment would result in a shared pedestrian access between the pair of parking spaces serving each house and can be secured by condition. That arrangement would deal with the access issues raised by objectors. It would still leave the front garden areas predominantly hard-surfaced, but that is not unusual, particularly where full

compliance with parking standards is required. On balance, therefore, the extent of hard surfacing to the front garden areas is not considered to cause excessive harm to the character and appearance of the locality.

The visual relationship to 8 Scotland Road is unusual, primarily due to the distance the house at 8 is set back from the highway. However, that is not good grounds for resisting the proposal since the relationship between the existing house and No. 8 is no more unusual. Moreover, the fact that a distance of 3.8m would separate the alignment of the adjacent flank walls of No. 8 and the nearest proposed house would ensure the visual relationship is acceptable within the street scene.

At 6.4m wide the proposed houses are not particularly narrow, but they are some 3m narrower than is typical for a detached house in the locality. Consideration has been given to the option of a pair of semi-detached houses as an alternative, but due to the degree no 8 Scotland Road is set back that would be likely to result in an arrangement where there would be significant overlooking between the rear elevation of such a proposal and the front elevation of No. 8. That is not to say an appropriately designed scheme that deals with that matter could not be achieved. However, it is somewhat easier to do so and achieve an acceptable appearance to the development where the development takes the form of a pair of detached houses. In the circumstances, it is considered that the proposed house types and their arrangement would not cause excessive harm to the character and appearance of the locality.

On the matter of design, therefore, the proposal is considered to be an acceptable solution for development on this particular site, but the proposed front garden layout requires modification and such modification can be secured by condition.

Parking:

Buckhurst Hill is reasonable well served by public transport with the site is only 500m by foot from Buckhurst Hill Underground station. Nonetheless, the proposal provides the number of spaces required by the adopted vehicle parking standards. They are in excess of the minimum width requirement and at 5m in length they accord with the minimum length requirement. The form of provision is acceptable to the Highway Authority as is the required vehicle crossover arrangement, subject to conditions controlling their construction details.

Living Conditions:

The relationship of the proposal to the neighbouring houses would not give rise to excessive harm to living conditions. The projection forward and rearward of 4 Scotland Road is not so of an order that harm would be caused. No excessive loss of light would arise and outlook would not be harmed. The view of flank wall would be primarily from the rear garden when looking back at the development at higher level. A secondary view would be from an adjacent first floor window, but the distance the flank would project beyond that window at upper level, some 3m, would not be harmful.

In relation to 8 Scotland Road, by setting the rear elevation of the proposed adjacent house rear of the front elevation windows of No. 8 there is no possibility of any direct overlooking between the two houses. Ground floor flank windows of the proposed house would look towards a fence and flank of a detached garage in the front garden of No. 8. That arrangement would not cause any excessive loss of privacy.

The proposed house would cause some early morning overshadowing of the front elevation of 8 Scotland Road, particularly at ground floor. However, since the house would be set at lower level and a distance of 3.8m would separate the flank walls, the degree of light loss, while noticeable, would not cause excessive harm to the living conditions of 8 Scotland Road.

The siting of the house adjacent to 8 Scotland Road would result in it appearing highly prominent when seen from its front elevation. It would intrude into outlook but that situation would occur as a consequence of any proposal to redevelop the site and, indeed, it occurs at present but to a lesser degree. The impact would be most noticeable in the front garden of No. 8 and when seen from ground floor living rooms since the house at no. 8 would remain in a significantly elevated position in relation to the proposed house. Although not ideal, the arrangement would not be excessively harmful.

Conclusion:

Although in contrast to its immediate neighbours, the proposal would not be inconsistent with the character of the locality and would achieve good separation from the flanks of the houses. The front garden layout requires modification, but that can be secured by condition. It is therefore considered acceptable in design terms. The proposed parking provision is acceptable in this location and although there would be a degree of harm to 8 Scotland Road, no excessive harm would be caused to the living conditions of either immediate neighbour. Accordingly, 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:

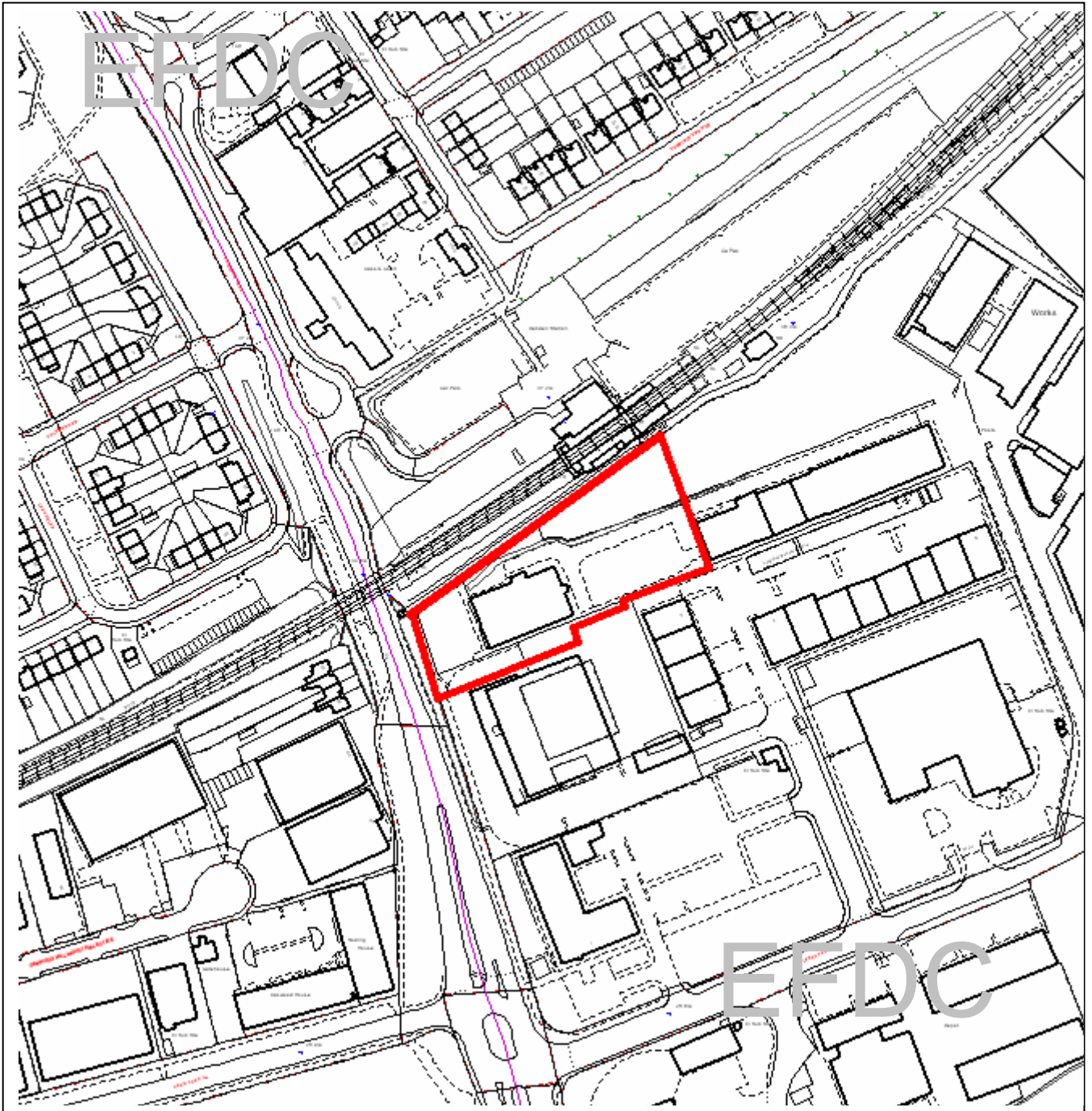
***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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/2875/14
Site Name:	Mercedes-Benz, 3 Langston Road Loughton, IG10 3SD
Scale of Plot:	1/2500

Report Item No. 4

APPLICATION No:	EPF/2875/14
SITE ADDRESS:	Mercedes-Benz 3 Langston Road Loughton Essex IG10 3SD
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Malcolm Adams
DESCRIPTION OF PROPOSAL:	Erection of a new Valet Building and Cosmetic Repair Centre, together with various external works; new boundary and internal palisade fencing; new high level security fencing extending above existing palisade boundary fencing; new hit and miss timber fencing to the existing refuse area and general re-surfacing within the lower car park.
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=571990

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 no's: 5711 - : 020, 021, 022, 023, 024, 025, 026, 027, 028, 029 and 030
- 3 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 tools. 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.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 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.

- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 7 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]
- 8 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]
- 9 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]

- 10 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.
- 11 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.

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

The application site is located on the Langston Road Industrial Estate, within the built up area of Loughton. Chigwell Lane is a busy road which runs immediately to the west, views over the site from Chigwell Lane are somewhat screened by trees on the boundary; however they are not protected through any preservation order. Access to the site is from Langston Road which is located perpendicular to Chigwell Lane. Currently on site is a large office building (formerly Clinton Cards) which is vacant and an area of associated parking. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a Conservation area.

Description of proposal

The proposed development is to demolish the existing large office building and erect a new Valet centre building and a cosmetic repair centre. The application also includes internal and boundary fencing.

Relevant History

EPF/0773/95 - Construction of first floor within existing warehouse building and change of use to offices. - Approved

EPF/0309/96 - Conversion of warehouse for use as a post room. – Approved

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of New Buildings
DBE2 – Effects to Adjoining Properties
DBE9 – Loss of Amenity
CP6 – Achieving Sustainable Development Patterns
CP7 – Urban Form and Quality

The National Planning Policy Framework (NPPF) has been adopted as national policy since 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

Consultation carried out and summary of representation received

12 Neighbours consulted and Site Notice displayed - No comments received

LOUGHTON TOWN COUNCIL – OBJECTION – Owing to the proposed removal of trees along Chigwell Lane that screened the vehicles premises from residents of the cottages opposite and road users of the A1168, the main eastern gateway thoroughfare into Loughton.

LONDON UNDERGROUND LTD – No comments to make.

Issues and considerations

The main issues to consider when assessing this application are the effects of the proposal on the amenities of neighbours, the design of the proposed buildings and their potential harm to the character and appearance of the locality, employment issues, tree and landscape concerns and highway issues.

Living conditions of neighbours

The proposed car valet and cosmetic repair centres are located over 100m away from the nearest residential properties located on Chigwell Lane and therefore they will not cause any harm to these neighbours. Concern has been raised by the Town Council that the removal of the trees which screen the boundary on Chigwell Lane will cause harm to the properties opposite. However, given the significant distance that these properties are from the site, across a main road, there will be no harm caused.

Design

The proposed buildings have a functional design which appears conventional to their respective purposes. Given that it is located within an industrial setting, with similar buildings in the locality, their erection will cause no harm to the character or appearance of the area.

The proposal involves the loss of various trees on the boundary fronting onto Chigwell Lane. However there are a large number of trees between the application site and the public highway which are outside the boundaries of the site. As such, although some of the trees within the site are to be removed, there will be no harm caused to the character or appearance of the street scene given that the majority of the trees will remain in situ and screen the site from public view.

The application also includes the erection of a 2.4m high sports netting above the existing 2.1m high palisade fencing on the northern boundary of the site. The applicant has stated that the reason for this is to prevent missiles being thrown from users of the path on the other side. Given its soft design above the existing palisade, there will be no harm to the character or appearance of the locality and the netting will not appear overly prominent given its limited visibility from public viewpoints.

Employment

The application site is located within the Langston Road Employment area as designated by the Councils Adopted Proposals Map. Policy E2 of the Adopted Local Plan and Alterations is no longer consistent with national planning policy since the introduction of the National Planning Policy Framework in 2012 and therefore is inadmissible in this application. Therefore the NPPF and policies CP6 and CP7 are the relevant policies for employment and land use issues.

Paragraph 22 of the NPPF promotes the reuse of land within designated employment areas and states that:

Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

The application proposes the demolition of an existing office building to be replaced by an area for parking. The existing B1 office building was part of the executive suite for the Clinton Cards offices however is currently vacant and has been out of use for some time. As such it is clear through market signals that there is little demand for this use on the site, therefore its removal is acceptable having regards to the NPPF. Furthermore, it is clear that the majority of the site is currently used for the storage of vehicles prior to their sale in the Mercedes car show room to the south and is also used for parking by existing employees. As such the land is clearly in use ancillary to an existing business, albeit on a separate planning unit. Mercedes Benz contend that the large parking area is necessary to facilitate the effective use of land on their site to the south, which is currently insufficient for their demands. Whilst it is regretted that a more intense business use is not proposed, it is not contrary to the saved policies of the Local Plan or those within the NPPF.

The application also includes the erection of two buildings to be used as a cosmetic repair centre and valet service respectively, which is acceptable in this location, next to business premises and the Debden station.

The application site is a separate planning unit, however will be used ancillary to the existing Mercedes show room to the south. Vehicles will be stored, maintained, repaired and cleaned on site prior to their sale in the Mercedes showroom. Therefore, although the proposal will only employ four full time workers, the ancillary nature of the site to the Mercedes car show room to the south will facilitate jobs within this separate planning unit. Both buildings fall within the 'Business Use Class' as defined by the Use Class Order. Therefore it is evident that the use will be for business purposes, not principally as a commuter car park but necessary for the Mercedes car showroom business to the south. As such the proposal is not contrary to policies CP6 or CP7 of the Adopted Local Plan or the objectives of the NPPF.

Trees and Landscaping

The applicant proposes the removal of various trees on the western edge of the site which front onto Chigwell Lane. This has led to objection from the Town Council as they contend that the trees act as a screen to properties opposite and their loss will cause harm to the appearance of the street scene. However, there are various trees between the edge of the site and Chigwell Lane which are not within the boundaries of the site and clearly will not be removed, therefore the screening effect will not be reduced as a result of this proposal.

The applicant also proposes the removal of various trees along the northern part of the site which are adjacent to Debden Underground Station. The trees are not overly visible from public viewpoints and their removal will not cause any harm to the appearance of the street scene. In fact, the public accessway immediately north of it that leads to the footbridge over the tube line and access to other business premises on the estate, will be less secluded as a result and aid safety of pedestrians from the potential victims of crime.

Highway and parking issues

The will utilise the existing access to the site and not cause harm to highway safety or traffic movements at the junction with Chigwell Lane.

Conclusion

The proposal is not contrary to any policy contained within the Adopted Local Plan and Alterations and is compliant with the objectives of the National Planning Policy Framework. Therefore it is recommended that the planning committee grant planning permission.

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: James Rogers
Direct Line Telephone Number: 01992 564 371**

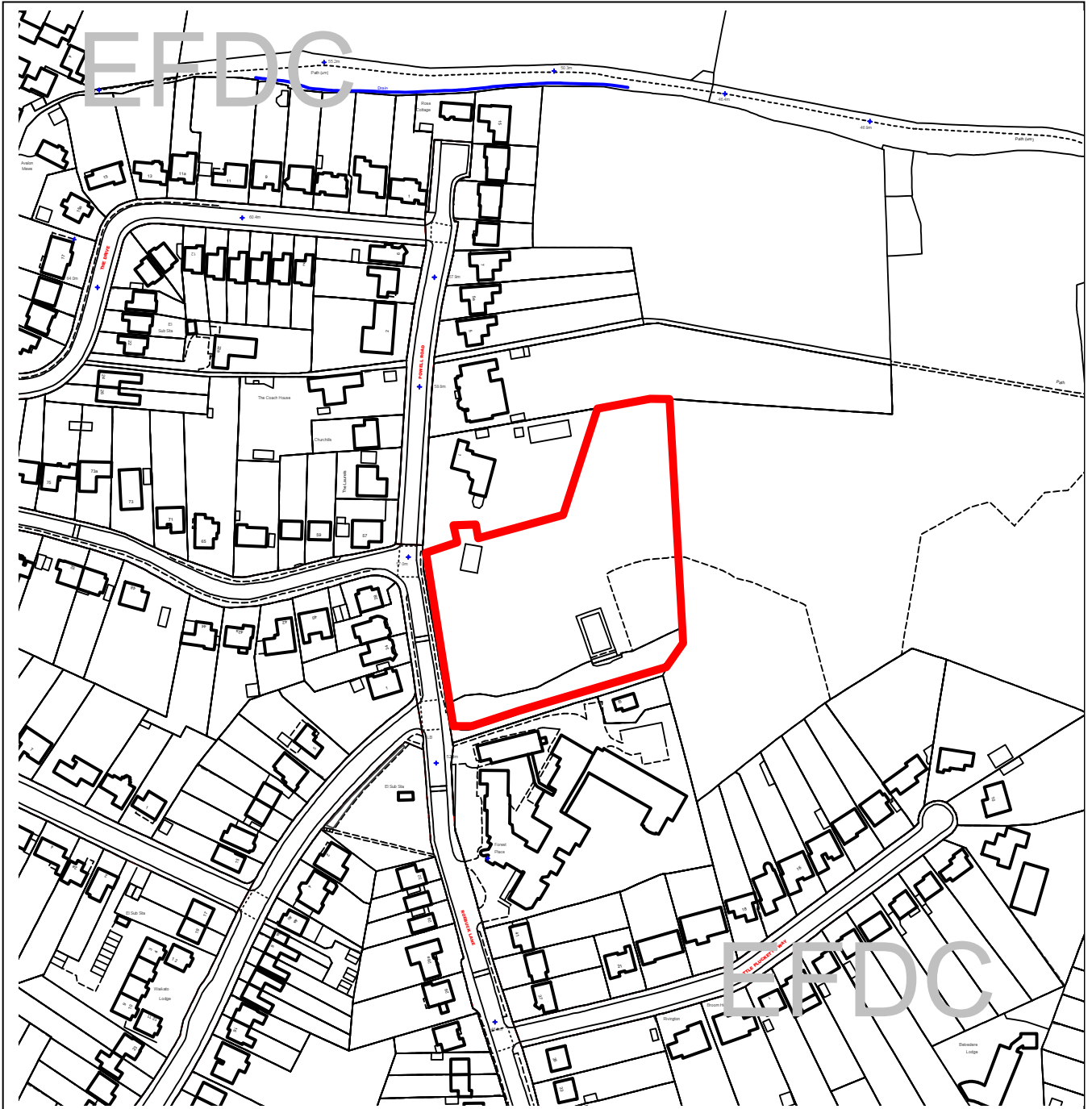
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Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/2925/14
Site Name:	Land at 1 Powell Road Buckhurst Hill IG9 5RD
Scale of Plot:	1/2500

Report Item No. 5

APPLICATION No:	EPF/2925/14
SITE ADDRESS:	Land at 1 Powell Road Buckhurst Hill Essex IG9 5RD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Yourlife Management Services
DESCRIPTION OF PROPOSAL:	Erection of Assisted Living (Extra Care) accommodation for the frail elderly including communal facilities and car parking. Provision of new double garage for No.1 Powell Road.
RECOMMENDED 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=572199

REASON FOR REFUSAL

- 1 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.

This application is before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(k))

Description of Site:

The application site comprises the greater part of the grounds of 1 Powell Road. Other than a small area where a replacement garage to serve the existing house is proposed, the site is entirely within the Green Belt. The site is used and maintained as a residential garden. It is bounded by Linders Field, a local nature reserve, to the east and a footpath access to Linders Field from Roebuck Lane to the south. Beyond the footpath is Forest Place Nursing Home, which is part of the urban area of Buckhurst Hill. To the west is the long established residential area of Buckhurst Hill. The northern site boundary is bounded by the proposed limit to the curtilage of 1 Powell Road and the rear garden of 3 Powell Road that is within the Green Belt. Land levels fall to the south-east. The site is not within any Flood Risk Zone and is not known to be contaminated. 1 Powell Road itself is a locally listed building.

Description of Development:

The primary proposal is to redevelop the site to provide extra care accommodation for the frail elderly including communal facilities. An incidental proposal at the application site is to erect a

replacement garage to serve 1 Powell Road, which would lose its extensive grounds as a consequence of the main proposal. It would nonetheless be left with a substantial curtilage.

A total of 65 apartments would be provided comprising of 15 one bedroom units, 49 two bedroom units and 1 three bedroom unit. The development would facilitate independent living for the elderly with day to day assistance in the form of domestic help and care tailored to the needs of the occupants. Care would be available 24 hours a day with and cooked meals provided every day. A minimum of 1 hour a week domestic assistance would be provided in accordance with individuals needs. The care needs of occupants would be assessed on entry and regularly thereafter. More intensive care packages would be available. There would be a mix of part-time and full-time staff amounting to the equivalent of 17 full time posts.

The minimum age for a person to be eligible to reside in the development would be 70. Partners of qualified persons who are least 60 years of age would also be permitted to reside in the development.

The built form would comprise three/four storey buildings with gabled roofs containing the top floor adjacent to the eastern site boundary with Linders Field and towards the front of the site adjacent to Powell Road. Those buildings would be linked by a flat roofed two-storey building with a roof terrace/garden. The buildings east of the proposed curtilage of 1 Powell Road would be set a minimum of 8m from it. Landscaped grounds would separate the building from the eastern, southern and northern site boundaries. They would include a landscaped buffer zone adjacent to the eastern site boundary with Linders Field between 6m and 14m wide. A minimum distance of 11m would separate the buildings from both the northern site boundary with 3 Powell Road and the southern site boundary with the access to Linders Field. Off-street car parking would be provided to the front of the site and either side of the main building fronting Powell Road. A total of 57 parking spaces would be provided.

Relevant Planning History:

There is no relevant planning history for the site.

Relevant Planning Policy:

The National Planning Policy Framework (NPPF) sets the policy context for assessing the development proposals. The policies of the District Councils Local Plan and Alterations are given weight in accordance with their conformity with the NPPF. The following saved Local Plan and Alteration Policies are compliant with the NPPF and are therefore given significant weight.

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
HC13A	Local List of Buildings
NC2	County Wildlife Sites
H2A	Previously Developed Land
H5A	Provision for Affordable Housing
H6A	Site Thresholds for Affordable Housing
H7A	Levels of Affordable Housing
H8A	Availability of Affordable Housing in Perpetuity
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties

DBE8	Private Amenity Space
LL3	Edge of Settlement
LL10	Adequacy of Provision for landscape Retention
LL11	Landscaping Schemes
ST1	Location of Development
ST2	Accessibility of Development
ST4	Road Safety
ST6	Vehicle Parking
L1A	Planning Obligations

In addition to the above policies, the Essex County Council Parking Standards 2009 are a material consideration of significant weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 131

Press advertisement and site notice: Yes

Responses received: One letter of support was received. Letters of objection were received from some 86 addresses in ARDMORE LANE, HAWSTEAD, LITTLE PLUCKETTS WAY, LUCTONS AVENUE, THE MEADWAY, ORMONDE RISE, POWELL ROAD, ROEBUCK LANE, RUSSELL ROAD, SCOTLAND ROAD AND STRADBROKE GROVE. A petition of 12 signatures was attached to one of the letters. The objections are summarised below.

Inappropriate development in the Green Belt.

Harm to openness of the Green Belt.

No need for extra care developments in the locality.

Excessive traffic generation causing congestion and harm to highway safety.

Insufficient parking.

Cramped overdevelopment of the site.

Poor design not respecting the character of the locality in terms of bulk, height and detailed design.

Poor relationship to Linders Field Nature Reserve causing harm to habitat.

Overlooking.

Unsustainable form of development placing unacceptable additional load on services including drainage and healthcare.

Inappropriate site for accommodation for the elderly due to steep gradients leading to it making access to services by those with mobility issues very difficult.

Disturbance during construction.

BUCKHURST HILL PARISH COUNCIL: Objection

Overbearing design and out of keeping with local area and street scene.

Development on "Green Belt" land.

Height, size and density of development.

Concerns over availability of local infrastructure.

Concerns over increased levels of traffic.

Insufficient car parking arrangements.

Background and Adopted Screening Opinion:

Prior to the submission of this application the Applicant sought formal pre-application advice from the Council. Officer advice was given that was broadly favourable. The Applicant was advised of a number of detailed changes that would be necessary to ensure a good relationship to neighbouring land, particularly Linders Field. The Applicant was also advised of a policy requirement to make a financial contribution towards affordable housing amongst other matters. As with all such advice, it was made clear that the advice given was that of Planning Officers, that it

does not commit the Council to the stated position on the proposal and that it is given without prejudice to any decision of the Council on a planning application. It was emphasised that the decision on any planning application would be taken by a committee of Councillors and not by Planning Officers.

In giving advice the Council adopted a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The Opinion given is that the proposal is not EIA development and no environmental Statement is required with any planning application for the development.

Issues and Considerations:

This application is recommended for refusal, but it is reported to Committee since the recommended reason for refusal does not capture any of the objections raised by the Parish Council and local residents.

The proposed development is considered to were found to fall within Use Class C2 rather than Use Class C3 on the basis of the nature and extent of communal facilities and the level of care initially offered and included within a service charge that would be levied on all residents.

Members are advised that Use Class C2 includes the provision of residential accommodation and care to people in need of care, other than a use within class C3, whereas Use Class C3 is use as a dwellinghouse. The Use Classes Order defines care as personal care for people in need of such care by reason of old age. The proposed development is designed for the purpose of providing personal care for the elderly. The fact that residents would have self contained apartments does not diminish the significance of those facts when assessing what Use Class the development falls in.

Consideration has been given to the relationship of the proposals to neighbouring dwellings, particularly 1 Powell Road, and it is concluded that it is very unlikely the proposal would cause any harm to the living conditions of neighbours. The reduced curtilage of 1 Powell Road is appropriate to the scale of the dwelling and the relationship of the proposal to it would preserve its special local interest. Similarly, there would be no harmful consequence for the living conditions of houses opposite the site and the neighbouring Forest Place Nursing Home.

Accordingly, the main planning issues to assess are: appropriateness in the Green Belt; consequences for the openness of the Green Belt; design and consequence for the character and appearance of the locality; highway safety and off-street parking provision; whether affordable housing should be provided for by the proposal; the need to make allowance for healthcare provision and consequence for the interests of nature conservation.

Green Belt:

The site is not previously developed land within the Green Belt since the definition of such land within the NPPF excludes private residential gardens

The erection of new buildings in the Green Belt is inappropriate development but the limited infilling in villages is not. Although village is not defined in the NPPF, due to its size and location Buckhurst Hill cannot be regarded as a village. However, the proposal amounts to a limited infilling of London suburb given its situation described above. There is no explanation within the NPPF of why the principle of a limited infilling of a village not amounting inappropriate development should not be extended to larger urban areas. Nonetheless, since the NPPF does not explicitly allow for the limited infilling of any urban area that is not in a village therefore, on the face of it, the proposal appears to be inappropriate development in the Green Belt.

However, it is not reasonable to interpret the NPPF policy statement that limited infilling of Green Belts within villages is not inappropriate development as only applicable to villages and not to larger urban areas. The NPPF certainly does not explain why land in larger urban areas bounded by Green Belt should be treated differently to land in villages bounded by Green Belt. In the absence of any such explanation such a position would be too narrow an interpretation of national policy. For that reason it is concluded the proposal to develop this site does meet the NPPF description of a limited infilling of a village.

There is no doubt that the proposal would have a greater impact on openness and the purpose of including the land in the Green Belt than the existing undeveloped condition of the land. However, that degree of harm is implicitly accepted in the policy allowance for limited infilling of villages. Consequently, only limited weight can be placed upon harm arising from the reduction in openness.

Since the proposal is not inappropriate development on the basis it amounts to the limited infilling of a village, there is no need to consider whether very special circumstances in favour of the development exist. Nonetheless, important material considerations that weigh in favour of it. The Strategic Land Availability Assessment (SLAA) prepared for the emerging local plan identifies the site as suitable, being available, achievable and deliverable (SLAA ref – 0176). In addition, development of this site as proposed would not adversely affect the first three of the five purposes of including land in the Green Belt (para 80 of the NPPF) – i.e. checking unrestricted sprawl, preventing neighbouring towns merging and safeguarding the countryside from encroachment. The other two purposes (preserving the special character of historic towns, and assisting in urban regeneration) are not relevant in this context.

Furthermore, there is a need to provide for the accommodation needs of an aging population by meeting the aspirations of people over state pension age to live independently as far as they are able. Extra care accommodation as proposed would serve to meet that need and there is evidence to demonstrate that need is greater in Epping Forest District than for England as a whole. Population statistics for England as a whole show that in 2012 4% of the population were over 80 and 22% were over 60. By 2033 that is projected to increase to 8% and 29% respectively. Population statistics for Epping Forest District show that in 2012 6% of its population were over 80 and 25% were over 60. By 2033 that is projected to increase to 8% and 30%. It is therefore concluded that Epping Forest District presently has a significantly greater need to for extra care accommodation as proposed than England as a whole. It is also concluded that although the degree of need for England and the District is likely to converge, it is projected to do so at a higher level. In summary, the need within the District for extra care accommodation is greater than generally is the case in England and that need within the District projected to increase significantly by 2033.

The Applicant also makes the case that the provision of extra care accommodation is likely to result in the release of presently under-occupied housing and encouraging recycling of stock. Officers find that point together with the evidence of need carries significant weight, although they are applicable generally across the District rather than to this specific proposal. Notwithstanding that, the need can only be addressed on land that is available and there is no doubt this site is available and capable of being delivered since it is included within the Council's SLAA.

Conclusion on Green Belt:

The proposed development amounts to the limited infilling of a village in policy terms and consequently is not inappropriate development within the Green Belt. It is therefore not necessary to demonstrate very special circumstances in favour of the development. Nonetheless, there are other material considerations that weigh in favour of the development:

1. The proposal would not adversely affect the purposes of including the land in the Green Belt;
2. The identification of the site in the Council's SLAA;
3. The fact that it would meet a high and increasing need for extra care accommodation within the District;
4. That the provision of such accommodation is likely to facilitate the more efficient use of the existing housing stock.

Design and Character and Appearance

The proposal would have a modern design and appearance. It would be of simple design with gabled roofs to the main buildings. Red facing brick would be the predominant external material. The bulk of the building would be broken up by recessed openings and glazing. The development would be set within landscaped grounds that would soften its appearance, as would landscaping on the boundaries.

In terms of its bulk and height, the proposal would respect its adjacent urban context. The proposal is sufficiently separated from neighbouring buildings that the proposed design would appear appropriate in the street scene.

Highway Safety and Parking:

Essex County Council as Highway Authority provides the following advice:

"The Highway Authority has assessed the impact of the development and is satisfied that there will be no detriment to highway safety, capacity, or efficiency as a result. The new accesses provide appropriate visibility for the speed of the road and the traffic generation in the peak periods will be minimal. The parking provision is considered more than adequate; especially considering the applicant is providing in excess of their own findings with regard to how their established sites operate. Further to this the site is reasonably well located in terms of access by public transport for staff and visitors etc. Consequently, in highway terms, there are no grounds for objecting to the above proposal."

In relation to the matter of parking, the adopted Vehicle Parking Standards do not specify any level of provision for extra-care accommodation with the nearest development type within Use Class C2 specified being a residential care home. Application of that standard generates a requirement for a maximum of 56 parking spaces on the basis of 1 space per full time equivalent staff (17 spaces) and 1 visitor space per 3 beds (39 spaces). The proposed provision of 57 parking spaces is in accordance with the standards for a residential care home in that the maximum level of provision is not significantly exceeded.

The Applicant advises that experience with such development indicates the proposal will neither generate high volumes of traffic nor a significant parking requirement and that typical parking provision for such development is one space per 3 units of Assisted Living accommodation. The Applicant points out the average age, on entry, for residents of such development is 83 years. Since people of such age are more likely to be frail and in need of some care they are also more likely to have abandoned car ownership. The Applicant is mindful that this site is reached by steeper gradients, which could deter residents from abandoning car ownership, and considers the higher level of parking provision proposed (compared to typical schemes) to be appropriate in this particular case. Since the proposed provision exceeds the level required by the adopted Vehicle Parking Standards, Officers do not disagree with that assessment.

In part to provide additional assurance in respect of parking, the applicants state the minimum age for occupation of any of the units proposed would be 60 years and that they would accept a condition restricting occupation accordingly.

Affordable Housing:

Local Plan Policy H5A sets out criteria to be considered when assessing whether a development site is suitable for affordable housing provision.

In relation to this site Local Plan Policy H6A states provision of affordable housing will be expected in all applications for residential or mixed use (including residential) development, where:

- (a) the site is 0.5 of a hectare or above; or
- (b) 15 or more dwellings will be provided

The applicant maintains no affordable housing contribution should be sought in connection with a use within Use Class C2. The proposed extra care development falls within Use Class C2 and the planning unit would be the development site as a whole rather than any individual apartment within it. Indeed, the applicant offers the acceptance of a conditions restricting the use of the site to purposes within Use Class C2 and requiring at least 25% of the ground floor area of the development (not including corridors, stairways, lifts, lobbies, plant rooms and toilets) to be used for the provision of communal facilities.

However, policy H6A does not link the requirement to provide for affordable housing to a particular use class, specifying residential development in general or mixed use that includes residential use. The proposed extra care accommodation is designed for a purpose that includes providing a place for people to live and its primary purpose therefore includes residential use. The care provision included with such use is significant and key to distinguishing extra care accommodation from use as dwellinghouses (the Use Class distinction) but the purpose of providing care in this case is to facilitate use of the development as a place to live. It is concluded that extra care accommodation is a form of residential development. Furthermore, in the case of this proposal, the site is more than 0.5 hectares in area indicating provision ought to be made.

On the basis that the development proposed includes use for residential purposes and the site area is over the threshold size for seeking affordable housing in connection with residential development Officers find the proposal is for a development on a site where provision of affordable housing is expected.

Local Plan Policy H7A sets out the levels of affordable housing that should be provided. It states the Council will seek the provision of at least 40% of the total number of units to be affordable. That policy is difficult to apply to the form of development proposed since it is for a single planning unit, albeit composed of a number of apartments in which people would live. The reference to units within the policy does not necessarily refer to planning units but units of living accommodation, in this case apartments.

The Applicant's position is that an extra care scheme of the nature proposed is a residential institutional use which is not the same as either specialist residential housing or a mixed use including use for residential purposes. That view is maintained on the basis that the level and nature of communal facilities, split of non selling floor space and private space and care provision is such that the development could not be described as residential. It is the case that a residential institutional use is materially different from use as a dwellinghouse or a form of communal housing. However, the primary purpose of the development does include the purpose of providing a place to live. Furthermore, the form of residential accommodation is self contained apartments and the development is managed to facilitate independent living. It is therefore concluded the proposed development can reasonably be described as residential and consequently the Local Plan and Alterations policies in respect of affordable housing should be applied to it.

For practical reasons extra care accommodation is not suited for the provision of on site affordable housing. However, it is possible to meet the policy requirement to make provision for affordable housing through an agreed appropriate level of financial contribution towards off-site provision of affordable housing. This matter has been the subject of much discussion between Officers and the Applicant and no agreement has been reached. Officers maintain it is necessary for a financial contribution towards the provision of affordable housing to be made in connection with the development. The Applicant does not agree and declines to make such a contribution and, moreover, no information dealing with the viability of the development in order to establish the appropriate level of contribution is provided with the application.

Healthcare:

Following consultation prior to the submission of the application NHS England advised “none of the GP’s in this area has the capacity to absorb the growth created by this development and therefore we would seek a developer contribution in line with the size of the development that would currently stand at £8,228.” The Applicant agrees to make this contribution.

Nature Conservation:

The applicant has submitted an Arboricultural Impact Assessment in accordance with BS5837:2012 and an Extended Phase 1 habitat survey. They have been assessed and the development found acceptable in terms of its consequence for nature conservation provided it is carried out in accordance with their recommendations. This can be secured by condition

Conclusion:

In conclusion I advise the proposed development of this site amounts to the limited infilling of a village in policy terms and consequently is not inappropriate development within the Green Belt. The proposal appears acceptable in terms of its design and consequence for living conditions of neighbours. It is also likely to relate well to Linders Field Local Nature Reserve. It is necessary to deal with the matters of healthcare provision in the locality and the provision of affordable housing by way of financial contributions secured by planning obligations. However, the proposal does not make proper provision to secure affordable housing. For that reason the proposal cannot be supported and it is recommended that planning permission be refused.

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: Stephan Solon
Direct Line Telephone Number: 01992 564018***

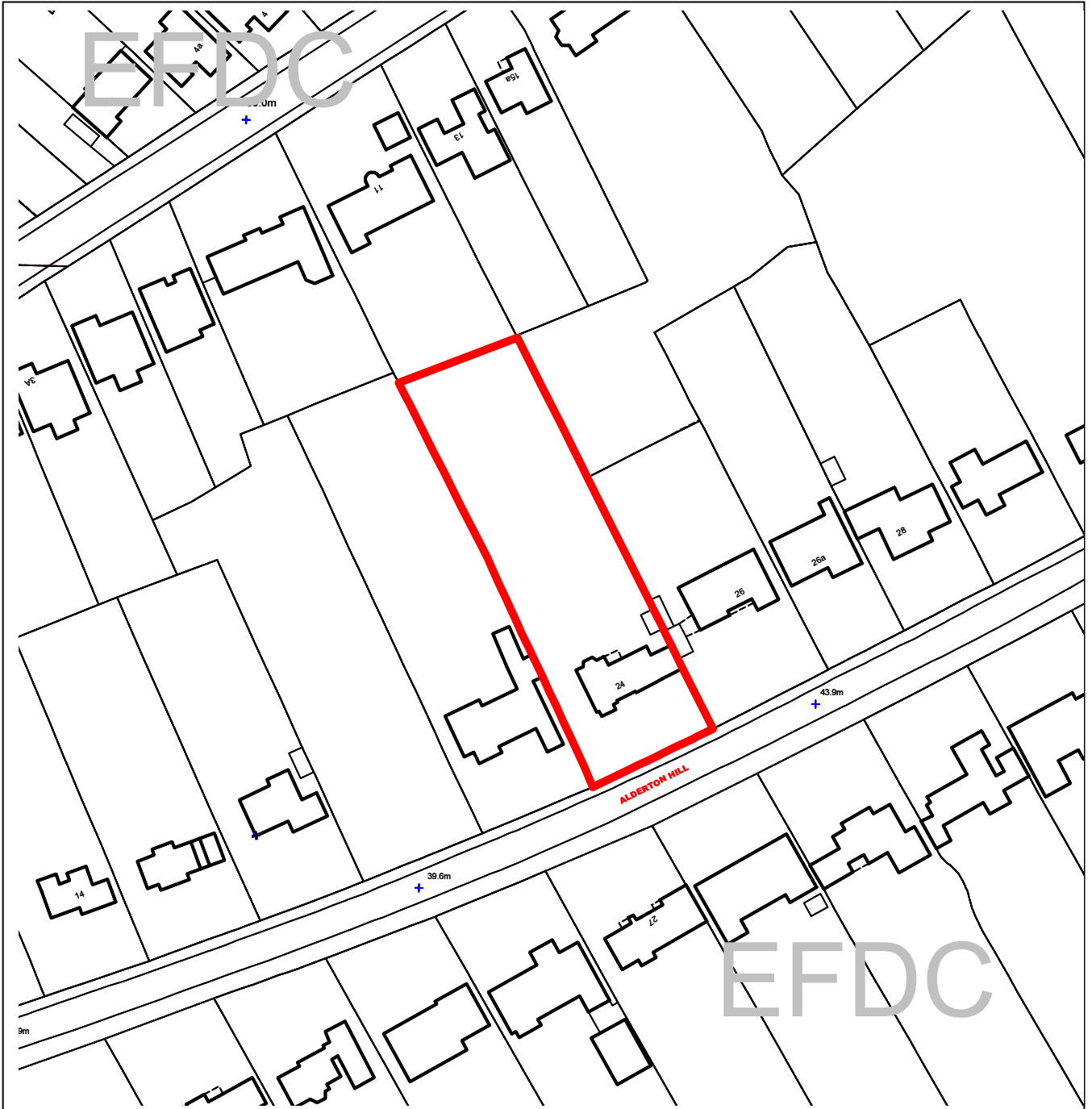
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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/3012/14
Site Name:	24 Alderton Hill, Loughton IG10 3JB
Scale of Plot:	1/1250

Report Item No. 6

APPLICATION No:	EPF/3012/14
SITE ADDRESS:	24 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Balbir Bagria
DESCRIPTION OF PROPOSAL:	Demolish garage and replace with two storey extension, 1m from boundary, with continuation of roof above. Attached garage to other side of house, 1.1m from boundary, with "granny flat/studio" above. Three front dormers. Two storey and single storey rear extensions. Associated alterations.
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=572675

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:
Site location plan
Block plan
1406/100
1406/102
1406/103
1406/104
1406/106
1406/107
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the eastern and western flank elevations, to the shower-room of bedroom 4 and to the granny flat/studio respectively, and on the western elevation to bedroom 6, shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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.

- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 6 The proposed granny flat/studio as shown on plan 1406/104 shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 24 Alderton Hill, Loughton.
- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no window or other opening other than those shown on the approved plans shall be inserted in a flank elevation of the house above ground floor level without the prior written permission of the Local Planning Authority.

This application is before this Committee since it has been 'called in' by Councillor Mann (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A.(h))

Description of Site:

This is a two-storey detached house. A flat roofed garage has been added to the right hand side of the house when viewed from the front. The garage infills between the house and the eastern side boundary adjacent to no.26.

The application property, in common with other nearby properties, is on a sizeable plot, 27m in width. The house and attached garage has a width of 20.5m, 15m at first floor level. The main ridge of the house runs from side to side and the house has two front gables. Alderton Hill rises with the length of the road from west to east.

Description of Proposal:

Proposal is to:-

- (a) demolish the side garage and replace this with two storey extension including a home cinema within its new roof void to be sited 1m from boundary, which continues rearwards behind the main rear wall of the house as a rear facing gable design.
 - (b) add a garage to other side of house, 1.1m from boundary, with a "granny flat/studio" above.
 - (c) Single storey rear extensions.
 - (d) Dormers will be added across the existing and proposed roof.
- (a) The two storey side extension would be 3.2m wide and extend back, forming a rear extension, to a depth 13.5m. The side extension would have an obscure glazed window, to a shower-room off bedroom 4, at first floor level and an obscure glazed window and three high level rooflights at attic level for the home cinema room.
- (b) To the other side of the house, to the left hand side when viewing the front elevation, would be another two storey extension 6m wide, leaving a space from the western side boundary of 1.1m, by 7m deep. This extension would have an integral garage at ground floor and a self-contained flat, accessed from an external door on the rear elevation, at first floor level. The flat above the garage would have a window front and rear and an obscure glazed window on the side elevation.

Another obscure glazed window, to a shower-room to bedroom 2, would be set on the side elevation.

c) A single storey rear extension would be 4m deep by 13.7m wide.

(d) Three dormers and a rooflight would be added to the front elevation of the resulting roof form and a dormer would be added to the rear roof slope. Two rooflights would be added to a side roof slope to face the western boundary.

Relevant History:

EPF/1483/06 - Two storey side extensions to both sides, incorporating, indoor swimming pool, front porch and loft conversion with front and rear dormer windows. – Withdrawn 26/10/2006

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 8

Site notice posted: No, not required

Responses received:

26 ALDERTON HILL - Object to the proposal on the grounds of loss of light to greenhouse/conservatory and side terrace. Our house was and still is designed so that walk out of side glass door of sitting room into a terrace eating area outdoors, located in front of our conservatory/greenhouse. It will put the whole area into shade. The extension too large and out of keeping with our adjoining bungalow and the road, result in loss of outlook.

22 ALDERTON HILL – Object; block light to my bedrooms and study, granny flat will be only 1.1m away and will look into my rooms, previous boundary dispute back in 2003 and opportunity for original boundary to be restored.

11 SPARELEASE HILL – Stated no objections.

TOWN COUNCIL: No objection. However, Members asked for a planning condition to ensure ancillary use of the "granny flat/studio" and no further Permitted Development to be allowed.

Main Issues and Considerations:

The main issues are impact on the street scene and the amenities of neighbours, particularly to the occupiers of nos. 22 and 26 that live either side.

Design and Appearance

The proposals would create a substantial property that would further infill its plot. However, there will be a visual gap maintained of 1.1 metres on either side, which is commensurate with other examples in this road. Houses, many extended, of similar scale characterise this part of Alderton Hill. The proposal would therefore complement the design of the existing house and not be out of keeping with the street scene, conforming to policy DBE 10 and the NPPF.

Amenity of neighbours – No.26

The rear garden of the application property faces to the northwest. 26 Alderton Hill is to the northeast. The new rear main wall of the proposed house will not project beyond the main rear wall of no.26, but creating additional built form to the southwest of no. 26 is likely to reduce late afternoon sun and there will be a loss of indirect light to the side amenity area of no.26. A greenhouse, that the occupiers of no. 26 use as a garden room, and a pleasant sitting out area to the side of the dwelling will lose some light but it is not considered there will be a material loss of light to justify a refusal given the amount of rear garden available.

The occupiers of no. 26 have submitted photographs, including a Google aerial photo showing a morning situation where there is some overshadowing cast by the existing applicant's house. The photo shows shadow and direct sunlight through what would seem to be a western window/glazed door that faces the proposal. However, this photograph also indicates the extent of glazing, from sliding glass doors, on the rear elevation. On balance, it is considered that this photograph, the aerial photo taken at a particular time and on a particular day, does not provide convincing evidence that a material loss of residential amenity would occur as a result of the proposed development.

As to other photos from no.26, these show the change in outlook from their property by the addition of a solid wall close to their property which clearly does not exist at present. There is no doubt that there will be a change in outlook but no.26 is a large plot with a large rear garden and the impact is not significant across the whole of their property, but confined to the side. Whilst it is a material consideration to assess the impact on this side of their house as used as a suntrap outdoor eating by the occupants of no.26, the test of Local Plan policy DBE9 is whether it results in "excessive" loss of amenity. Officers consider that this is not to that level to justify a refusal.

Amenity of neighbours – No.22

Due to orientation, larger size of no.22 and the proposed modest scale of the proposed granny flat addition, the proposal will not result in a material loss of light or loss of privacy to this occupier. The proposed first floor side window will be obscure glazed.

The application property has a rear garden of some 60m and no materially greater overlooking is envisaged from the rear dormers than from rear first floor windows.

The granny-annexe is shown without an internal link to the main house, so the suggested condition by the Town Council is relevant to ensure against a small form of accommodation, out of keeping with the local area.

Boundary disputes are non-planning matters, however, the proposed extension will not be on the boundary.

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***

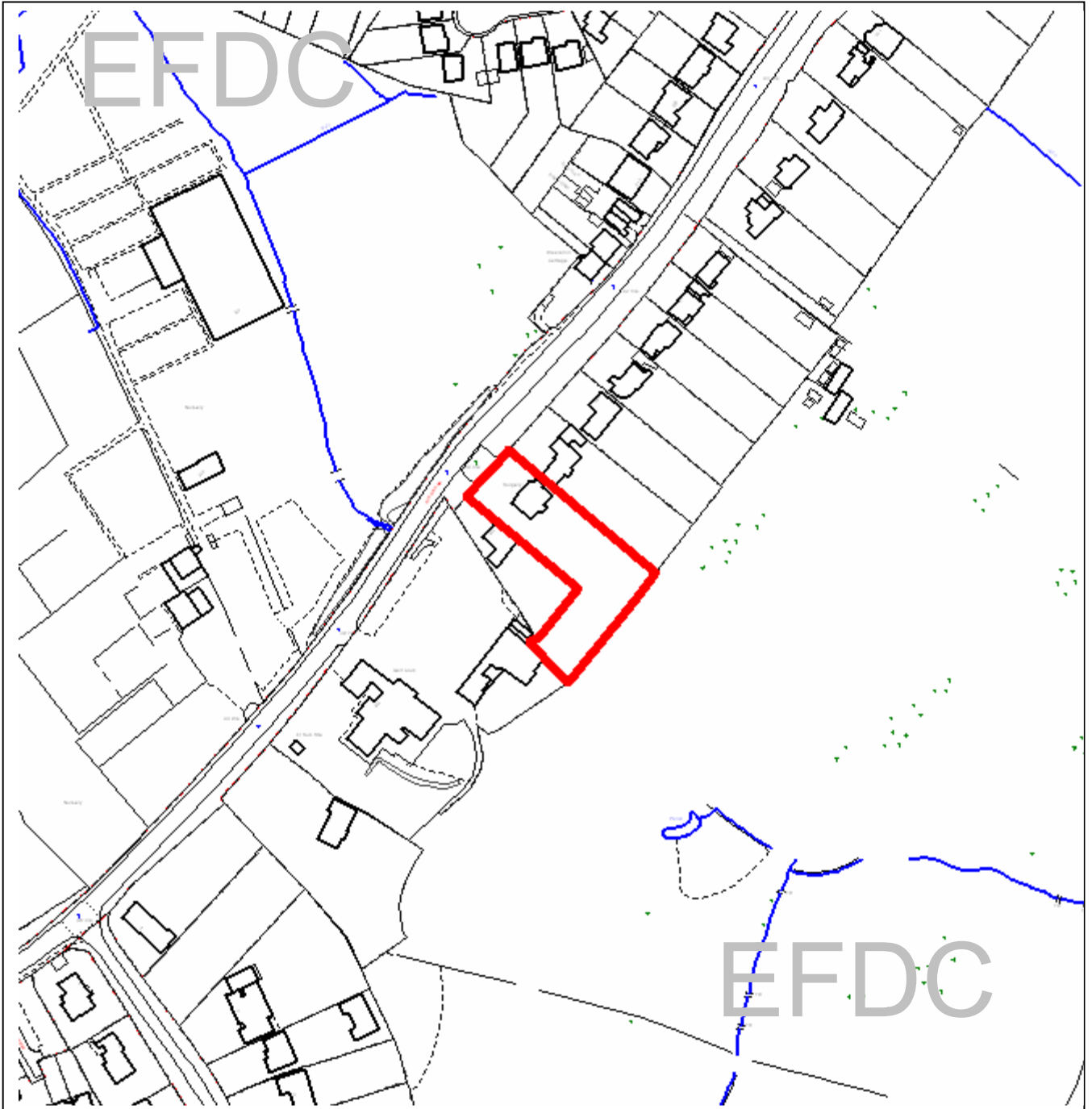
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/0073/15
Site Name:	152 High Road Chigwell IG7 5BQ
Scale of Plot:	1/2500

Report Item No. 7

APPLICATION No:	EPF/0073/15
SITE ADDRESS:	152 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr T Offord
DESCRIPTION OF PROPOSAL:	The demolition of a large existing dwelling and the erection of a replacement building of 5 luxury apartments with associated parking.
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=573143

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
258-EX-01, 258-EX-02, 256-EX-03, 256-EX-04, 258-EX-05, 258-PL-01, 258-PL-02, 258-PL-03, 258-PL-04, 258-PL-05, 256-PL-06, 258-PL-07, 258-PL-08 and 258-DP-010.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 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 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.
- 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. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 6 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 tools. 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.
 - 7 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
 - 8 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.
 - 9 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.
 - 10 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.
 - 11 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.

- 12 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.
- 13 Prior to first occupation of the proposed development, the existing private drive shall be increased to a width of 5.5 metres for at least the first 6 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 14 Prior to first occupation of the proposed development the existing vehicular access to the north shall be permanently closed incorporating the reinstatement to full height of the footway and kerbing.
- 15 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.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 17 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 18 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

This application is before this Committee since

- i) it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d))*
- ii) 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).)*
- iii) 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 site is a large detached property in a generous plot fronting High Road Chigwell and backing onto the golf course. The site has three TPO trees to the roadside, then backs onto the Green Belt. To the south of the site is the golf club, its main buildings and parking with the grounds of the golf club being to the rear (east) of the site. 154 High Road is a flatted block of three units with basement parking between the application site and the golf club to the south. 150 High Road to the north is a detached property with the first floor rooms provided above the eaves. The surrounding area has a generally residential character at low densities with various house designs in the area. Generally properties are large buildings in generous plots. Ground level on the site increases from the High Road to the dwelling and then drops away again to the rear of the building

towards where land meets the golf course. Ground level is also higher at 150 High Road, reducing downhill towards 154 High Road.

Description of Proposal:

The proposals seek permission to demolish the existing dwelling and erect in lieu a two storey flatted block, with development in the loft and a basement. The proposals would provide 5x two bedroom apartments and ten underground parking spaces and cycle storage. The basement would be entirely below ground and provide parking for the site to ensure the frontage remains open. Overflow parking would be provided at the rear of the site. Refuse storage is provided in front of the block.

Relevant History

EPF/0844/14 - Outline application for demolition of an existing single dwelling and the construction of a replacement building providing 5 apartments, with underground car parking and associated amenity areas – Withdrawn.

The applicants have entered into pre-application discussions with Officers under EF\2014\ENQ\01109.

Policies Applied:

Local Policies:

CP1 to CP7 – Sustainable development objectives/ urban form and quality

DBE1 – Design of New Buildings

DBE2 – Effect of New Buildings on surroundings

DBE3 - Design in urban areas

DBE5 – Design and layout

DBE6 – Car parking

DBE8 – Provision of Private Amenity Space

DBE9 – Amenity Considerations

H1A - Housing provision

H2A – Residential Development on Previously Developed Land

ST1 to ST6 – Sustainable transport/ vehicle parking

LL10 – Protecting Landscape Features

LL11 – Adequate Landscaping

I1A – Planning Obligations

The National Planning Policy Framework (NPPF).

Summary of Representations:

10 neighbouring properties were consulted and a site notice was posted to the front of the site.

3 properties have responded as follows:

AKHTAR LODGE 148 HIGH ROAD, DORMERS 150 HIGH ROAD AND CHIGWELL RESIDENTS ASSOCIATION.

Strong objection to the scale and mass of the proposals and associated impacts on local character and the street scene. The area comprises large family homes and flats would be out of character, those which have been permitted have been allowed due to neighbouring uses which are not residential. The scale of the building would result in the loss of views through the site over the single storey side projection. The increase in bulk, particularly at loft level (arising from the large crown) and wider footprint would result in a building that would be higher than the flats at 154 and would dominate the dwelling at 150 High Road. The proposals would result in a loss of daylight/sunlight to 152 High Road and the basement car park would allow a level of car movements far higher than currently exists with associated noise and traffic issues.

150 is particularly concerned with loss of privacy and overlooking, especially from side angled windows and from heavily glazed rear elevation. Also the depth of footprint at the scale proposed would provide a sense of enclosure at the rear that is unneighbourly. The proposed basement car park vent could also give rise to adverse noise impacts and traffic fumes. Were the development to be allowed a Construction Management Plan should be required.

CHIGWELL PARISH COUNCIL: The Council Objects to the application on the grounds that it is an over development and is an inappropriate dwelling for the area.

Main Issues

Principle of development

The site is in an urban area and the redevelopment in this location is in principle acceptable. The existing building has no features of particular architectural or historic merit, thus there is no objection to its loss. The Council has no policy preventing the erection of flats, only that a development should be in character with the surrounding area in terms of visual character and tangible use.

To assist Members Officers' have surmised flatted development applications in this part of Chigwell High Road in the last 10 years.

Address	Reference	Scheme Summary	Decision	Appeal
118 High Road	EPF/0310/10	12 apartments	Refused	Allowed
120 High Road (Key West)	EPF/0155/08	Outline for 2 apartments	Approved	-
120 High Road (Key West)	EPF/2141/12	2 apartments	Approved	-
120 High Road (Key West)	EPF/2566/14	2 apartments	Approved	-
120 High Road (Key West)	EPF/1629/14	12 apartments	Refused	TBC
132 High Road	EPF/0548/09	7 apartments	Refused	Dismissed
154 High Road	EPF/1581/07	3 apartments	Refused	Allowed
154 High Road	EPF/2631/07	3 apartments	Refused	-

The site does back onto the designated Green Belt, however the site itself is not within the Green Belt. There is no restriction on development that is not within the Green Belt and the proposed building is of a scale and form akin to other sites equally close to the Golf Course.

Design and appearance in the street scene

The Proposed new building has been designed to have the same eaves and ridge height as the existing dwelling, however changes to footprint have meant the angle of pitch on the roof is steeper and associated bulk and scale is inevitably larger as a result of increased loft space and depth of footprint. Officers have considered this increase in size and considered the offset from the boundaries which is 1m to 150 High Road and 3.5m to number 154 High Road. This separation to the boundaries increases towards the rear of the block as the footprint reduces in width. This visual separation to the neighbouring sites is in keeping with neighbouring properties in the area and accords with policy objectives.

The proposed property does have a larger visual form than the existing building, however the local area is characterised by large buildings of varied design. The building has a single central entrance akin to a dwelling and visually from the street Officers consider the proposed new building would not appear out of character with the area, instead adding to the varied design and form. The recessed access dropping to a basement parking area is noted, however the change in ground level and access would not be visually prominent or harmful.

Concerns regarding flats in general are noted, however the Council has no policy prohibiting flats, the neighbouring property is a flatted development and visually the front elevation would appear as a single property, particularly with the parking obscured from view in the basement. As such visually there appears no adverse impact to street scene.

Impact to neighbouring properties

The proposed new building would have a footprint depth of 17m towards 150 High Road and 18.5m towards 154 High Road. This depth is however staggered and offset from the boundary. To aid comparison the existing footprint has a general depth of 10.5m and 11.8m at the greatest point. 154 High Road has a depth of 18.6m.

Clearly the depth of the building proposed raises little concern in respect of 154 High Road being roughly similar. The footprints would be staggered so would not appear regimented, but the proposed depth would likely result in little harm to occupiers at 154 High Road. The neighbouring plot does maintain side facing openings, but the degree of separation offered by the offset from the boundaries incorporated into the design is sufficient to provide adequate light and outlook.

In respect of 150 High Road matters are more balanced. The depth of footprint results in the building extending by 7.3m to the rear of 150. 150 is a reduced height dwelling, and is glazed on much of the ground floor with the first floor opening positioned well within the site. The applicant is able to demonstrate that the proposals would achieve a 45 degree angle of outlook from this property at first floor, thus in respect of policy provision for outlook the development would achieve the required standard. Notwithstanding this, the proposed building would extend for some depth at two storeys (plus roof) to the rear of this building, albeit offset by between 1m and 3m. This would result in the block being visible from the rear garden of 150 High Road. The main issue is whether this visibility results in an unreasonable degree of enclosure or overshadowing. At a distance of 3m away the last 5.5m of the projection would pitch away from the neighbour, who is at a higher ground level than the application site. This relationship between the neighbour and the proposed building is such that whilst there may be some boundary shadow at midday, the overshadowing would not be sufficient to represent significant harm sufficient to justify refusal.

The issue of dominance has been raised by the neighbour, however Officers consider the offset of the majority of the rear projection, coupled with boundary landscaping, is sufficient to mitigate this harm by providing a varied outlook at a suitable distance.

Loss of privacy has been raised due to amount of rear facing glazing. The units are proposed to be dual aspect, with a typical front and rear facing outlook. This is akin to a large family dwelling house. The amount of glazing is clearly to allow occupiers to benefit from outlook over the golf course. The outlook provided to future occupants would not differ to a significant degree from that afforded to current occupiers. Neighbours have expressed concern that the number of occupiers would increase, however the existing dwelling is a five bedroom family home and clearly capable of accommodating a family of at least one couple plus four children at the minimum. The proposed flats provide 10 bedrooms in total. This level of occupation is not vastly dissimilar and Council policies place no limit on the number of rear openings or occupiers able to benefit from a view.

Issues are raised also with the proposed angled windows in the flank serving kitchen areas at first floor (the ground floor should not be a concern and the loft space does not provide these windows). Loss of amenity from a kitchen window is unlikely to be significant, however given the perception of future occupiers, these windows at first floor could be obscure glazed by condition should Members so wish.

148 has raised the issues outlined above but also concerns regarding loss of sunlight/daylight. Given that 148 is separated by the width of the plot at 150 High Road, loss of light should not arise.

Amenities for Future Occupiers

The proposed new units relate well to one another with bedroom areas between units being located in close proximity to one another. The proposals make provision for a generous landscaped garden area of more than adequate area for future occupiers.

Access and Car Parking Provision

Highways have been consulted on the application and have raised no objection subject to conditions.

The proposals provide 10 parking spaces in the basement and this results in a provision of two spaces per unit and accords with parking standards. There is additional overspill parking available to the rear of the site.

Neighbours have raised concerns with traffic and fumes, however these are not supported by the County Highway Team. One neighbour has expressed concern regarding the basement vent serving the parking area and potential noise or fumes. There is no evidence to suggest the vent is mechanical and fumes that may arise would be offset from the boundary. As an enclosed space, vent fumes expelled should never be at a level to cause significant issue as this would indicate a significant concern for users of the enclosed basement space.

Trees and Landscaping

The Council's Tree Officer is satisfied with the proposals subject to a number of conditions.

Waste and Refuse

The proposals would make provision for refuse to the front of the building in a purpose built structure. This is within 26m of the highway and as such is suitable for collection with the existing route.

Drainage

The site does not lie within any Environment Agency (EA) Flood zones; therefore consultation with the EA is not required. The site also does not lie within an Epping Forest District Council flood risk assessment zone. However, the development size is such that it is necessary to ensure there is no increase in surface water runoff. A Flood Risk Assessment (FRA) would be required by condition to assess. A further condition regarding surface water is also required and an informative relating to subterranean development.

Conclusion

The proposals would result in an aesthetically pleasing new building fronting the High Road of a visual scale that is comparative to neighbouring developments elsewhere in the area. The proposals would assist with meeting housing need in the locality, making a good use of a large site to provide five units.

The proposals would result in impacts to neighbouring properties, in particular 150 High Road Chigwell, however Officers judge that the impact would not be so significant as to justify refusal.

With all matters resolved by way of condition, 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:

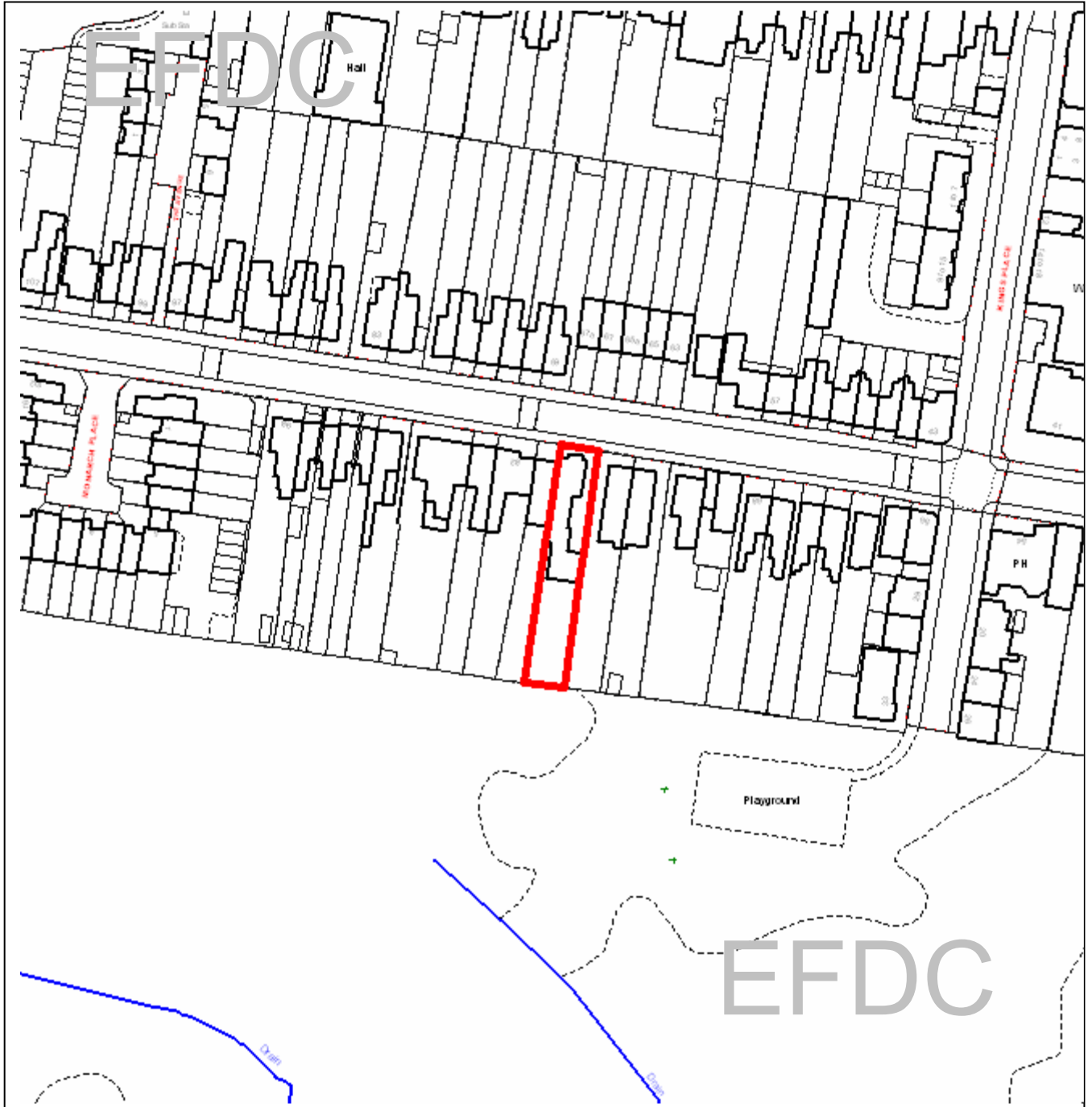
**Planning Application Case Officer: Jennifer Cordell
Direct Line Telephone Number: 01992 574481**

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/0082/15
Site Name:	78 Princes Road, Buckhurst Hill IG9 5DZ
Scale of Plot:	1/1250

Report Item No. 8

APPLICATION No:	EPF/0082/15
SITE ADDRESS:	78 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Trevor Orford
DESCRIPTION OF PROPOSAL:	Alterations to rear of Victorian dwelling to include first floor extension and upgrading of unsympathetic existing ground floor 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=573153

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 development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 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 shall take place on the first floor rear extension, including the changes proposed to the existing rear extension, until details to prevent run-off of water from the new roof into 80 Princes Road has been submitted and approved in writing by the local planning authority. The details as approved shall be carried thereafter and before first occupation.

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 Service – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of Site

Princes Road is located within the built up area of Buckhurst Hill. The existing building is a two storey end terrace property situated within a very narrow and long plot. The property has been previously extended to the rear over one and two storeys. The adjoining neighbour AT No.80 has a ground floor addition to the rear to a relatively similar amount as the application site. The other side neighbour (non-adjoining) at no.76 has not been extended to the same amount, however there is a gap of approximately 6m between the flank wall of the application property and this neighbour. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is for a first floor rear extension and minor increase to the existing rear extension.

Relevant History

No relevant history

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE10 – Design of residential extensions
DBE2 – Effects to Adjoining Properties
DBE9 – Loss of Amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since 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

6 Neighbours consulted, 3 responses –

74 PRINCES ROAD – OBJECTION – The extension will appear overbearing and set a precedent for other residents to do the same. The proposal will allow direct overlooking into my property and cause significant harm to the light in my garden, especially in the mid afternoon (3-4pm) where it will be in line with my patio. Contrary to policies DBE1, DBE2, DBE9.

41 RAMUZ DRIVE, WESTCLIFFE ON SEA/ 80 PRINCES ROAD – OBJECTION – Harm will be caused to the living conditions of no.80 through overlooking and loss of light, especially in the morning, where there will be loss of sunlight from 11am. Dropped ridge will require a gutter which will overhang my property, otherwise rainwater will fall onto my flat roof and cause damage.

76 PRINCES ROAD – OBJECTION to first floor back extension that we feel will block the sunlight in the afternoons from the side of our house and driveway. Ours being an old house with very average drainage from the side we struggle with standing water and dampness in this area already. We feel this could be increased by the proposed development and being in shade from early afternoon. We have no objections to the rest of the development and in general we are pleased that the new owners are looking to improve the property.

BUCKHURST HILL PARISH COUNCIL – OBJECTION – overbearing on neighbours, loss of light amenity to neighbours.

Issues and Considerations

The main issues to consider when assessing this application are the effects of the proposal on the amenities of neighbours and the design of the proposal in regards to the existing building and its setting

Neighbour Amenity

The single storey alteration will be a minor alteration and will not harm the living conditions of neighbours.

In respect of the first floor rear additions, the adjacent neighbour (no.76) has a large first floor element to the rear which is approximately the same depth as the first floor element of the application property. The proposed extension is set approximately 5m from the shared boundary with no.76 and therefore it will not appear excessively overbearing or cause any loss of light to this neighbour's house. There will be some increase shade to the side of this property, but this does not result in undue loss of amenity to their garden or habitable room windows. Structural impact is not planning matters for consideration.

In respect of no.74, which is further away, there will be very limited impact on their light and outlook. The overlooking concerns they raise relate to the high level windows in the proposed new bedroom of the first floor addition, but this will not result in undue loss of privacy. The policies quoted therefore are in compliance by this proposal, although DBE1 relates to new building rather than extension, however, policy DBE10, which is more relevant, is also satisfied in this case.

The first floor extension will project 4m from the existing rear elevation of the property and bring the net first floor projection to 11.5m within close proximity to the shared boundary with no.80. This is a considerable addition at this upper floor level, but this neighbour has a large single storey flat roof extension on the rear elevation, which projects to a similar depth as the extension proposed through this application. The impact on the ground floor is therefore minimal. The existing first floor rear extension will be redesigned from a mono-pitch to a dual pitch roof which makes the central ridge higher, but the eaves lower as it adjoins the boundary to no.80. This element therefore will have less impact on no.80's amenity than it currently does. The issue of the gutter can be dealt with by condition, which is covered in the recommendation.

The main impact change will be the additional 4m rear projection. The current projection of the application property is significant and as such the proposed addition will add bulk and elongate the rear considerably passed the main building. However, it is well designed and importantly stepped in from the boundary such that it will have only a limited impact on no.80's upper floor outlook and light to their first floor bedroom window on the rear elevation. Given also that other properties in the vicinity have added on to the rear over the years, there is a variety of additions visible from the application site such that this proposal will not appear over-dominant or out of keeping in this locality.

Design

The extension is of a conventional residential design which will not be visible from public viewpoints and therefore it will not appear overly prominent in the street scene. The plot is long and the proposed addition will not result in an overdevelopment of the site given there will still be a good size rear garden area to serve this house.

Conclusion

The extension, on balance, will not cause excessive harm to the living conditions of the neighbours and the proposal therefore complies with policy DBE9. Its design is respectful of the surrounding area and will not result in visual harm to neighbours or the locality – it therefore complies with policy DBE10. The proposal is therefore recommended to be granted planning permission.

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: James Rogers
Direct Line Telephone Number: 01992 564 371**

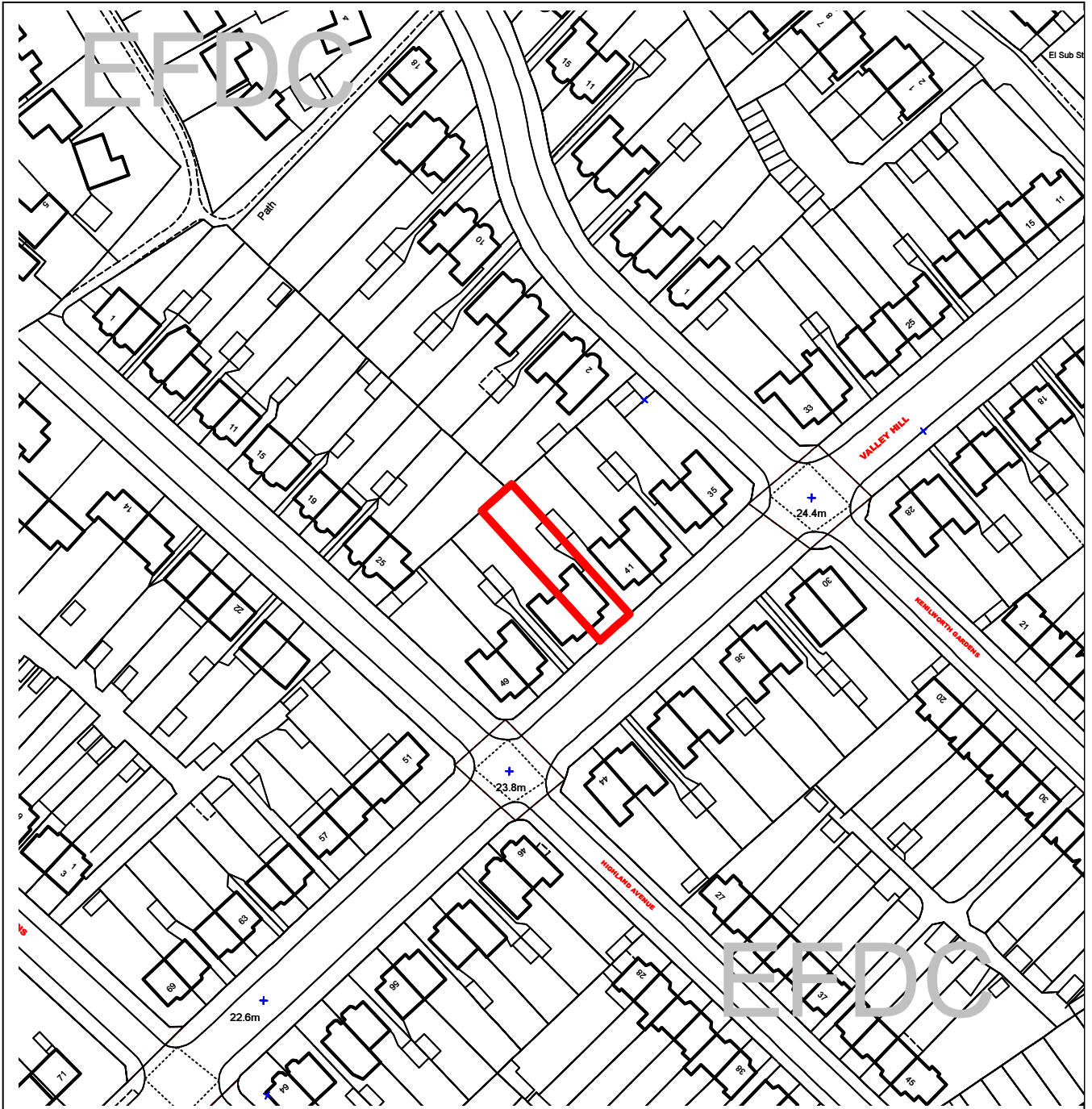
or if no direct contact can be made please email: [**contactplanning@eppingforestdc.gov.uk**](mailto:contactplanning@eppingforestdc.gov.uk)

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Epping Forest District Council

AGENDA ITEM NUMBER 9



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Application Number:	EPF/0125/15
Site Name:	43 Valley Hill, Loughton IG10 3AQ
Scale of Plot:	1/1250

Report Item No. 9

APPLICATION No:	EPF/0125/15
SITE ADDRESS:	43 Valley Hill Loughton Essex IG10 3AQ
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr L Keeling
DESCRIPTION OF PROPOSAL:	First floor side and rear extension. Single storey rear extension.
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=573276

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevation 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.

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 two storey semi-detached property located on the North West side of Valley Hill within the built up area of Loughton. The property has a distinct style with a prominent catslide roof design. The attached property has been altered with a side/rear first floor extension. The site is not within a conservation area or the Green Belt.

Description of Proposal:

The proposal seeks permission for a first floor side and rear extension and single storey rear extension. The side element extends over the catslide roof with a width of 2.8m creating a slight overhang of 300mm. This side element extends to the rear by 3m in depth with a width to the rear

of 3.8m. The proposal also includes a rear single storey element (replacing existing structures) to a depth of 3m with a mono-pitched roof to a maximum height of 3.7m.

Relevant History:

None Relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on Amenity

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 application owing to the bulk and 300mm overhang of the proposal. However, members would withdraw their objection if the overhang was brought back in line with the ground floor.

5 Neighbours consulted: No responses received

Issues and Considerations:

The main issues with this proposal relate to design and impact on amenity.

Design

The proposal is very similar to that approved and built at the adjoining property (No.45) and the proposal is therefore considered to complement the existing building, adjoining property and streetscene. The proposed first floor side element is set back 0.4m from the main front wall (retaining the appearance of the catslide) and the roof at the front pitches away from the street which reduces the overall prominence and bulkiness of the proposal.

The Town Council have objected to the proposed overhang; however this element is the same as that at No. 45 and is not considered an unusual feature given the existing overhanging eaves.

Amenity

The proposal is not considered to impact on the amenity of No. 45 as the first floor element is in the main screened from view from this property. The rear element is also not considered to cause any undue impact on the attached neighbour and in any event if built separately to the first floor element would fall within the scope of permitted development.

With regards to the unattached neighbour at No. 41, the proposal is some distance from this property due to the shared driveway and the proposal respects the 45 degree line from the nearest first floor window and is generally acceptable.

Although there are two side facing window proposed to the front/side facing No. 41 these can be conditioned as obscure glazed to avoid any perception of or actual overlooking.

Conclusion:

The proposal is considered an acceptable design, following the appearance of the neighbouring property and there are no significant amenity concerns and therefore 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:

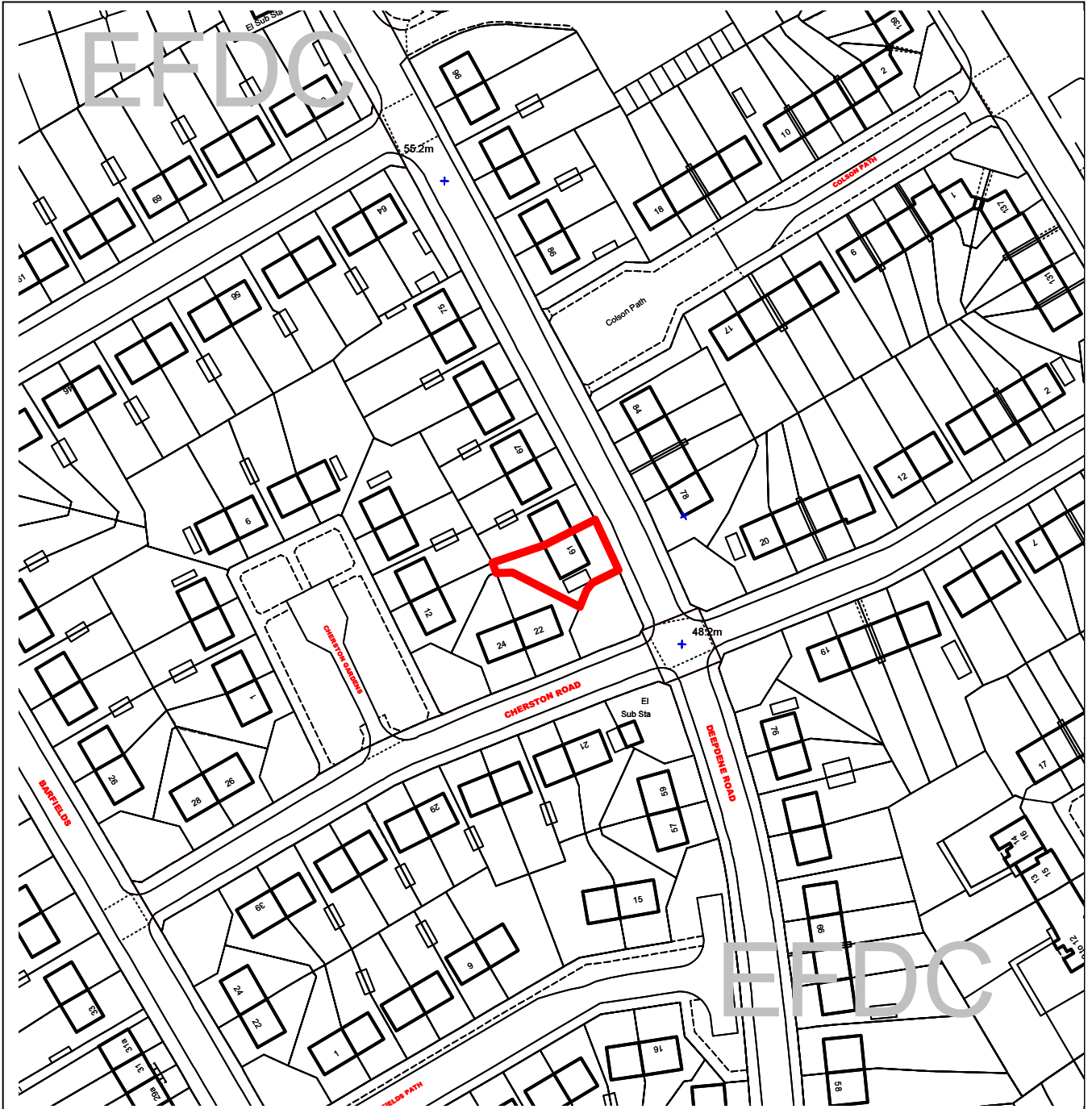
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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



Epping Forest District Council

AGENDA ITEM NUMBER 10



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Application Number:	EPF/0163/15
Site Name:	61 Deepdene Road, Loughton IG10 3PH
Scale of Plot:	1/1250

Report Item No. 10

APPLICATION No:	EPF/0163/15
SITE ADDRESS:	61 Deepdene Road Loughton Essex IG10 3PH
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr H S Sanghera
DESCRIPTION OF PROPOSAL:	Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house.
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=573334

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:
Site location plan
Block plan
SSC 8174/1 Revision B
SSC 8174/4 Revision A
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the rear elevation shall be entirely fitted with obscured glass and have a fixed frame to a height of 1.7 metres above the floor of the bathroom and shall be permanently retained in that condition.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no window or other opening shall be inserted in the rear elevation above ground floor level without the prior written permission of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 No surface water shall discharge from the site onto the highway.
- 7 No unbound material shall be used in the surface finish of the driveway/parking space within 6 metres of the highway boundary of 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 Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

The application site is formed by the curtilage of a two-storey semi-detached house. The proposal relates more directly to the area to the side of the house where there is now a flat roofed concrete sectional garage. The application property is not Listed nor in a Conservation Area. Surrounding land falls to the south and rises to the north and there is a less pronounced slope falling to the east and rising to the west. However, ground levels around the site vary significantly; the application property is set on ground noticeably higher than the level of the footway and carriageway of Deepdene Road adjacent the site. Adjoining the site to the south is an area of greensward. The application property is by a corner formed by the junction of Deepdene Road with Cherston Road. The other three corners of this junction have greenswards adjoining, similar to the greensward adjoining the plot of the proposed house. The site and its surroundings appear to have been a comprehensive scheme of housing developed in the 1950's and such landscaping treatments were a feature of such housing developments of this time.

Description of Proposal:

Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house.

The proposed house would be 4.9m wide by 6.8m deep, the same depth as the house to which it would be attached. The proposed house would have an eaves height and a ridge height to match through with the house to which it would be attached, 6m. On the ground floor the proposed house would have an open plan living area to the front and kitchen/dining area to the rear. There would be a hall giving access to the living area and to a ground floor W.C. On the first floor would be two bedrooms and a bathroom. There would be only one first floor window on the rear elevation, to a bathroom. A rear bedroom would have a window on a flank elevation, facing onto an area of public open space.

Relevant History:

EPF/2543/14 - Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house. – Refused 23/12/2014

Policies Applied:

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building

CP7	Urban Form and Quality
H2A	Previously Developed Land
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE11	Sub-division of Properties
ST4	Road Safety
ST6	Vehicle Parking

Essex Design Guide SPG

Essex County Council Parking Standards, Design and Good Practice (2009)

NPPF

Summary of Representations:

12 Neighbouring properties have been notified.

LOUGHTON TOWN COUNCIL: Objects on the grounds of overdevelopment of the site and inadequate private amenity space.

ECC Highways: Acceptable subject to conditions.

Thames Water: No objection. Informative suggested.

Land Drainage: Confirmed in writing that had no comment.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. Twelve.

Site notice posted: No.

Responses received: None.

Main Issues and Considerations:

The previous application for this site was a very similar proposal though the design for the house previously proposed would have had a very shallow pitch to its roof and a bedroom window on the rear elevation. The previous application was refused on the grounds of appearance, due to its roof, and overlooking, due to a bedroom window on the rear elevation. These features have been amended in the current application.

Principle of development

With regard to achieving sustainable development objectives, the subject of Policy CP1, the proposal would have no material negative impact whilst providing a relatively modest two-bedroomed house in a way that would avoid the use of greenfield land. A primary objective, as set out in Policy CP7, is to make the fullest use of existing urban areas for new development before locations within the Green Belt. With regard to housing development, Policy H2A expands on this objective by stating that the re-use of previously developed land will be encouraged when considering residential development schemes.

Street scene

The proposed house would be 5m wide compared to the width of nearly 7m to the existing house. The roof of the proposed house would line through with the roof of the adjoining house. Accordingly the built form of the proposed house would be in keeping.

The general character of the area is mainly formed by semi-detached houses but there are short terraces nearby. 63 Deepdene Road, the house forming a semi-detached pair with the application property, has had cladding applied to the external surface of its front elevation at first floor and a porch has replaced the original canopy that has remained at 61. 63 Deepdene Road has had replacement windows and appears to have been re-roofed. Accordingly, this is not an instance where there would be a loss of visual amenity by the loss of symmetry to a pair of semi-detached houses.

Neighbouring amenity

With regard to effect on neighbouring properties, the nearest neighbours would be the existing house, to the north/northwest, and the house on an adjoining plot to the southwest. The position and orientation of the proposed house is such that no material overshadowing would occur. The rear corner of the proposed house would be some 10m from the rear corner of the house to the southwest, 22 Cherston Road, and it is considered that the proposal would create no material loss of outlook to any neighbour. The proposal is acceptable with regard to Policies DBE2 and DBE9. The proposal could be argued to be a form of an intensification of use (and the comment of the Town Council is noted) though given the area of landscaping to the side, giving an impression of openness to counter balance the built form of the house, the proposal is judged acceptable with regard to Policy DBE11.

The comment of the Town Council regarding private amenity space is noted though the proposed house would have a private amenity area of some 45 sq m. At a mid point along the rear wall of the house the rear garden would be some 5m deep. The proposal would leave the existing house with a rear amenity area of some 60 sq m. The rear garden would have an aspect like those of other gardens nearby and would meet the requirements of Policy DBE8.

The plans show how both no. 61 and the proposed house would have a parking space. The proposal is considered acceptable with regard to Policy DBE6.

The rear bedroom would have a window to the flank elevation with no loss of privacy to any neighbour. This arrangement would also provide some passive surveillance of an area of public open space.

Conclusion:

Though with a limited floorspace, the proposed house would create a dwelling in a sustainable location with what is considered to be an adequate residential amenity for its occupiers, an acceptable appearance and no material adverse impact to any neighbour.

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