

AREA PLANS SUB-COMMITTEE SOUTH

Date 03 June 2015

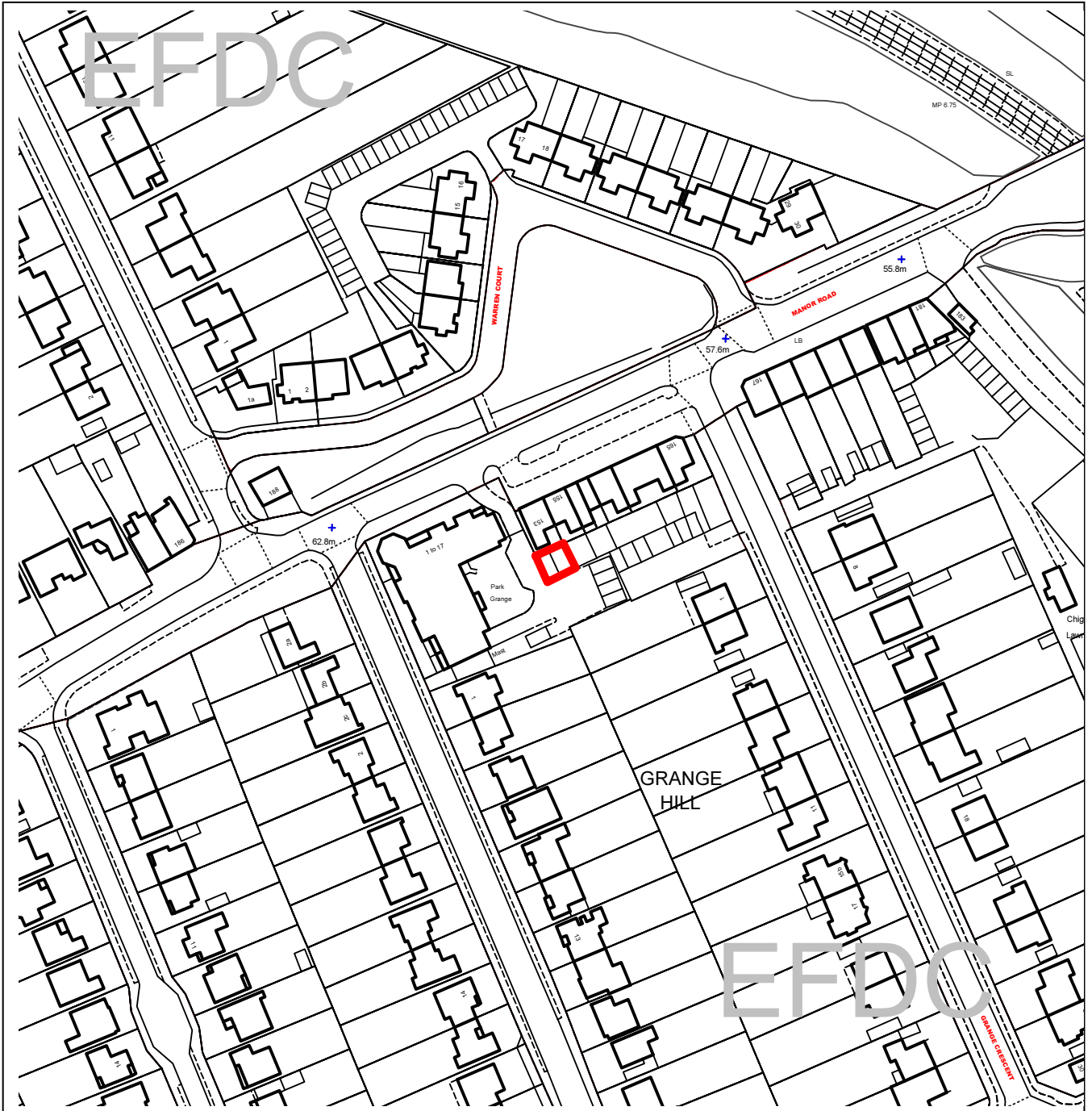
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/2210/14
Site Name:	153 Manor Road, Chigwell, IG7 5QA
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2210/14
SITE ADDRESS:	153 Manor Road Chigwell Essex IG7 5QA
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Yiu Kuen Cheng
DESCRIPTION OF PROPOSAL:	First floor extension above existing outbuilding to create ancillary annexe
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=568290

REASON FOR REFUSAL

- 1 By reason of its cramped appearance, poor siting and the potential to create an undesirable precedent for similarly harmful developments in the locality, the development will cause significant harm to the character of the area. As such it is contrary to policies CP2(iv), DBE1(ii) and DBE3(v) of the Adopted Local Plan and Alterations and the objectives of the National Planning Policy Framework
- 2 By reason of its first floor windows on the front elevation, in close proximity to the first floor rear elevation windows of no.153A Manor Road, the proposal will cause significant and harmful overlooking into private habitable areas of both no.153A and the proposed annexe. Consequently the application is contrary to policy DBE9 of the Adopted Local Plan and Alterations and the objectives of the National Planning Policy Framework.

This application is before this Committee for the following reasons:

- *since it has been 'called in' by Councillor Knapman (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(h))*
- *since more than four objections and four supports, material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)*

This application was deferred at a previous Plans South Committee Meeting. In the meantime the applicant has altered the description of the proposal to apply for the first floor extension to be used as an annexe, ancillary to no.153A rather than as a separate dwelling. A legal opinion has also been sought by Officers as to the feasibility of the applicant entering into a section 106 Unilateral Undertaking to ensure that the proposed annexe cannot be sold off to any persons other than the owners of no.153A Manor Road. The advice from the Council's senior lawyer is that this could be a feasible agreement. The agreement has now been drafted by the Council's Legal department and the applicant has intimated a willingness to enter into such an agreement.

In light of this the original report to the Committee has been reissued to reflect this and is set out below:

Description of site

The application site is located in the rear courtyard behind no.153 Manor Road, which is three storeys high. The ground floor of 153 is used as a Fish and Chip shop and the two floors above are used as residential accommodation. The courtyard has an existing single storey flat roofed outbuilding which is used for storage purposes and covers the entirety of the site. There is a large block of flats to the west known as Park Grange which is separated from the application site by approximately 18m. 1 Oak Lodge Avenue backs onto the rear of the site, as does 1 Grange Crescent. Planning permission has also been granted (EPF/1790/14) for a pair of semi detached houses on the land adjacent to the site and to no.1 Grange Crescent. Works have been commenced on this development. 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 erect a first floor above the existing single storey outbuilding to accommodate a new flat above.

Relevant history

None

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

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 – Impact on amenity

ST4 – Highway safety

ST6 – Vehicle Parking

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

26 Neighbours consulted and site notice displayed

155 MANOR ROAD – OBJECTION – The proposal is out of character and scale with the existing area. It will appear overbearing and cause loss of privacy and light to no.155.

PARK GRANGE – FLAT 1 – OBJECTION – out of character with the existing area, will appear overbearing and cause loss of light.

PARK GRANGE – FLAT 3 – OBJECTION - out of character with the existing area, will appear overbearing and cause loss of light.

PARK GRANGE – FLAT 4 – OBJECTION - out of character with the existing area, will appear too high, overbearing and cause loss of light.

PARK GRANGE – FLAT 6 – OBJECTION - out of character with the existing area, will appear overbearing and cause loss of light.

PARK GRANGE – FLAT 7 – OBJECTION - out of character with the existing area, will appear overbearing and cause loss of light.

PARK GRANGE – FLAT 9 – OBJECTION - out of character with the existing area, will appear overbearing and cause loss of light.

PARK GRANGE – FLAT 10 – OBJECTION - out of character with the existing area, will appear too high, overbearing and cause loss of light.

PARK GRANGE – FLAT 13 – OBJECTION - out of character with the existing area, will appear overbearing and cause loss of light.

PARK GRANGE – FLAT 16 – OBJECTION - out of character with the existing area

155 MANOR ROAD – SUPPORTS the application

157 MANOR ROAD – SUPPORTS the application

157A MANOR ROAD – SUPPORTS the application

159 MANOR ROAD – SUPPORTS the application

161 MANOR ROAD – SUPPORTS the application

163A MANOR ROAD – SUPPORTS the application

PARK GRANGE FLAT 1 – SUPPORTS the application

CHIGWELL PARISH COUNCIL – NO COMMENT – The parish council is unable to comment as it is unable to determine the impact on neighbouring properties from the plans submitted.

Comments on representations received

The letters of support received are in the form of pre printed letters, signed by residents, which the applicant submitted with the application. It appears that Park Grange flat 1 and 155 Manor Road have both objected and supported the application and there is no apparent explanation for this however the signatures in both cases appear to be different.

Issues and Considerations:

The main issues to consider when assessing this application are the effects of the proposal on the living conditions of neighbours and the design of the proposal in regards to the existing building and its setting. Other matters to consider include the highway and parking issues and the amenity space proposed.

Neighbouring living conditions

To accommodate the proposed annexe, a first floor will be added to the existing single storey outbuilding, located to the rear of 153 Manor Road. The building will have a maximum height of 5m and be 18m from the side elevation of the adjacent three storey block of flats at Park Grange. The distance is such it will not appear excessively overbearing or cause any loss of light to these neighbours. The side elevation will not have any first floor windows and therefore there will be no potential overlooking of Park Grange.

The extended outbuilding will be set approximately 5m away from the first floor windows serving the flat above the Fish and Chip shop, known as 153A Manor Road. The two first floor windows on 153A Manor Road are obscure glazed and serve a bathroom and there is a habitable room window at the first floor adjacent to these obscure glazed windows. However the height of the proposed flat will only exceed the bottom of these first floor windows by 0.8m. Therefore it will not appear excessively overbearing or cause any significant loss of light to 153A Manor Road or its adjacent neighbours.

First floor windows are proposed in the front elevation of the dwelling, which would be 5m away from the neighbouring 153A Manor Road. Notwithstanding the difference in heights of the windows, the proposed window arrangement will allow direct overlooking into the clear glass window on the first floor of 153A Manor Road which serves a habitable room and thereby cause an unacceptable level of overlooking into private areas of no.153A. Indeed the proposed window arrangement will allow direct overlooking from 153A into private areas of the new flat.

The fact that the windows would be separated by a distance of only 5m will result in excessive overlooking into the obscure glazed windows serving the first floor of 153A Manor Road. The close proximity of the windows would negate the screening effect of the obscure glass and people using the bathroom of 153A Manor Road would be clearly visible when seen from the flat to cause an excessive loss of privacy. The proposal is therefore contrary to policy DBE9 of the Adopted Local Plan and Alterations.

The proposed windows on the rear elevation will be set directly adjacent to a car park used by residents of the adjacent Park Grange. As such there will be no overlooking into private areas of residential units.

Planning consent was given to a pair of semi detached properties adjacent to 1 Grange Crescent under EPF/1790/14.

The pair of dwellings granted planning consent under EPF/1790/14 will be sited some 25m from the proposed annexe. The curtilage of the two dwellings is approximately 14m from its eastern most edge, which is orientated away from this private area. As such it will not appear overbearing or cause excessive overlooking into private areas of the dwellings adjacent to no.1 Grange Crescent.

Design

The extended outbuilding will have a flat roof at first floor level, of which there are no examples in the locality. Although it is of very little architectural merit, the development will be located to the rear of 153 Manor Road and therefore will not appear overly prominent in the street scene.

However being located to the rear, it will have no relationship to any public area. A residential annexe located to the rear of an existing row of shops with dwellings above will create a more intensive form of development within this locality. The site is very constrained and the introduction of a first floor above an existing outbuilding and the use of it as an annexe will cause a cramped form of development within the context of the site. Furthermore there are no other first floor to the rear of this block and the introduction of this one could set an undesirable precedent for other ad hoc developments from neighbouring properties running to the rear of the main block. Although the

Council would have control over any subsequent new dwelling proposed, a grant of planning permission is a material planning consideration and increases the chance of subsequent planning permissions being granted for similar developments in a similar context, which could worsen the situation. Although it is acknowledged that the need for housing in the district is high and it is important to maximise the use of land in sustainable locations, this proposal would result in a cramped and undesirable development, contrary to the wider pattern of development in the locality

As such the proposal fails to respect the character of the surrounding area and is contrary to policies DBE1 and DBE3 of the Adopted Local Plan and Alterations.

Potential legal agreement

The Council's Legal department has advised that it is indeed possible for a legal agreement to be entered into which will restrict the occupation of the new annexe for the owners/occupiers of 153A Manor Road. Once entered into, it would not be possible for the annexe to be sold off separately as a separate unit; the objective of this would be to mitigate the potential harm to the living conditions of no.153A.

Notwithstanding the potential legal agreement, the development would still cause undue harm to the living conditions of current and future occupiers of no.153A. The fact that the annexe will be in the same ownership as no.153A is irrelevant, given that the obscure glazing would still be negated due to the close proximity of the proposed first floor annexe. No.153A Manor Road, would therefore still be unacceptably overlooked.

Furthermore, the legal agreement would not negate the poor and cramped location of the development at the rear of no.153A, which could set an undesirable precedent for neighbours to do similar works, which if approved would detract from the character and appearance of the surrounding area.

Highway and Parking Issues

The applicant has not provided any car parking spaces for this development. Given that Grange Hill Underground Station and a well serviced bus route are located within a two minute walk from the site, no spaces for cars to park is acceptable. No harm to highway safety would arise.

Amenity space

The flat does not provide any amenity space with the application, however there are a number of open spaces within walking distance of the site.

Conclusion

The proposal constitutes a back land development which fails to respect or enhance the existing street scene and could set a significant undesirable precedent in the locality. Furthermore it will cause significant harm to the residents of 153A Manor Road. As such it is recommended that the committee refuse 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:

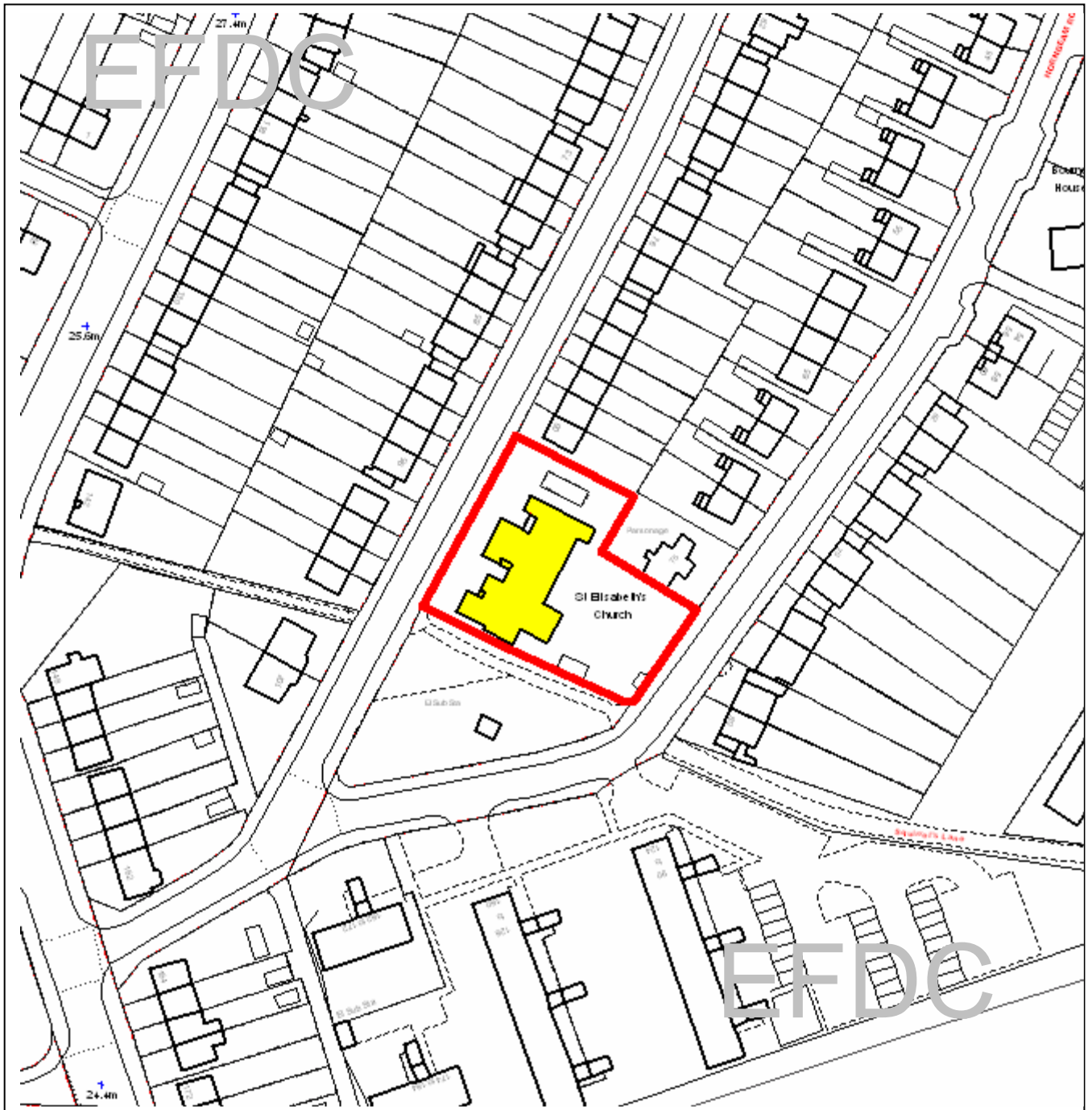
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371***

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/0097/15
Site Name:	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, IG9 6BN
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0097/15
SITE ADDRESS:	Saint Elisabeth's Church Chestnut Avenue Buckhurst Hill Essex IG9 6BN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Parochial Church Council
DESCRIPTION OF PROPOSAL:	Demolition of existing church and hall and erection of 7 new 3 storey flats and 7 new houses with associated car parking and small community facility.
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=573179

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where

appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 Prior to the first occupation of the properties a hornbeam tree (*Carpinus betulus*, minimum 25cm girth) shall be planted as shown on Thomasons drawing number C11672-05 Rev B dated 17/11/2014. Prior to the planting of this tree a 12 month maintenance programme shall be provided to the Local Planning Authority . At the end of the maintenance period a report shall be provided to the Local Planning Authority detailing visits and works undertaken. If within a period of five years from the date of planting the tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 6 The community room facility on the ground floor of the block of flats hereby approved shall be completed and available for use before any of the flats and houses on the site are first occupied.
- 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.
- 12 No unbound material shall be used in the surface treatment of the vehicular accesses within 6m of the highway boundary.
- 13 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development on to the highway shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the accesses becoming operational and shall be retained at all times
- 14 The development hereby permitted will be completed strictly in accordance with 5 drawings numbered 2080 P/005 A; /03B; /01B; /04A; /00A; 3 plans numbered 2080 E/03; /02; 01; and C11672-05-B; 13193E01-01; 4453DA; 4320D; and 2080 SK 05.
- 15 A flood risk assessment, including a management and maintenance plan, together with details of measures to deal with surface water drainage, 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.

This application is before this Committee since it is an application for major development of significant scale and/or wider concern and is recommended for approval, and also because objections to it have been received from a) the parish council and b) from more than 3 neighbours (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(c)(g) and (f).

Description of Site:

An unused and vacant church and church hall, built in 1938, stands on the site which is located between the southern ends of Chestnut Avenue and Hornbeam Road. The church is a locally listed building but does not lie within a conservation area. Two protected trees lie just inside the southern boundary of the site with one other lying just outside this boundary. To the south of the site lies a triangular area of land in private ownership but which in recent years has acquired 'village green' status.

Description of Proposal:

Demolition of existing church and hall and erection of 14 dwellings comprising of a 3 storey block of 7 flats and 7 two and part three storied houses, with associated car parking and a small community room facility. 3 terraced houses are proposed facing Chestnut Avenue along with a 3 storey block of flats that face both Chestnut Avenue and the 'village green' area to the south. 4 terraced houses are proposed facing Hornbeam Road although one of these houses next to the green is recessed and also has one elevation facing the green.

Relevant History:

EPF/796/11 This application, for redevelopment of the church for 20, 2 bed flats (retirement living) was withdrawn.

Policies Applied:

CP3 – New development
CP6 – Achieving sustainable urban development patterns
CP7 – Urban form and quality
HC13A Local list of buildings
CF12 Retention of community facilities
H3A – Housing density.
DBE9 – Loss of amenity
DBE1 - Design of new buildings.
LL10 – Adequacy of provision for landscape retention.
ST4 – Road Safety
ST6 - Vehicle parking

The National Planning Policy Framework (NPPF).

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – object – the design is out of keeping with the street scene, and would like to have seen a softer transition from neighbouring properties, perhaps by staggered roofing. Concerned over availability of local infrastructure.

NEIGHBOURS – 103 properties consulted and 28 replies objections have been received from neighbours and third parties, with most being from addresses in Chestnut Avenue. Objections raised are that the mass and height of the proposals are too large, that it will be an over dense development, that its inappropriate design does not marry in with the rhythm of houses in Chestnut Avenue, it will add to congestion and on street car parking, particularly in the light of recent proposals to introduce parking restrictions on the nearby Station Way, an attractive locally listed building will be lost and which should be retained for community uses, and (from people living opposite in Chestnut Avenue) it will lead to overlooking of their rooms and gardens.

ESSEX COUNTY COUNCIL HIGHWAYS – The impact of the proposal is acceptable to the Highway Authority subject to conditions restricting the use of unbound material on the vehicular accesses, and prevention of surface water discharging on to the highway. These comments were made after some changes have been made to the plans in respect of size and position of garages and car spaces within the development.

EFDC LAND DRAINAGE SECTION – No objection in principle. The site does not lie in a flood risk assessment zone. The applicant has provided a preliminary drainage plan which we agree to in principle. However, please add conditions requiring a flood risk assessment, and details of surface water drainage, to be submitted and approved.

EFDC TREES AND LANDSCAPE SECTION – No objections - subject to conditions being added requiring details of tree protection and hard and soft landscaping to be submitted and approved, and a third condition requiring the planting of a replacement hornbeam tree. The proposal will involve the removal of a protected hornbeam tree the condition of which is compromised, for instance from a larger Oak tree close by, and from unstable ground conditions. The applicant has now demonstrated the feasibility of planting a replacement hornbeam tree in a location that will allow it to develop, and over time it will provide an important landscape feature.

EFDC CONTAMINATED LAND OFFICER – The site may contain filled or made ground where contaminants could be found. Any remediation can be covered by conditions and I recommend the standard contamination conditions are imposed.

ESSEX COUNTY COUNCIL INFRASTRUTURE PLANNING MANAGER – The proposal has been assessed from an education perspective and we will not be making a request for S106 contributions towards schools and/or early years provision.

Issues and Considerations:

Background

This application, submitted on behalf of the Parochial Church Council, follows on from pre application discussions, and further revisions to the scheme have been made since the application was initially lodged. Partly at the suggestion of officers, and prior to the application being submitted, the Church invited local people to a public consultation meeting held in the Church Hall on 30/9/14 at which the architects presented the scheme. Approximately 50 people attended the meeting and the agents have submitted a summary of the points/requests made by residents and the responses of the Church and their architects. Changes to the scheme were made in response to concerns and suggestions raised by residents.

Loss of a community building which is also locally listed

The church has been unused for 5 years and is now redundant. For many years the congregation had been declining to a point where it was no longer viable as a separate church. Consequently St Johns Church on the High Road in Buckhurst Hill has become the focus for a rationalised church and new facilities have been provided and more are proposed at this more focal location.

It is to be regretted that a locally listed building, which is a familiar and pleasant landmark in the locality, is proposed to be demolished. However in addition to its current redundancy, statements submitted with the application also refer to its poor repair in some areas and that settlement and foundation movement issues would be very costly to put right in any potential conversion (and extension) scheme. The proposed redevelopment scheme does provide for a small community room to be provided in the ground floor of the block of flats, which could accommodate up to 50 people together with a kitchen facility and toilets. This facility would be managed by the Parish Church but would be available for use by the public under a booking system. In addition, as suggested by residents at the public meeting, some features of the Church are to be reused in the new development – these are a stained glass window, the church turret, wrought iron work over the gate, and internal brass commemorative plaques.

Taking into account the issues raised in the above two paragraphs to refuse this application on grounds that the existing community facility/locally listed building should be retained is regarded as unreasonable.

Parking and Highway issues

The originally submitted plans have been amended to provide larger garages and changes to parking spaces. A total of 22 off street spaces are proposed of which 8 are for the block of 7 flats. 14 spaces, including 5 integral garages, are proposed for the 7 houses ie at 2 per dwelling. Essex CC Highways now have no objections to the amended scheme. It is acknowledged that neighbouring residents are concerned that the development would create further on street parking problems, particularly in the light of plans to introduce parking controls in nearby Station Way. However, the level of parking provided is, in relative terms, quite a reasonable one for a site that has access to a tube station and bus services, and there is little justification to reject this scheme on grounds of inadequate off street parking provision.

Trees and Landscaping

A protected Oak tree lies in the south west corner of the site close to the green and another protected Oak tree lies just outside the south west corner of the site and is located within the green area. A third protected tree, a hornbeam lies close to this south west Oak tree. However, as mentioned above in the comments of the Trees and Landscape section, the growth and health of this hornbeam tree is compromised, and after negotiations it has been agreed that this hornbeam can be removed and replaced by a new hornbeam tree to be planted – in a position also on the southern boundary of the site but in a more central position facing the green. A new tree in this location will be more conspicuous and will help to further soften the appearance of this new development. Although some smaller trees/bushes will be removed from the site replacement planting will be carried out as part of the new development, the details of which will be controlled via a condition.

Scale and Massing

Many of the objections received relate to the size and density of the development. However the proposed houses facing Chestnut Avenue have a ridge height that is the same as the neighbouring terrace of houses starting with number 80. In addition a small amount of

accommodation at second floor level in these houses is recessed, and these houses will have a general form and profile that is not out of keeping in the road.

Nearer to the green the 3 storey block of flats would have a larger mass but, following points raised at the public meeting, this flat block has been reduced in size, and a flat roof is now provided which again is no higher than the ridge of the roof of terraced houses in Chestnut Avenue. The site drops in level between Chestnut Avenue and Hornbeam Road so when the block of flats turns the corner facing the green it steps down in height. On the other side of the Green there is an extensive amount of flat roofed 3 storey blocks of flats in Hornbeam Road - so the area is not exclusively made up of traditional 2 storey houses. The 4 houses proposed in Hornbeam Road would have a roof height of just 0.3m higher than the neighbouring house. In terms of density of development the proposal, which includes rear gardens for each of the houses, has a density of 80 dwellings to the acre. Policy H3A of the Local Plan requires a density of at least 30-50 dwellings per acre and given that half of the dwellings are flats, and that the site is in a sustainable location close to London, 80 dwellings per hectare is not regarded as excessive. For the above reasons therefore the mass of the development, and its density, is considered to be acceptable.

Design and overlooking

The architects state that there is a variety of house and flat block designs in the locality and rather than trying to recreate a pastiche of any one of these styles a contemporary approach has been adopted. Consequently areas of brickwork, and fibre cement roof slates, will be complemented by areas of more modern surfaces, such as zinc cladding, polymer (plastic) render, and HPL (eternit) panels which are harder wearing and do not get as dirty as traditional render. However, in response to points made at the public meeting these surfaces will not be finished in strong or bright colours but in lighter pastel shades. Details of these finishes will be reserved by condition. Bearing in mind that this more contemporary approach will be provided in a form and height of development that is respectful of the eaves, ridge height, and mass of neighbouring houses and buildings, the design of the scheme is acceptable. In addition the return frontages of the block of flats, and the end house in Hornbeam Avenue, will look over the green and this adds visual interest to this frontage of the development. Finally the provision of a car space in front of garages to most of the houses will provide scope for some landscaping in front gardens - so as to avoid having a line of cars on the street frontages.

Some residents lying opposite in Chestnut Avenue object on grounds that the block of flats would give rise to overlooking into their rooms, and in one instance a rear garden. However, the only balconies in the block of flats face over the Green. Although the introduction of flats opposite these houses, instead of the church, will represent quite a visual change, the respective faces of the buildings will be 24m apart. In addition the ground floor level of houses opposite in Chestnut Avenue are some 0.6 m higher and this will further reduce overlooking. Consequently an undue loss of privacy will not be caused to residents opposite.

Comments on representations received:-

These have been addressed in the paragraphs above.

Conclusions:

This is a redundant Church building. Although it is an interesting building it is not of any great architectural significance. To convert and extend the building would not be a viable or practical proposition. The proposed development will provide a much needed mix of flats and houses, and a new community hall will partly compensate for the loss of this community building. The scale and form of the new houses and flats are consistent with their surroundings, and the contemporary

aspects of the design are considered to be acceptable. For these reasons, and others set out in this report, it is recommended that conditional planning permission be granted.

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

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

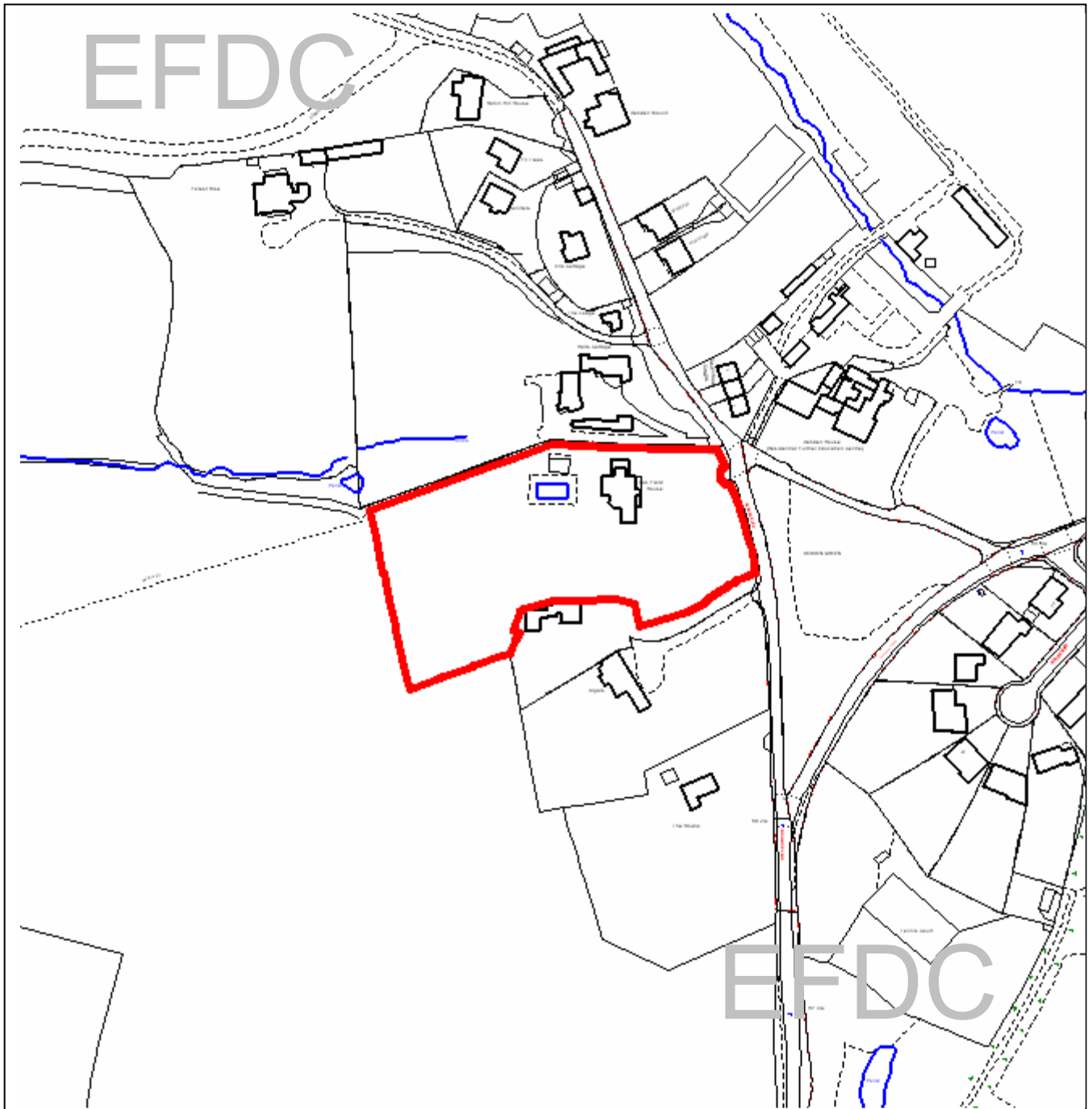
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Epping Forest District Council

AGENDA ITEM NUMBER 3



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Application Number:	EPF/0178/15
Site Name:	Oak Field House, Debden Road Loughton, IG10 2NY
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/0178/15
SITE ADDRESS:	Oak Field House Debden Road Loughton Essex IG10 2NY
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Anthony Lomas
DESCRIPTION OF PROPOSAL:	Erection of a single bay extension to existing oak barn to the rear of the 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=573397

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 barn building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation for approval is 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:

A large mansion style dwelling predominantly two stories in height. It is set in generous grounds and is well set back from Debden Road opposite the further education centre at Debden House. The property lies in the Green Belt but forms part of an extensive enclave of dwellings located just to the north of the urban settlement of Loughton.

Description of Proposal:

Erection of single bay extension to existing oak barn garage to the rear of the house.

Relevant History:

EPF/0019/10 - approval for erection of double car bay extension to existing oak barn. This extension was implemented.

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions.
GB2A – Development in the Green Belt

National Planning Policy Framework

Summary of Representations:

LOUGHTON TOWN COUNCIL – object to the bulky proposal that would change the character of the existing barn, and which is located on green belt land.

NEIGHBOURS - 2 consulted and no replies received.

Issues and Considerations:

The existing oak barn garage is located 17m to the rear of the house, and the house itself is located 40m from Debden Road. The garage then lies in a discreet position. Although there is a public footpath that runs along the north side of the property a 1.8m high fence, plus a high 5m hedge, runs along this boundary, and hence the oak barn garage cannot be viewed from a public position.

The front part of the barn will be extended sideways by an extension measuring 3m in width by 5.85m in length and the extension will have a lower and subservient pitched roof (4.5m to ridge) than the main barn. In respect of the Town Council's objections this 'barn' is a domestic garage located in a discreet rear private garden and hence the change to its shape is of limited significance say compared to it being an agricultural barn in a more conspicuous position on open farmland. The proposed extension is therefore acceptable in terms of its size and shape, and timber and slate will be used in its construction to match the existing garage. With regard to its impact on the Green Belt this property lies in a built up enclave, the proposed garage extension is of a modest size and will be hidden from view. The extension therefore will have a minimal impact on the openness of the Green Belt.

Comments on representations received:-

The concerns of the town council have been addressed above. Neighbours have not made comments on the proposal which perhaps supports the view that this is a minor proposal that does not give rise to loss of amenity issues.

Conclusions:

For the reasons set out above it is recommended that planning permission be granted subject to conditions.

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

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

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

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Epping Forest District Council

AGENDA ITEM NUMBER 4



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Application Number:	EPF/0336/15
Site Name:	15 The Shrubberies Chigwell , IG7 5DU
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0336/15
SITE ADDRESS:	15 The Shrubberies Chigwell Essex IG7 5DU
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Ms Linda Shakes
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and first floor 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=573736

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation for approval is 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:

Semi detached two storey house located at the 'banjo' end of a cul de sac lying to the west of Fencepiece Road. The site slopes from front to back and there is considerable tree screening to the rear. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of a two storey side extension and first floor rear extension.

Relevant History:

EPF/2039/11 proposed a two storey side extension - but was withdrawn when it was pointed out that it was likely to be refused because a 1m gap to the side boundary at first floor level was not provided.

EPF2446/11 was an approval for a revised 2 storey side extension which proposed a 1m gap to the side boundary.

EPF//0492/15 – a certificate of lawful development application, proposing a hip to gable roof extension, and rear dormer, as part of a loft conversion, was certified as lawful. This proposal has not been implemented,

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions.

National Planning Policy Framework

Summary of Representations:

CHIGWELL PARISH COUNCIL – strongly object because the proposal creates a terracing effect.

NEIGHBOURS - 10 consulted and no replies received.

Issues and Considerations:

This application proposes the same side and rear extension as that approved under EPF/2446/11 - which expired on 26/1/15. The proposal does therefore provide for a 1m gap to the side boundary (at both ground and first floors) but this gap is set at an angle parallel to the side boundary and hence it may be that the Parish Council misjudged the plans in this respect. The neighbouring unattached semi at no.14 has been extended on two floors to the side boundary - but this was approved in 1984 well before the 1m gap policy was introduced by the 1998 Local Plan. A 1m gap is still very much required for the application property and it has been achieved on 2 floors rather than just the first floor. The proposal therefore does not create a terracing effect. The proposed side extension is also recessed 3.5m behind the front wall of the house, and has a lower pitched roof over. Its appearance will be acceptable in the street scene.

The proposed first floor rear extension was also previously approved under EPF/2446/11 and it has a satisfactory appearance and relationship with neighbouring properties.

Comments on representations received:-

The objection of the parish council has been addressed above. Neighbours have not made comments on the proposal which perhaps supports the view that this proposal does not give rise to significant loss of amenity issues. In addition several other houses in this cul de sac have already been extended at the side in the same manner.

Conclusions:

For the reasons set out above it is recommended that planning permission be granted subject to conditions.

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

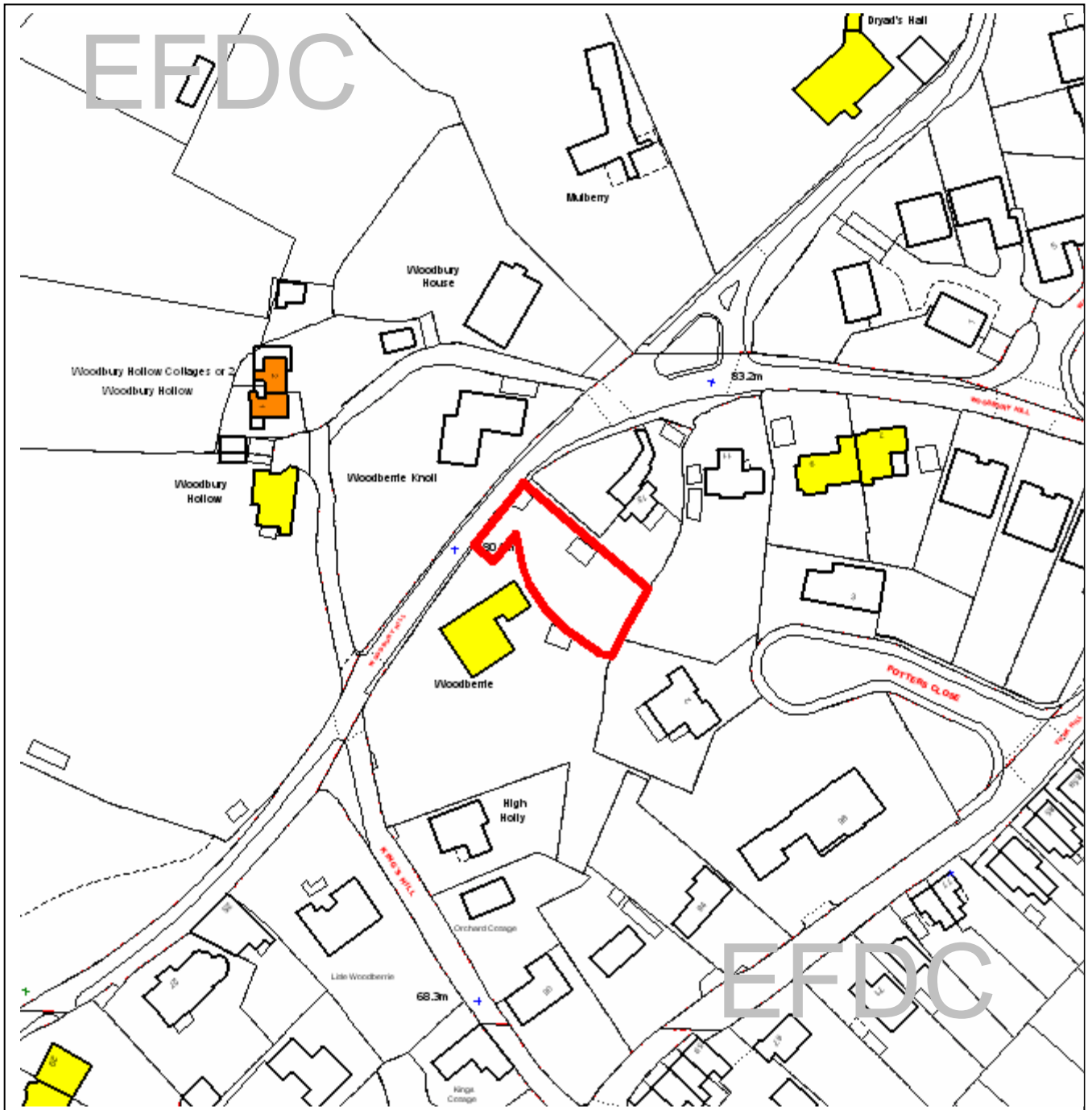
**Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514**

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



Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/0498/15
Site Name:	Woodberrie, Woodbury Hill Loughton, IG10 1JB
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0498/15
SITE ADDRESS:	Woodberrie Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mrs Patricia Cowey
DESCRIPTION OF PROPOSAL:	Proposed dwelling adjacent to Woodberrie.
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=574162

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
239-PL 05 A, 239-PL-06 A, 239-PL-07 A, 239-PL-08 A and 239-PL-09.
- 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 development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Additional drawings that show details of proposed new windows and door to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works.
- 5 Prior to the commencement of works, the developer shall submit details of the proposed boundary treatments and finishes, these shall be approved in writing by the Local Planning Authority and retained as approved thereafter.
- 6 Prior to the commencement of works, additional drawings that show details of proposed method of demolition and finish to the flank wall of the donor property shall be provided to ensure a good finish is applied. The details shall be approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved particulars.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, C or E of Part 1 of Schedule 2 to the Order shall be undertaken within the curtilage of the donor property known as Woodberrie or the new dwelling hereby permitted, without the prior written permission of the Local Planning Authority.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 9 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. Details of delivery schedules or restrictions in place to ensure no construction deliveries take place during school term time between the hours of 8.30-9.30am and 3-4pm.
- 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 11 Prior to first occupation of the development hereby approved, the proposed window openings at first floor facing 13 and 15 Woodbury Hill shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 12 Prior to the commencement of works the developer shall supply details of means of discharge of foul and surface water. This shall be approved in writing and the development shall be carried out in accordance with the approved detail and maintained thereafter.
- 13 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- 14 There shall be no discharge of surface water onto the Highway.
- 15 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.

- 16 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.
- 17 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.

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

Description of Site:

The application site is within the York Hill Conservation Area and Woodberrie is a locally listed building dating from the turn of the 20th century. It was built for the widow of Robin Allen; the Allen family occupied and largely rebuilt the nearby Dryads Hall in the late 19th century. The architect was Herbert Tooley, a local architect based in Buckhurst Hill, and the house is built in his characteristic Arts and Crafts style. It is prominent on Woodbury Hill given its distinctive catslide roof (although a later addition) and typical Arts and Crafts detailing, and it contributes both to the historic interest and appearance of the area, which contains a number of other buildings of a similar style.

The York Hill Conservation Area's special interest is derived from various examples of Arts and Crafts architecture and varied architectural interest and the spacing and landscaping around the buildings.

The main property Woodberrie is a three storey pitched roof property with first floor accommodation is provided above the eaves within a steeply pitched roof, and the second floor in the upper roof area. The property is set within a generous plot, benefits from a link attached garage to the north and trees around the boundaries of the site are subject to a Preservation Order.

The application site comprises the open area to the north of the property known as Woodberrie and the area currently occupied by the link attached double garage and a separate detached garage building. Both would be removed as part of this application.

Description of Proposal:

The applicant seeks permission to remove the link attached garage and erect a new three bedroom property on land to the north of Woodberrie, subdividing the plot into two. The existing access would be shared with the existing and new property. The donor property would retain generous surfaced areas for parking.

The proposed new dwelling is 7.3m high at the highest ridge, 4.8m to the lower eaves and would provide for a lounge, kitchen/diner, snug and lobby on the ground floor with three bedrooms, an en-suite and family bathroom on the first floor. The proposed new dwelling would be finished in white timber boarding, with a base plinth in red brick. The proposals would incorporate some single storey projections in brick and a slate roof.

Relevant History:

EPF/1031/89 - O/A for detached house and garage. – Records incomplete.

EPF/1022/90 - Detached two storey house and garage. – Refused due to impact on Conservation area, overdevelopment and inadequate access. Appeal dismissed.

EPF/0986/93 - Detached two storey house and garage. – Refused due to impact on Conservation Area and inadequate access, dismissed at appeal.

EPF/0894/14 - Two storey extension to dwelling house, demolition of garage and erection of new dwelling house - Withdrawn

EPF/1840/14 - Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house. – Refused on design grounds.

Other applications have been considered regarding three or four dwellings and the demolition of the main building. These have been refused also, but have less bearing on the merits of the proposed development now being considered.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL10	Adequacy if Provision for Landscape Retention
LL1	Landscaping Schemes
HC6	Character, Appearance and Setting of conservation Areas
HC7	Development within Conservation Areas
HC13A	Local List of Buildings
ST4 – Road Safety	
ST6 – Vehicle Parking	

NPPF

Summary of Representations:

32 Neighbouring properties have been notified. Objections have been received as follows:

25 Ollards Grove
26 Baldwins Hill
7, 13, 15 Woodbury Hill
Woodberrie Knoll
High Holly, Kings Park
1x address not supplied
Hills Amenity Society
Loughton Residents Association Plans Group

Objections were on the grounds of infilling and adverse impact to the character and appearance of the Conservation Area. Precedent for future inappropriate developments, negative changes to landscape, loss of hedgerow, impact to wildlife, increased parking and traffic issues on narrow lane, particularly during construction. Object as Woodberrie is a large property and should have a large garden, proposals alter rural character. Proposals imposing and height is dominant. Inaccuracies in perspective on the CGI's and absence of neighbouring extensions being plotted on block plans. Outlook assessment has been conducted on the first floor not the ground floor, loss of outlook and privacy to Woodberrie Knoll and 13 and 15 Woodbury Hill. Objection regarding loss of light, garden grabbing and requesting conditions for construction hours.

LOUGHTON TOWN COUNCIL: The Committee expressed concern this was a back land and garden grabbing development but had NO OBJECTION providing further permitted development rights were removed.

If the District Council was minded to grant this application, members asked for the inclusion of conditions on working hours during the construction period to avoid times when children would be walking to and from school, as Woodbury Hill was a narrow lane with high hedges and no footpaths.

Issues and Considerations:

The main issues that arise with this application are the potential impact to the street scene in the Conservation Area and Locally Listed Building, potential adverse impacts to neighbouring properties, highway and access matters and landscaping. New development in the urban area is acceptable in principle, subject to satisfying the above issues.

Street scene in the Conservation Area

The proposed new dwelling has been redesigned significantly from those previously considered. The approach currently undertaken has been to assess the topography, the local design, the character in the local area and neighbouring relationships. The result is a dwelling that is smaller in footprint and height than previously proposed and has a relationship to neighbouring properties similar to those relationships that already exist in the area.

The proposed new dwelling has been assessed not only in the context of the aesthetic impact on the street scene, but also in terms of the impact to the wider Conservation Area.

The proposed dwelling has been redesigned from that previously put forward and Officers consider it is now acceptable in the street scene, particularly in the context of the mature hedging that exists and the proposed set back of the footprint. The Conservation Officer has been consulted on the current scheme and has responded as follows;

The current proposal sees improvements made to the design of the house; its bulk has been reduced, the overall height lowered, and the elevational treatment and material palette has been amended to take account of neighbouring properties and the local vernacular. Although the principle of infill development within a sensitive area such as this is problematic, especially due to the impact development would have on, given the amendments to the design which now reduce its bulk and have improved its relationship with the neighbouring buildings and within the street scene, I would no longer recommend refusal in this case. The sympathetic design will preserve the appearance of the conservation area and the application has, to some degree, demonstrated that the majority of views from private properties will remain intact. Due to the existing garage and hedging on the site, the views from the public realm out of the conservation area will be relatively unaltered.

Mindful of this advice, Officers are satisfied that the proposed design would contribute positively to the varied character and appearance of the Conservation Area. Furthermore the Conservation Officer is satisfied that the relationship between buildings and thus the setting of the Conservation Area provided is acceptable.

The Conservation Officer has requested conditions regarding materials, details of window and door detailing and details of boundary treatments.

Officers consider that as the proposals include the removal of a garage attached to the donor property, a condition should be attached requiring details of the method of demolition of the attached garage and the provision of details for the making good of the donor property.

Neighbouring amenity

The neighbouring properties have raised objections due to loss of outlook, overshadowing, loss of view and loss of privacy. There are also concerns that extensions carried out to the neighbouring properties are not illustrated on the submitted plans. Officer would explain that it is not reasonable to require a developer to fully survey neighbouring sites for the purposes of an application. Indeed many instances arise where it would not be possible to gain access to do so. The plans supplied indicate the proposed development and relationship to the boundaries of the site accurately and the Ordnance Survey maps have been used to plot the neighbouring structures accurately. These frequently do not include extensions. Officers and Members are able to use site photos and aerial

photography to provide additional information as required. In this instance at the rear of 13 and 15 Woodbury Hill aerial photography shows single storey rear projections on both 13 and 15th Woodbury Hill. The main rear walls of these properties are however, unchanged.

Concerns have also been raised regarding the accuracy of CGI's provided. It is assumed this objection refers to the proposed street scene. From Officer's visit to the site and visual imagery available online it appears to accurately reflect the neighbouring properties and the slope of the land to an extent sufficient to determine the application.

Overshadowing and loss of light

In terms of overshadowing, the neighbouring properties at 13 and 15 Woodbury Hill are to the north of the application site and uphill. The proposed dwelling is separated from then main rear wall by approx. 17m. There would be no overshadowing or loss of light to the dwelling at this distance and angle. Allowing for the single storey rear extensions on these properties, the scale of the dwelling and the separation distance, there would be no loss of light or overshadowing to the extensions either. Holly House would be separated by the donor dwelling, thus would have no adverse impact in terms of overshadowing or loss of light and Woodberrie Knoll is separated by front garden areas and the narrow highway, again preventing light and overshadowing impacts.

Privacy

In terms of impacts to privacy, the ground floor windows of a development are screened by boundary treatments, thus at ground floor window placement does not result in concern. At first floor the windows fronting 13 and 15 Woodbury Hill serve a landing and bathroom and can be obscure glazed by condition. Holly House remains separated by the donor property, thus impacts are negligible and to the rear the relationship to 2 Potters Close is obscured by boundary screening and separated by 24m building to building. This is acceptable in this location and more generous than a number of existing relationships. This property has raised no objection.

Loss of outlook and view

In respect to issues raised regarding loss of outlook and view, these are not one and the same. Planning affords no protection to the right to a view, but does accept that reasonable outlook is a requirement. The separation distance between the proposed dwelling and numbers 13 and 15 is approx. 17m measured between the main buildings. This is more generous than existing relationships, for instance number 9 Woodbury hill and 2 Potters Close. These properties also have similarities in terms of the topography between properties and the view from number 9 across the forest. The degree of separation between buildings is sufficient to afford reasonable outlook from the upper floors of the property. Outlook at ground floor level is afforded less consideration as this is obscured in part by boundary treatments. The proposals will clearly alter the views enjoyed by numbers 13 and 15 Woodbury Hill, but this is not a material planning consideration.

Highways and Access

Highways have been consulted on the application in part due to the provision of a further dwelling using the access but also as the highway here is so narrow. The Highway Officer has raised no objection subject to a condition preventing the discharge of surface water onto the highway (for safety reasons) and a condition to prevent the use of loose surface material close to the highway (for safety reasons).

The proposed development results in a new dwelling which will have ample hard surface to park vehicles and an area designated for parking two cars. The donor property will retain shared access and ample hard surfacing to provide parking. The donor property has aspirations to provide another garage, but at this stage efforts have been stalled due to designed issues with the previous application. These aspirations being unrealised does not detract from the current ability to provide adequate onsite parking were the scheme permitted.

Trees and Landscaping

The Council's Tree Officer has reviewed the submitted details, including the Arboricultural Reports and no objections are raised subject to standard conditions regarding tree protection and hard and soft landscaping..

Ecology

Neighbouring properties have raised ecological concerns. The application site is a residential garden at present and would be a residential garden afterwards, albeit with a dwelling in lieu of a detached garage. Residential gardens have low ecological value due to noise and disturbance associated with residential use. Flora is of low ecological value commonly being non-native and well managed. As a result fauna attracted is of a low diversification, frequently disturbed by management processes such as weeding, mowing etc and disturbed by general use of the space. Thus gardens commonly do not provide good singular habitats. No habitat assessment is required for residential gardens for these reasons. Any developer would however be bound by the Wildlife and Countryside Act and relevant laws relating to protected species and nesting birds. This legislation minimises ecological harm without intervention from the planning system when dealing with established residential gardens.

Conclusion:

The proposals result in a new dwelling in an urban area, this is much needed in the District generally. The location of the new dwelling has now been adjusted to minimise impact to the Conservation Area and neighbouring properties. The design has been derived from local character properties and the existing materials palette. The resultant property now contributes to local character and appearance in the street scene and the surrounding Conservation Area. There is adequate access and parking provision and adequate landscaping detail, therefore Officers recommend approval.

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

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

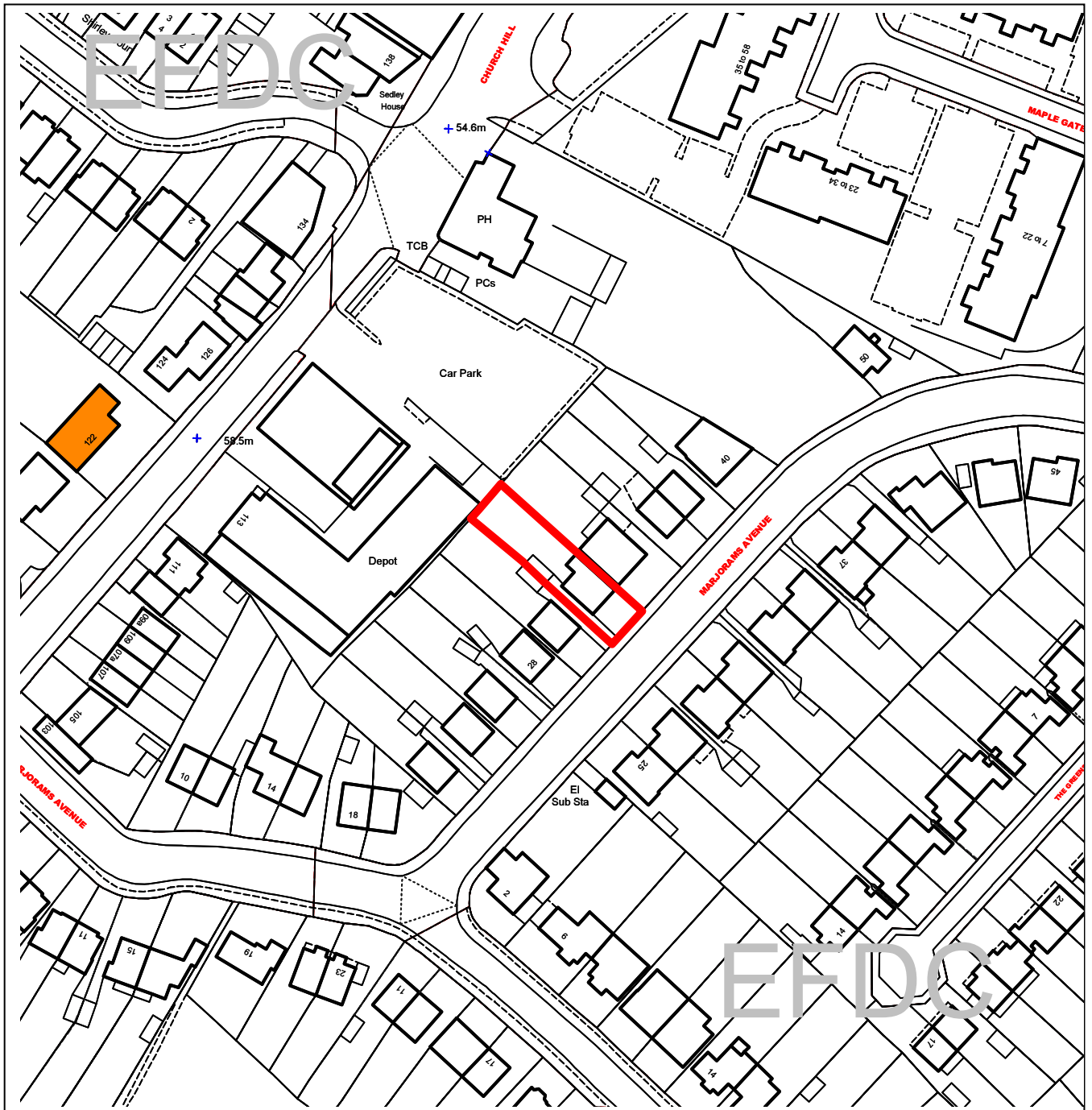
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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/0533/15
Site Name:	32 Marjorams Avenue Loughton, IG10 1PU
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0533/15
SITE ADDRESS:	32 Marjorams Avenue Loughton Essex IG10 1PU
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Dominic Brindle and Claire Franklin
DESCRIPTION OF PROPOSAL:	Two storey and single storey rear extension. Remove front of garage. Raise patio by 0.8m and erect side fence 1.8m height from patio.
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=574217

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 house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site is that of a two-storey detached house. Ground levels rise to the southwest, to the left hand side of the house, and fall to the northeast, to the right hand side of the house. Ground levels fall significantly to the northwest, to the rear of the site. The property is not Listed and is not in a Conservation Area.

Description of Proposal:

Two storey and single storey rear extension. Remove front of garage. Raise patio by 0.8m and erect side fence 1.8m height from patio.

The rear extension would replace a single storey rear bay, 3.4m in depth, level with the flank wall facing no. 34. The rear extension would be the full width of the house on the ground floor, 6.7m, by 3.4m deep. The extension would be inset from the side nearest no. 34 at first floor level being 5.5m wide by 3.4m deep.

Relevant History:

None.

Policies Applied:

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

NPPF

Essex Design Guide SPG

Consultation Carried Out and Summary of Representations Received

Date of site visit: 28 April 2015.

Number of neighbours consulted: 5

Site notice posted: No, not required

Responses received: No response received from neighbours.

TOWN COUNCIL: The Committee OBJECTED to the overbearing scheme concerned by its impact on no 34 Marjorams Avenue.

Issues and Considerations:

The main issues that arise with this application are the potential adverse impact to neighbouring properties and design generally.

Neighbouring amenity

34 Marjorams Avenue is a bungalow, with a rear dormer, to the northeast of the application property, the right hand side when viewing the application property from the street. The proposed extension would be 1m from the side boundary with no. 34 and it appears that the bungalow at no. 34 is in turn some 1m from the boundary. The end of the proposed extension would be 1.2m deeper into the plot than the end of the bungalow at no. 34 and the extension would be single storey where it would be nearest the boundary with no. 34. The setting of the extension is such that it is considered that there would be no material adverse impact to the occupiers of no. 34.

The neighbour to the other side, no. 30, is some 4m from the position of the proposed rear extension and it is considered that there would be no material adverse impact to the occupiers of no. 30.

General design

The two storey part of the extension would have a hipped end roof that would be subservient to though otherwise matching the main roof. The single storey element of the rear extension would have a sloping roof. External materials would match those existing. The general design is considered acceptable.

Conclusion:

The proposals safeguard the living conditions of neighbouring properties and are of an acceptable design generally. The proposals are akin to many considered appropriate throughout the District and accordingly Officers recommend approval.

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

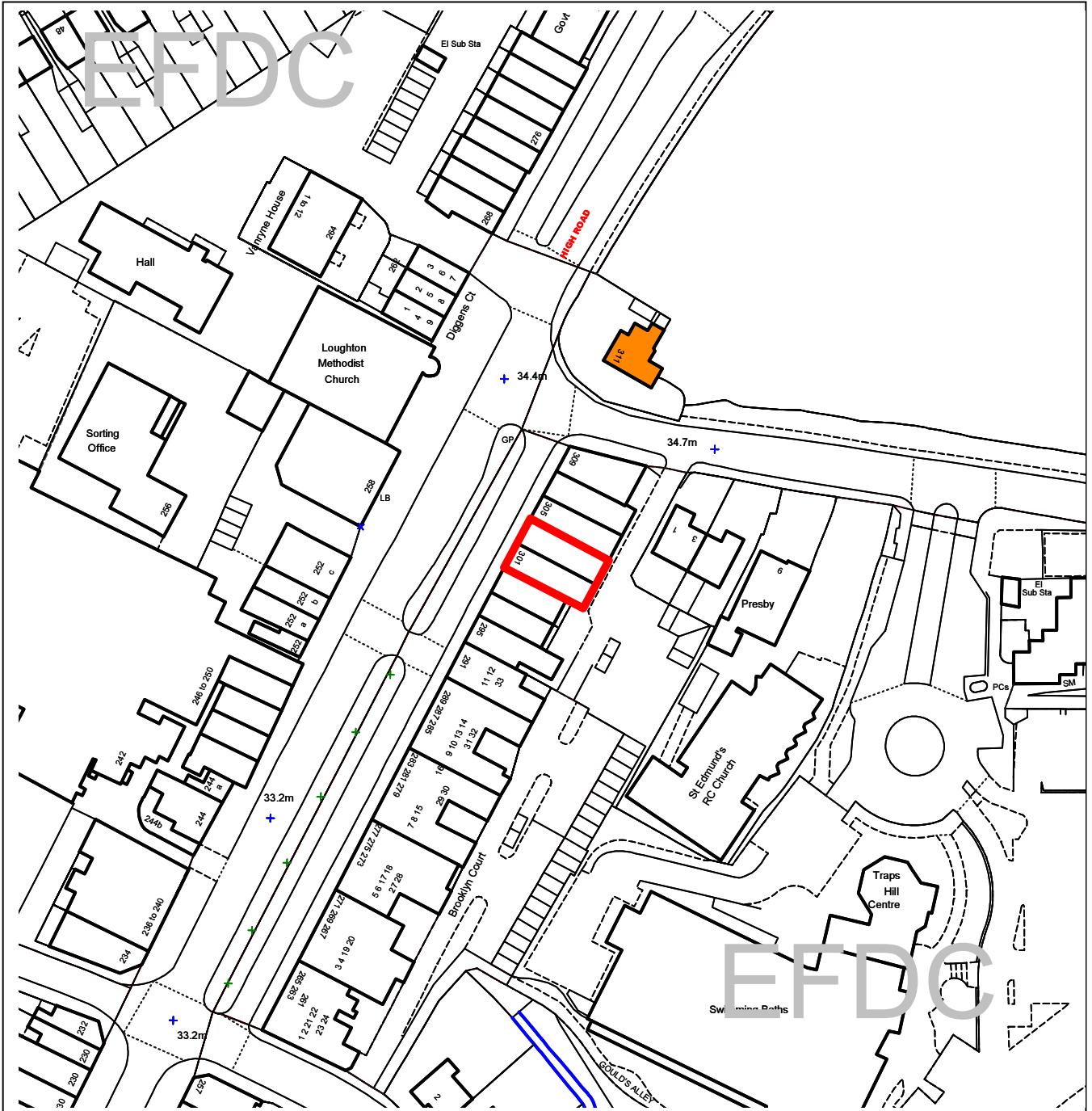
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/0600/15
Site Name:	301 High Road Loughton, IG10 1AH
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0600/15
SITE ADDRESS:	301 High Road Loughton Essex IG10 1AH
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Jared Carroll
DESCRIPTION OF PROPOSAL:	Display one full length fascia sign with internally illuminated letters and logos and one internally illuminated projecting sign.
RECOMMENDED DECISION:	Grant 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=574379

CONDITIONS

NONE

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:

Shop on ground floor of a three-storey building. The shop is part of a parade identified in the Local Plan Proposals Map as being a Primary Shopping Frontage within Loughton Town Centre. It is not part of a conservation area.

Description of Proposal:

Display one full length fascia sign with internally illuminated letters and logos and one internally illuminated projecting sign.

Relevant History:

A/EPF/0249/03 Erection of new shop sign and illuminated projecting clock. Approved

Policies Applied:

DBE9 Loss of Amenity
DBE13 Advertisements

NPPF

Consultation Carried Out and Summary of Representations Received

Date of site visit: 5 May 2015
Number of neighbours consulted: 8
Site notice posted: No, not required

Responses received:

No response received from neighbours.

LOUGHTON TOWN COUNCIL: Objection

The Committee OBJECTED to the proposal. The red, internally lettering in particular, which would be set out from the internally illuminated fascia board, was considered too large, bold and bright. This objection also applied to the internally illuminated projecting sign.

The signage was considered out of keeping with the streetscene and members were concerned the bright red illuminated signage would be a nuisance to both the occupants of the flats above, those in the existing flats opposite and the new ones proposed for 258A High Road.

Main Issues and Considerations:

Regulation 3 of the Advertisement Regulations 2007 makes it clear that the only issues to be addressed when assessing the merits of a display are amenity and public safety, taking into account the relevant provisions of the development plan and any other factors relevant to amenity and public safety.

The shop faces onto a service road running parallel with High Road and this somewhat reduces the prominence of the shop within the commercial centre. There is a projecting sign and internally illuminated fascia sign at 299 High Road, next door, and at 309. The display of internally the illuminated fascia and projecting sign at 299 High Road was granted advertisement consent in 2010 (A/EPF/1392/10).

The proposed advertisements would be in scale and keeping with the double unit, plate glass shop front of the shop the subject of the application. In particular, they would respect the depth of the existing fascia, which is in alignment with that of adjacent shops, while the projecting sign would be off the fascia. To that extent the proposals are very similar to the existing signage. The fascia would be 70mm taller, a small dimension that would be of little consequence for the amenities of the locality.

Similarly, the method of illumination and, in particular, the lettering of the sign would not impact on the living conditions of neighbours. The proposed section drawing shows the lettering would not be built up from the face of the sign and that a projecting detail of the building above the fascia that continues over that of adjacent shops would be retained. Consequently existing partial screening of light from the signage to flats above would be maintained. Light emitted from the projecting sign would be no more likely to impact on amenity than other similar signs in the locality.

The design and colour of the sign would be bold, with large bright red lettering on a white background. The character and appearance of the locality is not so sensitive that the design could not be accommodated and therefore it is concluded that it would not cause harm to the interests of amenity.

Paragraph 67 of the NPPF states that poorly placed advertisements can have a negative impact on the appearance of the built environment but this is not the case in this instance. The proposed display would respect the appearance of the building and cause no harm to the interests of public

safety in terms of the siting, size, positioning and method of illumination of the advertisements. They would appear appropriate in the context of the locality and would not cause harm to the living conditions of neighbouring residential properties.

Conclusion:

The proposed display is acceptable in terms of its consequences for amenity and public safety. Accordingly it complies with development plan policy and it is recommended that express consent 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:

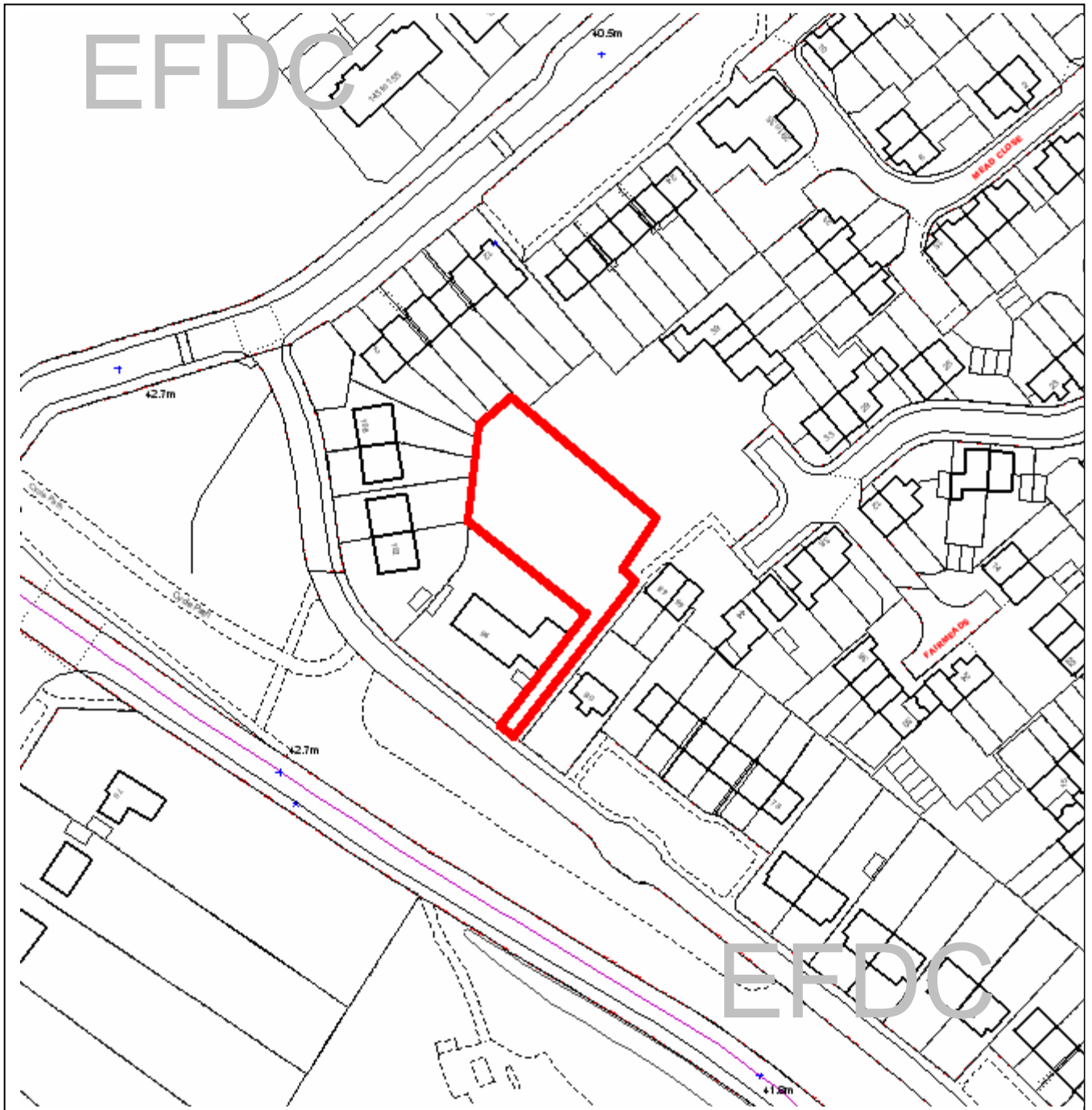
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

AGENDA ITEM NUMBER 8



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Application Number:	EPF/0645/15
Site Name:	94 Lawton Road Loughton, IG10 2AA
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0645/15
SITE ADDRESS:	94 Lawton Road Loughton Essex IG10 2AA
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr Brendan McParland
DESCRIPTION OF PROPOSAL:	Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments.
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=574496

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: Siteplan, Floorplans, Elevations, 2013-510-012 and bin store plans and elevations
- 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 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.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by the Local Planning Authority, to include six one day travel vouchers for use with the relevant local public transport operator.

- 7 There shall be no discharge of surface water onto the Highway.
- 8 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.
- 9 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 10 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.
- 11 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; 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.

This application is before this Committee since 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 Directorate – Delegation of Council function, Schedule 1, Appendix A.(d)) and 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 Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).) and 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 located behind the former Loughton Family Centre located on Lawton Road within the settlement of Loughton. Access to the site is via a small carriageway from Lawton Road and the site itself was used as a car park for the family centre. The family centre fronting onto Lawton Road has recently received planning permission for change of use for three separate dwellings and for accommodation for students, comprising of 14 rooms and one flat. The scheme for three separate dwellings has been implemented. Fairmeads backs onto the application site where there is a large residential estate. Pyrls Lane is located to the North West where there are a number of residential properties which overlook the application site. The majority of the properties on the estate and in the wider area are conventional two storey dwellings with either hipped or gabled roofs. There are four trees within close proximity of the site which have protected status. 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 the erection of a one and a half storey building which will accommodate seven new apartments.

Relevant History

EPF/1728/13 – Proposed change of use from NCH family centre (use class D1) to student accommodation including 14 rooms and one flat (Sui Generis). Enclosure of courtyard adjacent cycle store, new windows and alterations – Approved

EPF/0296/14 – Extensions and change of use of former NHS centre to three separate dwellings – Approved

EPF/0297/14 – Proposed attached three bedroom dwelling – Approved

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
LL11 – Landscaping Schemes

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

4 PYRLES LANE – OBJECTION – Flats are out of character with the surrounding area and will ruin our privacy. The size of the flats will spoil our outlook thereby causing harm to our property. There will be excessive loss of light as well.

35 FAIRMEADS – OBJECTION – The development will be out of character with the locality, it will harm our property and the parking provision is inadequate.

40 FAIRMEADS – OBJECTION – The application will remove a fence for screen will cause harm. Access for large emergency vehicles will be impossible, car spaces will be limited and concern raised as to the waste arrangements.

44 FAIRMEADS - OBJECTION – The proposal is garden grabbing and does not have enough parking provision

46 FAIRMEADS – OBJECTION – The proposal will harm our outlook and the access is inadequate.

48 FAIRMEADS – OBJECTION – The building will be excessively high and will appear overbearing and impact on our outlook. The high windows will cause significant overlooking. Increased movements will cause disruption to our property. The access is very narrow and will cause safety problems when coming onto Lawton Road. There is insufficient parking and there will be a loss of trees.

78 LAWTON ROAD – OBJECTION – The development will cause parking chaos in the locality. Provision of one space per dwelling is inadequate. An emergency vehicle will not be able to access the site.

104 LAWTON ROAD – OBJECTION – The shared communal area will be close to my boundary and will cause disturbance. The protected trees on site will also be harmed as a result of this application. The proximity of the proposed flats will cause excessive harm to my property through noise disturbance. Concern raised as to the location of the bin store. The lack of parking will exacerbate the already congested road and cause serious problems for Fairmeads and Lawton Road. Also concerned for the safety of pedestrians on Lawton Road.

108 LAWTON ROAD – OBJECTION – The development will cause excessive harm to our living conditions as it will be overbearing and overlook our property. The development will cause excessive noise and disturbance and there is no access for emergency vehicles.

LOUGHTON TOWN COUNCIL – OBJECTION - The Committee OBJECTED to this application which was considered a garden grabbing, back land, overdevelopment of the site and detrimental to the street scene. It was therefore deemed contrary to National Planning Policies and Policies DBE 1 (i) and (ii) and DBE 2 of Epping Forest District Council's adopted Local Plan & Alterations. Moreover, the intensification of use of the plot would visually impact on neighbouring properties and cause loss of amenity and overlook residents in Fairmeads and Pyrles Lane. This was considered contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

The narrow access road that led to the residential development raised highway safety concerns, and was considered:

- i. unsustainable – as parking provision for seven cars was being provided with no visitor parking; and
- ii. inaccessible – to emergency and refuse collection vehicles.

The Committee also commented that the submitted streetscene plan (drawing no 2013-510-012) was misleading as it did not face a street but a field.

Issues and Considerations:

The new block of flats will provide a good standard of living accommodation in a sustainable location. Therefore the main issues to consider when assessing this application are the principle of the development, the effects of the proposal on the living conditions of neighbours, the design of the proposal in regards to the existing building and its setting, the highway and parking issues, the amenity space and refuse storage.

Principle of development

The site is located within the main settlement of Loughton close to public transport routes and good access to local shops, schools and medical facilities. The site is therefore in a sustainable location and would not cause any undesirable effects within the locality.

Concern has been raised by various neighbours and the Parish Council that this is a 'back land' development which will cause significant harm to the character of the area. However, the new apartment building will be situated between houses to the front on Lawton Road and a housing estate to the rear on Lawton Road. As such it is not significantly different from the existing pattern of development.

Potential harm to neighbours

The new apartment building will be set approximately 13m from nos. 92 – 98 Lawton Road. Given its modest one and a half storey height, a 25 degree line taken from the centre of the closest habitable room window on the ground floor of no.96 will not be intercepted by the new building. Therefore, having regards to the BRE guidance, there will be no significant loss of light to these neighbours on Lawton Road. Furthermore its height and distance from the rear elevations of these neighbours is such that it will not appear significantly overbearing when viewed from private areas. The new building has been designed with no windows on its most southerly projection towards the neighbours on Lawton Road. The closest windows facing in this direction are instead set back a further 10m from this projection, within the main part of the new building. The distance from these windows to the neighbours is such that there will be no overlooking into private areas of any of the neighbours on this section of Lawton Road.

The apartment block will be set behind a number of dwellings which front onto Lawton Road and Pyrles Lane. These dwellings are all located further away from the proposed building than 92 – 98 Lawton Road and therefore the harm caused will be lesser than the impact on these neighbours. As such the new block will not appear excessively overbearing or cause any loss of light to these neighbours. Two first floor windows are proposed on the North West side elevation; however they are located 9m away from the shared boundary with the closest neighbour on Lawton Road. As such there will not be potential for excessive overlooking.

Nos. 46 and 48 Fairmeads are located adjacent to the application site. The majority of the new building will be set against the side elevation of these properties and only a small section will be visible when viewed from the front windows. Therefore it will not appear overbearing or cause any loss of light. No windows have been proposed on the closest side wall to these properties and therefore there will be no potential overlooking.

Three neighbours, no.35, 37 and 39 Fairmeads are the closest neighbouring properties to the north of the site. The proposed block will be approximately 32m from the front elevations of these neighbours; as such the proposal will not appear overbearing or cause any loss of light or privacy to these properties.

The use of the site for residential purposes will not cause an excessive amount of traffic movements and therefore there will not be any noise disturbance.

The proposed bin store is hard up against the rear garden of no.92 Lawton Road. However the refuse will be enclosed in a small outbuilding. As such there will not be excessive harm from unpleasant odours to no.92. The building itself is of a reasonable height and will not cause any other harm to neighbouring living conditions.

Design

Concern has been raised by the Parish Council that the new flats constitute a back land development which will harm the character and appearance of the existing locality. Whilst the new flats are set behind Lawton Road, the block will be sited in between the dwellings on Lawton Road and the housing estate of Fairmeads. As such it is not against the existing pattern of development within the locality. Furthermore the block has been designed so that it fronts onto Fairmeads with the access from Lawton Road to the rear. Therefore it will have a meaningful relationship within the street scene. However, given its modest size and height, it will not appear overly prominent or cause any harm to the character or appearance of the street scene.

The block of flats has a conventional residential design, albeit with the introduction of a half hipped roof feature into the street scene. The majority of the street scene is characterised by two storey semidetached properties which house a single dwelling. However a block of flats such as this is not uncommon in residential areas and its introduction will not have a deleterious impact on the character or appearance of the street scene.

Landscaping issues

The ash tree on the driveway leading to this site and one of the limes within the site are protected by a Tree Preservation Order. Although facilitatory work is required the long term health of the trees should not be affected by the proposal.

Whilst the applicant has provided a tree report and / or an Arb Method Statement, updated reports will need to be submitted for approval prior to commencement. This is because at this stage, all the applicant is required to do is to show that the development is feasible without a detrimental impact on trees. Following permission being granted the information that will be required to be submitted will include;

- Tree protection plan to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up i.e. locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc. This information is not yet known.
- A detailed Arboricultural Method statement including a list of contact details for all relevant parties. This information is not yet known.
- Schedule of works to retained trees e.g. works required to facilitate demolition / construction activities. This information is not yet known.
- Arboricultural site monitoring schedule, A detailed schedule of visits is required.

Highways and Car Parking

Access to the site will be from Lawton Road and will utilise an existing private road which was previously used for access to the car parking area to the rear of no.94. The access has good visibility onto Lawton Road and will therefore not harm the interests of highway safety or efficiency. The car parking proposed is suitable in this sustainable location and the size of the spaces complies with the current adopted Highway Standards.

Amenity Space

Due to the significant spatial constraints of the site the applicant can offer a small amount of private amenity space in connection with this development. However there is a large area of open

space adjacent to the site and there are multiple areas of public open space within walking distance of the site and therefore the provision of private amenity space is not necessary.

Refuse Storage

The refuse storage bin is accessible for residents and for refuse collection. The refuse team have raised no objection to the application and the proposed storage facility is adequate.

Conclusion

The development will provide six new flats in a very sustainable location. There will be no excessive harm to the living conditions of the neighbours, the design of the development will not harm the character or appearance of the street scene, the parking is sufficient, refuse storage and collection is acceptable and there is appropriate public open space within walking distance. Therefore the proposal complies with the relevant policies of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework. Therefore it is recommended for approval.

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

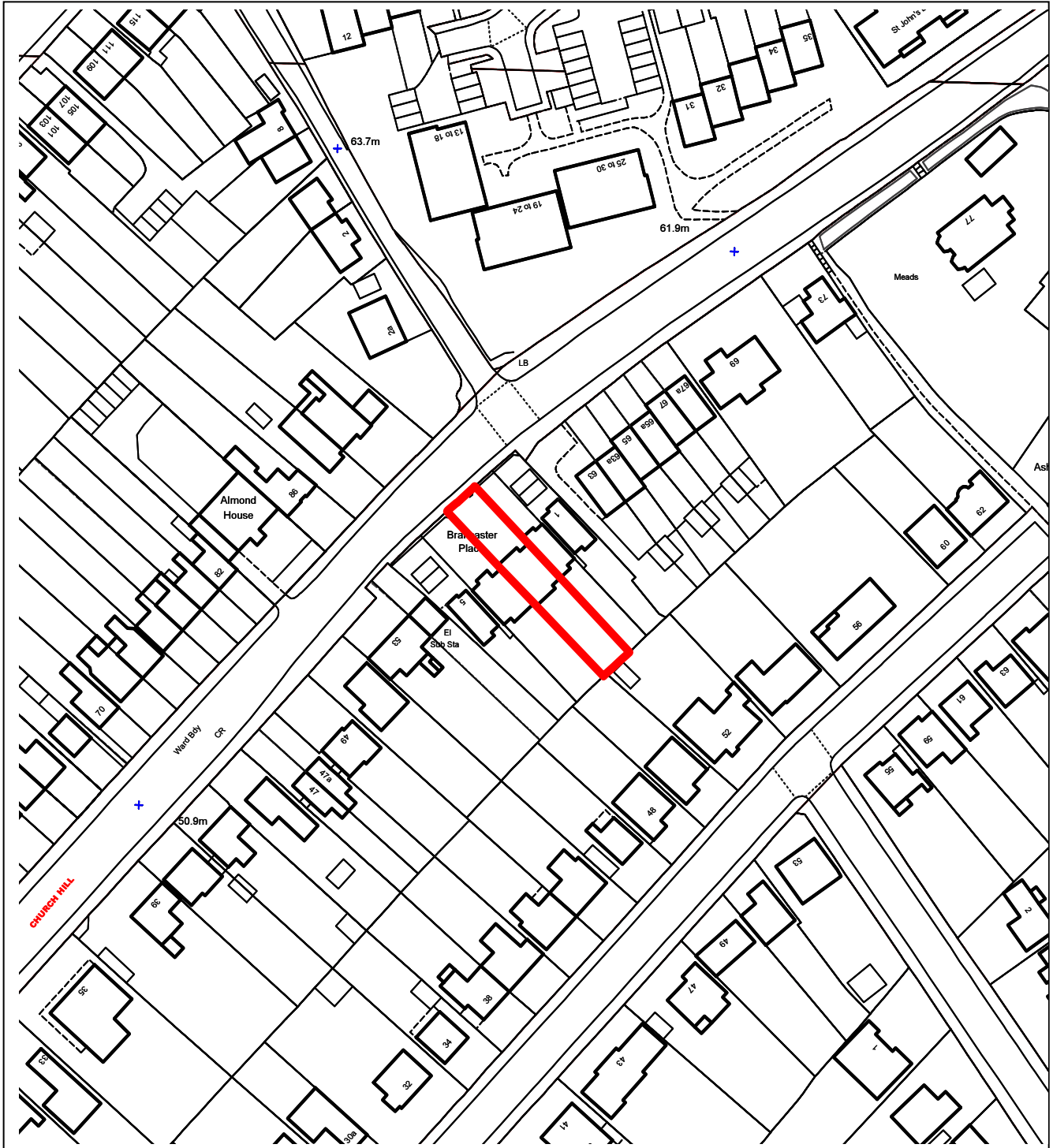
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564371***

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Epping Forest District Council

AGENDA ITEM NUMBER 9



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Application Number:	EPF/0685/15
Site Name:	3 Brancaster Place, Church Hill, Loughton, IG10 1QW
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0685/15
SITE ADDRESS:	3 Brancaster Place Church Hill Loughton Essex IG10 1QN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Peter Macallan
DESCRIPTION OF PROPOSAL:	Conversion of existing garage to habitable area.
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=574637

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The site is a two storey dwelling linked detached with a single storey garage. It is within a group of 5 dwellings built following approval in 1994 and which are served by a single access off Church Hill Loughton. The property is not listed and does not lie in a Conservation Area.

Description of Proposal:

The application seeks consent to convert the integral garage to a habitable room - which would be contrary to condition 4 of EPF/0954/94. The existing off street parking is to be maintained.

Relevant History:

EPF/0954/94 - Five detached houses and associated garages (following demolition of existing house and premises) – Approved with a condition withdrawing permitted development rights for the conversion of the garage.

EPF/2377/12 – Approval granted for conversion of part car garage into an additional habitable room – Granted permission.

EPF/1290/14 - Approval granted for conversion of garage to habitable accommodation. No changes to elevations.

Policies Applied:

DBE9	Loss of Amenity
DBE10	Residential Extensions
ST6	Parking
NPPF	

Consultation Carried Out and Summary of Representations Received

LOUGHTON TOWN COUNCIL - Object - parking provision is limited on this site and it would put increased strain on parking at an already overcrowded location.

NEIGHBOURS – 6 consulted and one reply received:-

2, BRANCASTER PLACE – object – will make our houses appear semi detached, concerned at noise emanating from proposed habitable room, the proposed new window and brick wall to replace the garage door will be out of character with the 4 other houses, any building works should not be started before 8am Monday to Friday.

Main Issues and Considerations:

In essence this garage conversion has already been approved by EPF/1290/14 – the only change being that external works are now proposed since the existing garage door will be replaced by a small window and brickwork to match the front wall of the house. This new front wall will be recessed 0.7m behind the front wall of no.3 and 1.3m behind that of no.2, and its appearance will be satisfactory.

In terms of the Town Council concerns on parking the house has a dedicated space in the forecourt at the front. There is also a dedicated space for neighbouring houses at numbers 4 and 2, and numbers 1 and 5 have a double garage each. In addition there are 6 further spaces in this front forecourt area making a total of 13 spaces. In this context the loss of a car space in the garage is adequately compensated for by the existing off street provision in the forecourt. In addition the width of the garage is just 2.3m which is too narrow to park a car.

In respect of neighbour concerns on noise the conversion of the garage will require building regulations approval and appropriate insulation will need to be provided. With regard to conversion works a standard hours of construction works condition will be added to any consent

Conclusion:

For the reasons set out above it is recommended that conditional planning permission be granted.

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

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

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