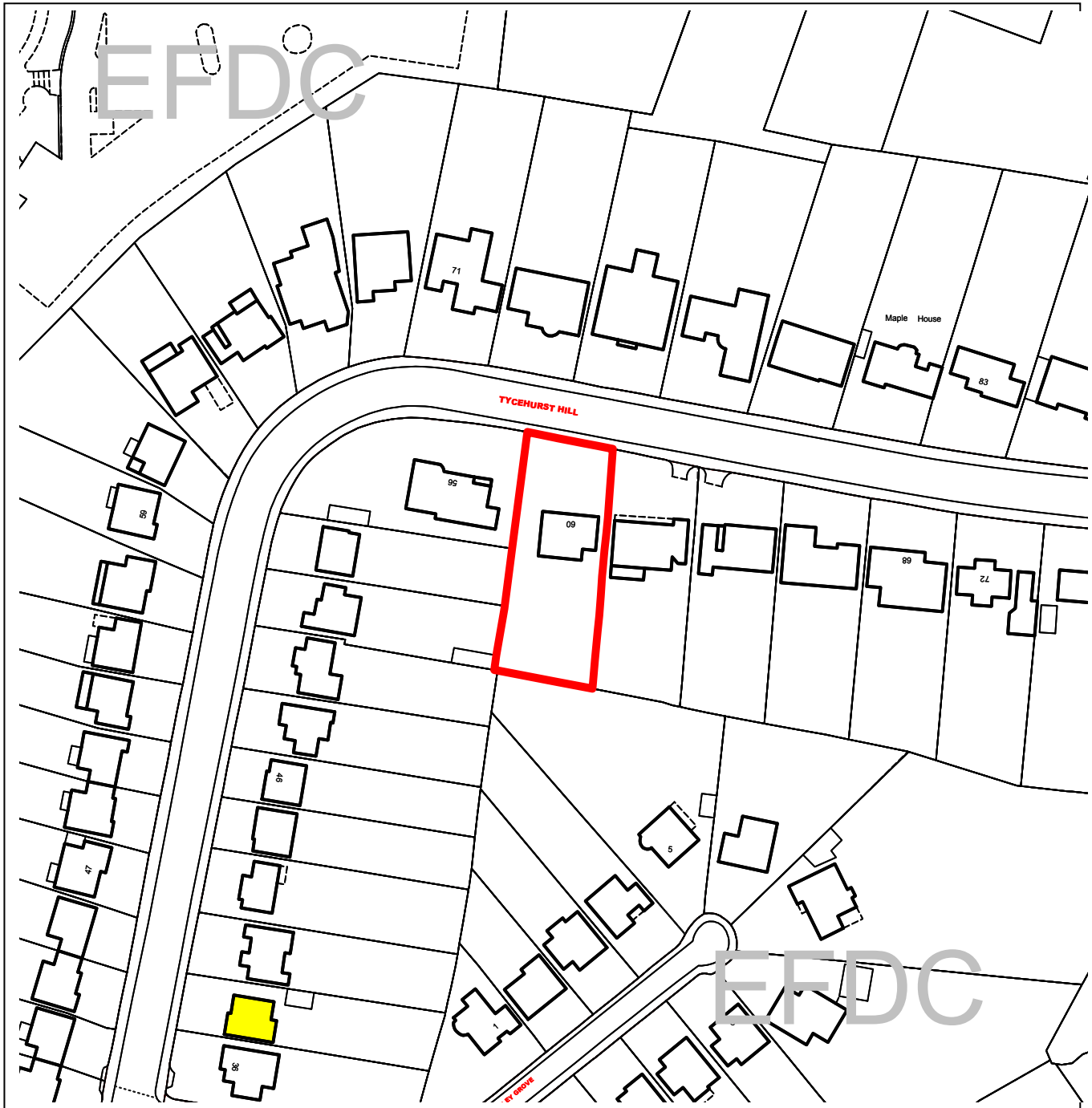


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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/0504/15
Site Name:	60 Tycehurst Hill, Loughton IG10 1DA
Scale of Plot:	

Report Item No: 1

APPLICATION No:	EPF/0504/15
SITE ADDRESS:	60 Tycehurst Hill Loughton Essex IG10 1DA
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Mohamad Hanif
DESCRIPTION OF PROPOSAL:	Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. (Amended design from EPF/2590/14).
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=574174

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:
FES-2_100
FES-2_101 revision B
FES-2_102
FES-2_103
FES-2_104 revision D
FES-2_105 revision C
FES-2_106 revision C
FES-2_107 revision C
Design Statement
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting and boundary treatments) 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; and, car

parking layout. 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 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.
- 6 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 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 Classes A, B, C or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation 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 a two-storey detached house with garage at basement level, within part of the built up area of Loughton. The property is not Listed and is not in a Conservation Area.

The house is on the southern side of Tycehurst Hill on a section of the road running west/east. Immediately to the west of the site is a plot on a corner of Tycehurst Hill where the road turns to run north/south. This arrangement is such that plots to the west have rear boundaries contiguous with the western side boundary of the site.

Ground levels rise gently to the east, to the left hand when viewing the front of the plot, and fall significantly to the west, to the right hand side.

Description of Proposal:

Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. (Amended design from EPF/2590/14).

The front elevation as seen from the highway would appear as two full storeys and a side hipped roof (though the roof would be of a crown roof form, flat at the top). There would be two dormer windows on the front roof slope to accommodation at attic level. As with the existing house on the site, the garage would be set at basement level, being accessed by a drive sloping down. The front elevation would have a columned open canopy and feature a pediment above a shallow front bay.

Amended plans have been produced that show that the proposed house would have a footprint 16m wide being set 1m from the left hand, eastern, boundary and 1.4m from the right hand, western, boundary. The main footprint of the house would be 16m deep. A front bay would be some 0.6m deep and the front canopy would project a maximum of 2m from the front of the front bay. The rear elevation of the ground floor would access onto a terrace area 3.5m deep.

Due to a falling ground level to the rear of the site, the rear elevation would appear as three storeys plus attic accommodation, three rear dormer windows being set on the rear roof slope. The rear of the basement level would access, through glazed folding doors, to the garden. The roof of the part of the house with the folding doors would form a terrace area. The terrace area would be 8m wide, leaving a space of 5m from the eastern boundary and a space of 5.5m from the western boundary. On both sides of the terrace area an obscure screen, a sight screen would be set. The obscure screens would both be 2.5m in height relative to the surface of the terrace area.

The proposed house would have accommodation at basement level consisting of a home spa, cinema room, gym and plant room. The basement accommodation would have access to the rear garden via folding doors due to the level of ground falling to the rear of the site. The ground floor, above the basement level, would lead onto a terrace at the rear set 3.5m above the ground level it would adjoin. The terrace would have access to the rear garden via a flight of steps positioned 4m from the eastern boundary and 12m from the western boundary.

The first floor would have four bedrooms; one with an en-suite bathroom, the other three with en-suite shower-rooms.

The attic storey would accommodate another four bedrooms, two of which would have en-suite shower-rooms.

Relevant History:

CHI/0009/67 – Detached house and garage – Granted 15/02/1967

CHI/0009A/67 - Submission of details for detached house & garage. – Refused 19/06/1968

CHI/0193A/68 – Erection of detached house and garage, revised plan – Granted 16/10/1968

CHI/0193/68 – Detached house and garage – Granted 21/08/1968

EPF/0532/13 - Proposed two storey with additional basement, side and rear extensions and roof extensions. Alterations to the elevations and new vehicular crossover and ground works. – Granted 09/05/2013

EPF/1403/13 - Replacement dwelling and new vehicular crossover. – Granted 29/08/2013

EPF/2590/14 - Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. – Refused 09/01/2015

Policies Applied:

CP2	Quality of Rural and Built Environment
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
ST6	Vehicle Parking
LL10	Adequacy of Provision for Landscape Retention

NPPF

Consultation Carried Out and Summary of Representations Received

Date of site visit: 22nd April 2015.

Number of neighbours consulted: 9

Site notice posted: No, not required

Responses received:

52 TYCEHURST HILL: Object on the grounds that the house would not blend in with the rest of the houses on Tycehurst Hill, the house is too large for the plot, we would be very overlooked following removal of trees.

56 TYCEHURST HILL: Object on the grounds of loss of privacy and loss of daylight and sunlight.

54 TYCEHURST HILL: Object on the grounds that the house would not be in keeping, constitutes overdevelopment of the plot, overlooking

LOUGHTON RESIDENTS ASSOCIATION: Object as the application fails to respect the tree-lined streetscene.

LOUGHTON TOWN COUNCIL: Objects to this application as the proposal is considered to be too bulky and an overdevelopment of the site. The loss of trees from the plot is regretted and the District Arboricultural Officer's remarks for a robust landscaping scheme needs to be forthcoming with larger/mature planting expected to be specified within the submitted scheme.

Land drainage: No objection in principle. The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. A Flood Risk Assessment is required; therefore please add a land drainage condition. Also please add a condition requiring approval of surface water drainage details by the Local Planning Authority prior to development commencing. Please add an informative regarding the basement.

Following amendments, consultations were carried out but no further comments were received.

Trees and Landscaping: No objection subject to condition.

Environmental Health: A condition requiring the developer to stop works and carry out any necessary investigations and remedial works should contamination be encountered during development would be appropriate.

Issues and Considerations:

The main issues that arise with this application are the potential impact to the street scene in terms of design, then also the potential adverse impact to neighbouring properties.

Street scene

The existing house is of no particular merit and the site is set within a varied streetscene.

Whilst the proposed design would mark a change of style to the appearance of development, in terms of massing the proposal would not visually overpower the plot and the massing would generally accord with that of neighbouring properties. In terms of the dimension of width the current proposal is essentially the same as the design approved under reference EPF/0532/13.

The front elevation of the house would be seen mainly in the context of its setting in relation to no. 62, to the left hand side, since the property to the right hand side is orientated through a right angle. 62 Tycehurst Hill has a more traditional character with an exposed timber frame with plaster between appearing feature. Therefore, though similar in terms of the built form taking up plot width, this house has a more conventional character than the classically influenced proposed house the subject of this application. Nevertheless there is significant variation in the streetscene. A house on the opposite side the road, no. 75, features a central front gable creating a style similar to the proposed pediment and also has a crown roof. It is considered that the amended plans show that the proposed house would maintain the quality of the built environment at this locality.

The National Planning Policy Framework states that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Neighbouring amenity

The built form of the proposed house at ground and first floor would be some 1.5m deeper into the plot than the neighbouring house to the east. The house to the east, no. 62, is set on higher ground than the application property. Given isolation distances and changes in ground level no material adverse impact would result to no. 62 in terms of loss of light or outlook.

The proposed house would have a terrace area leading from the rear elevation of the ground floor. This would be elevated above ground level by reason of the falling ground levels to the rear of the site.

The terrace area would be set approximately level with the ground level of no. 62 and be deeper into the plot than the area immediately beyond the rear elevation of no. 62. However, the terrace area would be 5m from the side boundary with no. 62 and would have a sight screen to the side. Given this arrangement it is considered that no material adverse impact in terms of overlooking would result from the terrace area or any other element of the proposal.

Immediately beyond the rear boundary of the site is an effective screen of vegetation. To the rear of the site, to the south, is a property on Shelley Grove which has a dwelling set to the southeast of the common boundary. By reason of both these circumstances no material overlooking would occur to the south of the site.

Properties to the west are isolated from the side boundary of the application site by the depth of their rear gardens due to a change in direction in the line of the highway of Tycehurst Hill. These properties are on significantly lower ground. However, this change in ground level means that views from the site are effectively to the rear roof slopes of these properties to the west. Screening side boundary treatments between these properties to the west would severely restrict oblique views from the rear of the proposed property. A new wall on the western boundary of the application property has started to be constructed. This wall would significantly restrict the angle of

view from the terrace area towards the rear gardens of properties to the west since the wall would be relatively close to the viewing points on the terrace area whereas the rear elevations of the houses to the west would be relatively far away; the side wall would effectively restrict the sector of view. It is considered that no degree of loss of privacy would occur sufficient to justify refusal in relation to the properties to the west.

Conclusion:

Officers consider that in design terms the proposal does not justify refusal and impacts to neighbouring amenity are acceptable.

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***

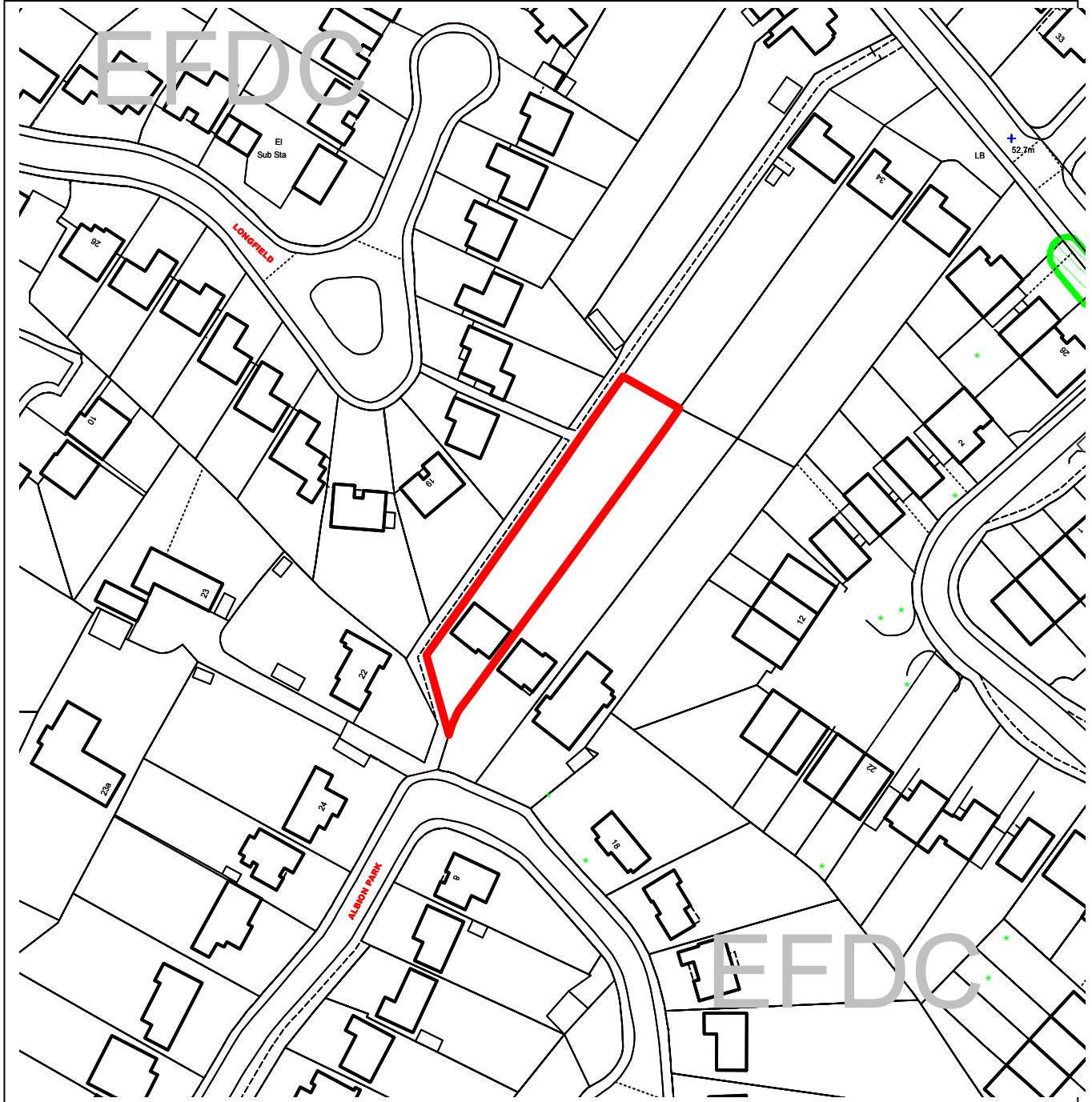
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Agenda Item Number 2



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Application Number:	EPF/0967/15
Site Name:	21 Albion Park, Loughton IG10 4RB
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0967/15
SITE ADDRESS:	21 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr William Holliday
DESCRIPTION OF PROPOSAL:	Front porch. Garage conversion and replacement roof to existing side extension. Two storey rear extension. Two first floor side windows. Front and rear dormer. Side rooflight.
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=575420

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 Tree / hedge protection shall be undertaken in accordance with Moore Partners Arboricultural report / Method Statement and Tree Constraints / protection plan dated 27th July 2015. The development shall only be carried out in accordance with these details unless the Local Planning Authority gives its written consent to any variation.

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. The property is not Listed and is not in a Conservation Area.

The house fronts onto the outside of a sharp bend along Albion Bank and has a footpath, leading to Upper Park, along one of its side boundaries. The footpath is known as Lowery Path. On the far side of the footpath from the application site are properties on Longfield that have their rear gardens running down to the footpath.

From a line forming the rearmost edge of a patio behind the house as existing ground levels fall significantly to the rear of the plot, to the northeast.

Description of Proposal:

Front porch. Garage conversion and replacement roof to existing side extension. Two storey rear extension. Two first floor side windows. Front and rear dormer. Side rooflight.

The front porch would project 1.5m and be 2.6m wide. The roof of the porch would have a hipped end with a ridge 3.5m in height, 2.5m to the eaves. The walls of the porch would be rendered.

An integral garage would be converted to living accommodation by the garage door being replaced by a window and matching brickwork. The integral garage and floor above from a two-storey bay to the right hand side of the house when viewing the front. The roof of this side bay would be altered such that the eaves of the roof above the bay would match the height of the eaves on the rest of the house. The increase in eaves height would be some 0.4m. The ridge height of the roof above the side bay would also increase by some 0.4m.

A dormer window with a hipped end roof would be set on the front elevation. The ridge to the roof above the dormer would be level with the highest ridge to the house as existing.

A rear extension would be 4.75m deep on the ground floor on the side nearest the footpath, 3.5m deep on the side nearest the neighbouring house. The rear extension would be 9.5m wide, the full width of the existing house. The rear extension would be 3.95m deep on the first floor on the side nearest the footpath, 3.5m deep on the side nearest the neighbouring house.

A dormer window, matching the design to that to be put on the front elevation, would be set on the resulting rear roof slope.

Two ground floor and two first floor side windows and a rooflight would be created in the north-western elevation, facing the footpath. A door to a utility room and a kitchen window would be created on the ground floor and a first floor window to a bathroom would be created in the south-eastern elevation, facing the neighbouring house at no. 20.

Relevant History:

EPF/0923/78 - Front and rear extension. – Granted 07/08/1978

EPF/0968/87 - Single storey front extension to accommodate garage. – Granted 28/08/1987

Policies Applied:

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

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 14

Site notice posted: No, not required

Responses received:

20 LONGFIELD object to loss of privacy, possible loss of trees, likely to increase parking at the property which could obstruct an adjoining footpath, enlargement on this narrow plot would be to the detriment of the neighbourhood.

19 LONGFIELD object to likely loss or damage to trees, this development would destroy the character of the house itself and so cause huge harm to the character and amenity of the neighbourhood, overlooking and loss of privacy, overdevelopment with proposal appearing bulky, overbearing and ugly, loft conversion likely to be a fire trap, likely to cause increase in demand for parking that would be harmful to the neighbourhood, adverse impact on public space in the form of Lowery Path, loss to natural environment, windows facing Lowery Path would encourage burglary and spoil enjoyment of use of path, in short the development will make the area a less pleasant place to live.

16 LONGFIELD object as this proposal, in particular the inclusion of a rear dormer window, would mean that privacy would be lost for good.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to the proposed works which were considered overbearing on the neighbours in Longfield. However, if the District Council was minded to grant planning permission, members asked for a condition to ensure the windows were non-opening and of obscure glass on the flank windows. The Committee NOTED the concerns of the District Council Arboricultural Officer and supported the retention of the TPO trees on the site.

TREES AND LANDSCAPING: NO OBJECTION to this application subject to the addition of a specified condition. Tree reports have now been provided which demonstrate how the development could be undertaken without a detrimental impact on the trees/hedges on and adjacent to the site.

Main Issues and Considerations:

The main issues that arise with this application are the appearance of the house as proposed in the streetscene; the appearance of the house as proposed in relation to Lowrey Path, a public area; potential adverse impact to neighbours; and parking and landscaping implications.

Street scene

The proposals would result in a house with good appearance when seen from Albion Park. The front porch would be in proportion to the house as a whole and the roof of the porch would match the overall appearance of the resulting house. The projection of the porch would be perfectly acceptable in this position as the application property does not form part of a strong front building line, mainly as next door but one to the right hand side is set forward in its plot. The increase in eaves height to the side bay would mean less visual interest to the front elevation but this would be more than compensated for by the front porch and the front dormer. The front dormer would be significantly set back from the front eaves and the dormer would not take up a great proportion of the roof slope on which it would be set.

Appearance from Lowery Path

The rear dormer and the rear of the resulting roof would have a good appearance. The rear dormer would have a traditional appearance and would not take up a great proportion of the roof slope on which it would be set. A velux type roof light would be set on a side roof slope facing the footpath but this would have an acceptable appearance. The roof light would measure 1m wide by 0.8m tall and be set on a roof 13m long measured along the eaves; the roof light would take up a relatively small proportion of the side roof slope. Two new first floor windows facing Lowery Path would be to a dressing area off a bedroom and a secondary window to a bedroom. These windows would provide passive surveillance of the footpath and are considered to not be detrimental to

public amenity. Little of the rear extension would be seen from Lowery Path as a hedge on the application property screens view.

Neighbouring amenity

The nearest neighbour is no. 20 set to the southeast. The rear extension would come level with the rear wall of this neighbour. No material adverse impact is envisaged to the occupiers of no. 20.

Neighbouring properties of Longfield would view more built form as a result of the two storey rear extension. However, the nearby properties on Longfield have sizeable rear gardens. The nearest property on Longfield to the proposed rear extension, 19 Longfield, would have an isolation distance of nearly 200m between its rear elevation and the flank of the proposed rear extension.

Other matters: parking and landscaping

The house has a drive some 15m long between the boundary with Lowery Path and the front wall of the house. The Trees and Landscaping team initially had concerns regarding the proposal in the absence of an arboricultural report. Tree reports have now been provided which demonstrate how the development could be undertaken without a detrimental impact on the trees / hedges on and adjacent to the site.

Conclusion:

Whilst the proposal would result in a sizeable house and at an elevated position when viewed from the east, the dwelling is in a commensurately large plot and the proposals would be well screened from distant views. The proposal would result in a dwelling in scale with its only near neighbour. It is considered that the proposal would have a good appearance and that no material adverse impact would result to amenity. Accordingly the recommendation is that of 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

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Agenda Item Number 3



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Application Number:	EPF/1090/15
Site Name:	16 Scotland Road, Buckhurst Hill IG9 5NR
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1090/15
SITE ADDRESS:	16 Scotland Road Buckhurst Hill Essex IG9 5NR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Vijay Srinivasan
DESCRIPTION OF PROPOSAL:	Proposed loft conversion with rear dormer and juliet balcony, 3 x roof lights on front roof slope, 1 x roof light on rear flat roof
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=575780

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.

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

Scotland Road is located within the built up area of Buckhurst Hill. The existing building is a two storey semi detached property, with a first floor side extension with a flat roof. The property is situated within a relatively long plot. The neighbour is a similar property, which has a large rear dormer window and a relatively unusual half gable roof. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is for a roof extension from a hip to a half gable, which includes a rear dormer window and roof lights on the front elevation.

Relevant History

CHI/0163/70 – Extension – Approved

EPF/0319/08 - Rear single storey extension. – Approved

EPF/2949/14 - Change roof form to extend pitched roof across to side. Flat roofed rear dormer with Juliet style balcony. Two roof lights on front roof slope. Roof light on side roof slope. Roof light on rear roof slope. – Approved

EPF/1087/15 - Proposed loft conversion with 1 x roof light on front roof slope. (Part of the loft conversion previously approved under Ref. No. EPF/2949/14) - Approved

EPF/1088/15 - Proposed loft conversion. (Part of the loft conversion previously approved under Ref. No. EPF/2949/14) – Refused

EPF/1089/15 - Proposed loft conversion (Part of the loft conversion previously approved under Ref. No. EPF/2949/14) – Approved

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 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

14 SCOTLAND ROAD – OBJECTION – the windows will overlook my property and the extension will be overbearing. The extension will encroach onto my land and the development will be out of keeping in the street scene.

BUCKHURST HILL PARISH COUNCIL – OBJECTION – Overbearing. Out of keeping with the street scene and the design should be in keeping with the adjoining neighbour.

Comments on representations made

The objector from no.14 Scotland Road has contended that the application is invalid as the development encroaches onto their land. Whilst the development does overhang the boundary, the applicant has signed ownership certificate B, acknowledging that they do not own the land and that they have served notice on the owner. As such the application is valid as due process has been undertaken by the applicant. Land ownership is a civil issue between the neighbours and does not form part of the planning merits of this assessment.

Issues and considerations

The main issues to consider are the potential impacts on the living conditions of no.14 Scotland Road and the character and appearance of the street scene due to the design of the development.

Neighbouring living conditions

The roof extension will be built towards the shared boundary with no.14, which is significantly set back from the site elevation of no.16. The front elevation of no.14 is approximately 4m from the rear elevation of no.16. The distance is such that although the extension will be visible from private areas of the property, it will not appear excessively overbearing to this neighbour.

The application also proposes a rear dormer window close to the shared boundary. Its orientation is such that it will not allow direct views into the existing first floor windows of no.14. Furthermore the proposed window, although located at a higher level than existing windows on the rear elevation will not allow for a significantly higher amount of overlooking than the existing arrangement.

Significant weight is also given to the previously approved and extant applications (EPF/1087/15 and EPF/1089/15) which proposed a very similar window arrangement as this application. It was considered within these applications that there would not be any significant harm to the living conditions of no.14 and this assessment is consistent with that view.

Design

Buckhurst Hill Parish Council has raised an objection due to the design of the proposed roof extension, in that it will appear out of character with the neighbour and within the context of the street scene. Firstly, the adjoining neighbour (no.18) has a relatively unusual gablet roof feature and there are no other examples of this design in the street scene and therefore appears somewhat prominent.

There are however, both single and two storey dwellings on Scotland Road which have a varied design and character. Although most have a traditional hipped roof, there are dwellings which have two storey flat roof extensions and many have different roof pitches. The result of which is a non-uniform character which is robust enough to accommodate the style of roof proposed within this application, which is not unconventional on residential properties throughout the District.

Significant weight is also given to the previous applications (EPF/1087/15 and EPF/1089/15) which both proposed similar, albeit less bulky gablet roof features, which the Council has agreed to in principle and which Buckhurst Hill Parish Council did not object to.

The proposed rear dormer window is relatively large and fills the majority of the rear roof slope. However, it will not be visible from public areas of Scotland Road and therefore will not appear overly prominent in the street scene.

Conclusion

The proposed development will not significantly harm the living conditions of no.14 or any other neighbour and the design is acceptable. Therefore it is recommended that the committee grant planning permission.

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

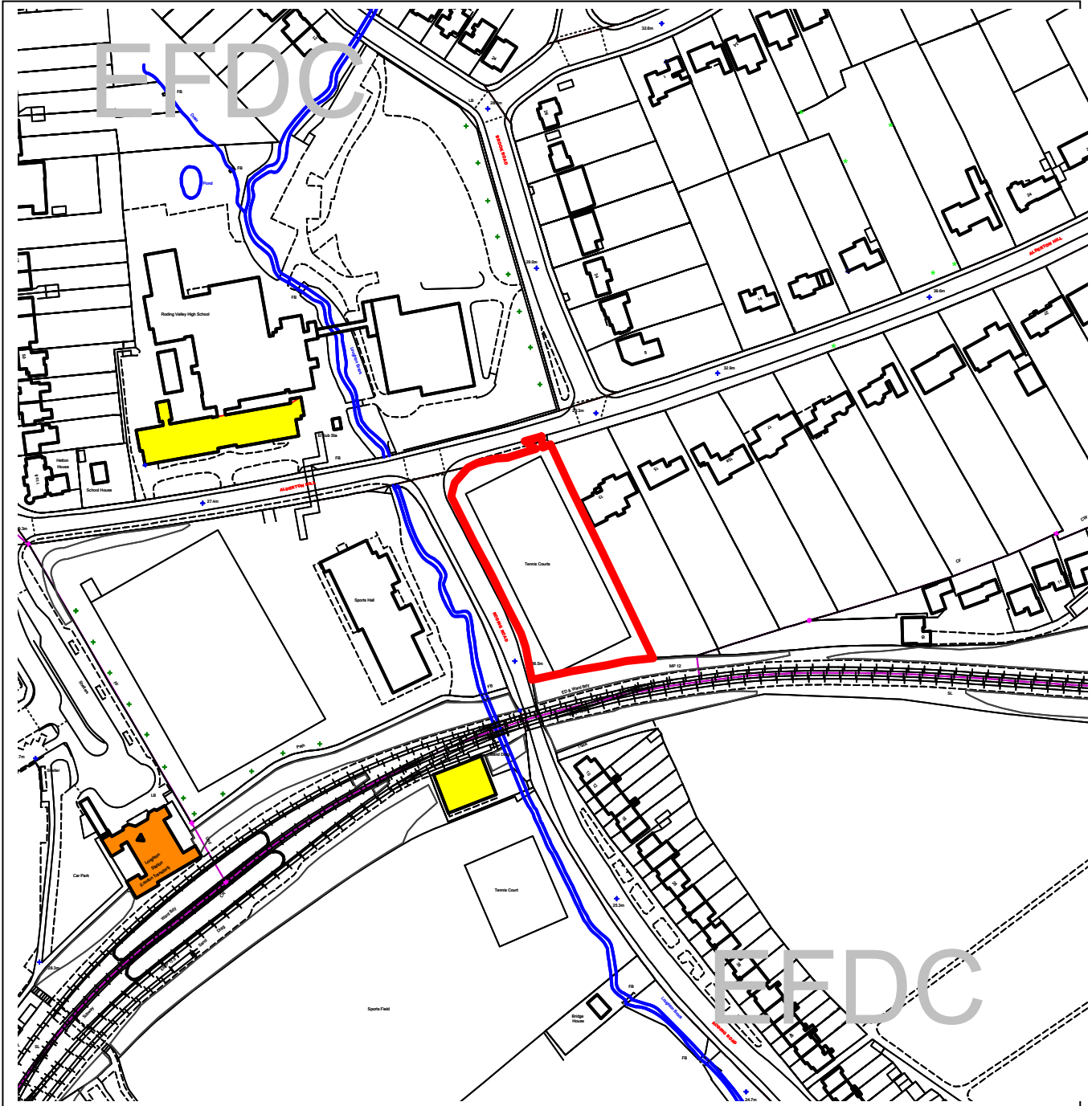
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371***

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Epping Forest District Council

Agenda Item Number 4



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Application Number:

Site Name:

Scale of Plot:

Report Item No: 4

APPLICATION No:	EPF/1103/15
SITE ADDRESS:	Former tennis courts site Junction of Alderton Hill and Roding Road Loughton Essex
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mc Carthy & Stone Retirement Lifestyles Ltd
DESCRIPTION OF PROPOSAL:	Erection of 38 'Retirement Living' (Category II) apartments for the elderly in a part 3 and part 2 storey development, including associated communal facilities, 32 off street car spaces, landscaping and access on to Alderton Hill.
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=575794

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 retirement homes hereby approved shall only be occupied by residents who are 60 or more years old, except where the partner of a resident is 55 or more years old.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local

Planning Authority gives its written consent to any variation.

- 5 No development, 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.
- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 7 No development shall take place, 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.
- 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 a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

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

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

- 14 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained free from obstruction in perpetuity for their intended purpose.
- 15 Prior to the first occupation of the development the existing dropped kerb vehicular access from Roding Road shall be fully reinstated, to include full height kerbing, footway and railings.
- 16 There shall be no discharge of surface water onto the Highway.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 18 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary or permanent), have been submitted to and approved in writing by the Local Planning Authority which:

Provide details on all structures

Accommodate the location of the existing London Underground structures

Demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land

Demonstrate that there will at no time be any potential security risk to London Underground railway, property or structures

Accommodate ground movement arising from the construction thereof

Mitigate the effects of noise and vibration arising from the adjoining operations within the structures.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

- 19 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.
- 20 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.

And ...subject to the completion of a S106 by 18/11/15 for the payment of a commuted sum of £699,200 to assist with the funding of off-site affordable homes.

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 more than 3 neighbours (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(c) and (f).

Description of Site:

The site comprises 6 unused hard surfaced tennis courts at the bottom of Alderton Hill at the junction with Roding Road. The tennis courts, which are well screened by trees, form part of the grounds of Roding Valley High School but have been unused for some years. To the immediate south lies the embankment to the Central underground line, and to the immediate east lies number 13 Alderton Hill, the first of a row of large properties that are characteristic of this road. The site does not lie within a conservation area.

Description of Proposal:

Erection of 38 'Retirement Living' (category II) apartments for the elderly in a part 3 and part 2 storey development, including associated communal facilities, 32 off street car spaces, landscaping.. Vehicular access to the site is proposed from Alderton Hill close to the boundary with number 13 Alderton Hill.

Relevant History:

None.

Policies Applied:

CP3 - New development
CP6 – Achieving sustainable urban development patterns
CP7 – Urban form and quality
H2A – Previously developed land.
H3A – Housing density.
H5A – Provision for affordable housing
H9A – Lifetime homes
CF6 – Redevelopment/change of use of educational facilities outside the Green Belt
DBE9 – Loss of amenity
DBE1 - Design of new buildings.
DBE3 - Design in urban areas
LL10 – Adequacy of provision for landscape retention.
LL11 – Landscaping schemes
ST1 – Location of development
ST2 - Accessibility of development
ST4 – Road Safety
ST6 - Vehicle parking

The National Planning Policy Framework (NPPF).

Summary of Representations:

LOUGHTON TOWN COUNCIL – No objections – however members requested that as many trees as possible are retained on site to soften the impact of the development on the street scene, subject to the approval of the District Council's arboricultural officer.

NEIGHBOURS – 22 properties consulted by letter and site notice posted. 9 replies have been received with 7 objecting and 2 in support:-

LRA PLANS GROUP - object – a mini roundabout at the junction of Alderton Hill and Brook Road is required to slow down traffic. If a mini roundabout is agreed we will withdraw our objection. Any consent should be subject to hours of construction and wheel washing conditions.

46, OLLARDS GROVE – object – the proposed bulk is out of keeping with neighbouring houses, there is insufficient car parking next to busy roads with no parking, there is no dedicated service area, and there is insufficient amenity for residents. All these factors point to overdevelopment of the site. In addition some rooms are narrow and long.

28, BROOK ROAD – object – it should not be more than 2 stories in height like most houses in Alderton Hill and Roding Road. A 3 storey development will not respect the street scene and would set an unwelcome precedent.

17, ALDERTON HILL – object - the site will be overdeveloped and the flats will be built on a very busy junction – we do not want more cars.

19, ALDERTON HILL – object - with 38 retirement living units the provision of 32 off street spaces is inadequate – elderly people may not have cars but they rely on friends and family to visit, and hence more spaces are required on this site next to a busy junction.

78, AVONDALE DRIVE – object – the proposal will cause traffic congestion during and after construction – we already have heavy traffic flows and queues at peak times at the mini roundabout at the junction of Alderton Hill and Roding Road. The proposed blocks will be totally out of keeping with the street scene which is one of detached houses.

26, BROOK ROAD – The site is next to a busy junction and the proposal will increase traffic congestion. A 3 storey development will be out of keeping and will encourage further urbanisation in the area – Alderton Hill is semi rural.

22, ALBION PARK – support – McCarthy and Stone developments are well researched and provide much needed accommodation for old people, and at the same time releases larger houses for younger families.

31, LEIGH AVENUE - REDBRIDGE – the site is very central to shops and transport, which would be a great advantage to retired older people.

ESSEX COUNTY COUNCIL HIGHWAYS – From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority (provided 4 conditions are attached to any consent). The proposed development has appropriate visibility for the location, and provides sufficient parking as shown by comparisons to other similar sites within the submitted information. Furthermore, the vehicle movements to and from the development will be minimal and will have an almost imperceptible impact on the highway network. Consequently, the proposal will not be detrimental to highway safety, capacity or efficiency at this location or on the wider network.

EFDC LAND DRAINAGE SECTION – No objections in principle. The site is not within an EFDC flood risk assessment zone. However, this is an opportunity to improve surface water run off and

hence a flood risk assessment is required via standard condition 86A. A condition is also required requiring details to be submitted of surface water drainage.

ESSEX CC SUSTAINABLE DRAINAGE TEAM – Their interim comments are that because the site is a brownfield one and is less than 1 hectare, then it will be fairly easy to provide for a satisfactory SuDS scheme to be implemented. Further comments are awaited and will be reported at Committee.

EFDC CONTAMINATED LAND OFFICER – The applicants report has identified potential risks from ground contaminants. I recommend standard land contamination conditions nos. 87, 87A, 87B, 87C, and 87D are attached to any approval.

LONDON UNDERGROUND – No objection in principle but the development is close to a railway and railway embankment. Consequently, the method and means of construction is important, and we request a condition is attached to any approval requiring a design and method statement be submitted for all foundations, basement, and ground floor structures.

SPORT ENGLAND – (re loss of former sports/tennis courts) No comments.

Issues and Considerations:

The nature of the housing proposed.

15 one bedroom and 23 two bedroom units are proposed in the development, complemented by a residents lounge, communal garden, and other facilities such as a guest suite, electronic buggy store, resident house manager and emergency call/alarm systems. Residents have to be 60 years of age but a partner can be 55 years or more. However, the applicants McCarthy and Stone state that the average age of their residents is 80 years or older, with 75% of their apartments occupied by single females. In their application they refer to a number of reports that document the increasing need for housing for elderly people, and the National Planning Practice Guidance has identified this need as 'critical' because of the significant increase in the number of households aged 65 and over. The NPPG also highlights the benefits that accrue from 'downsizing' in the local housing market, where older households vacate larger under occupied properties which then become available to larger and younger families. In a local context, reports submitted with the application state that the proportion of the population of Epping Forest District that are 60 and over will increase from 24% to 30% between 2008 and 2033, that households over 65 are predominantly in privately owned homes, and that the 2011 census shows that 17.5% of the population of Loughton were aged 65 and over. In conclusion it is quite clear that there is a growing need for this form of accommodation both nationally and locally, and that the use of the site to provide this form of housing is acceptable.

Affordable Housing

Policy H6 requires that 40% of housing proposed on this size of site should be for affordable homes. However the Director of Communities advises that it is not appropriate to provide on site affordable housing in a development like this which provides private extra care accommodation for the elderly. A commuted sum is therefore required to assist in the provision of off site affordable homes, and the Director of Communities requires a contribution of £699,200-00. The applicants original offer some way short of this sum, but they have now agreed to pay this amount, in part because they are very keen that the planning application can be presented to this 26/8/15 area plans committee for a decision.

Design and Appearance

The proposed block is mainly 3 stories in height facing Alderton Hill but with a 2 storey recessed section close to the east boundary with the large detached house at no.13 Alderton Hill. The 3 storey element then turns and continues along the Roding Road frontage. Behind this 3 storey frontage the height of the block reduces to 2 stories – in part to reduce the impact of the block on the rear outlook and amenity of the neighbouring 13 Alderton Hill, a house which stands on ground 1m higher. The proposed block will be set back from the Alderton Hill frontage in common with the generous front garden areas and drives of neighbouring houses, and as such the building line is respected. This set back also ensures that the most important tree on this frontage, a large London Plane, is retained. The block will have a sloping roof and the appearance of it will be varied by use of gable roof features, projecting bays, and also the Roding Road longer frontage will be broken up by a change of angle in its front alignment so as to avoid a repetitive appearance. As mentioned earlier the site lies a minimum of 1m lower than the neighbouring 13 Alderton Hill, the ridge height of which will be higher than the proposed 3 storey block, and contrary to some concerns raised in representations, the scale and profile of the proposed building will not be out of keeping with its surroundings. Brick will be the dominant material used on external surfaces, and the plans state that a quality stock brick to suit the local context will be used. A condition will require all external materials to be submitted and approved before any works commence. A communal garden is proposed at the rear near the boundary with no.13 Alderton Hill. Overall the appearance and scale of the development is appropriate and new planting will assist in reducing the impact of the new development.

Effect on neighbouring properties

While it is logical for the proposed development to turn the corner into Roding Road, the resulting depth of the development will have some impact on the rear amenity and outlook of number 13 Alderton Hill. However existing high vegetation - a line of 6 to 8m high conifers inside the side boundary of this neighbouring house - plus existing and new planting on the application site, together with the lower ground level of the application site, will materially reduce this impact to a satisfactory level, and in this context the provision of the communal garden next to the rear garden of no.13 is also a desirable and neighbourly feature in this context. While there are some first floor balconies at the rear of the Roding Road section facing no.13 these will lie over 18m from the side boundary with this neighbour, and existing and proposed trees will also reduce potential overlooking. Apart from no.13 Alderton Hill no other neighbouring properties are directly affected by the proposed development.

Sustainability

The proposal makes good use of brownfield land in an urban area which is close to shops and transport facilities, and hence accords with the environmental dimension of sustainability as set out in the NPPF. The applicants point out that by providing purpose built homes for a growing elderly population they are also fulfilling the social dimension of sustainability, and the 'walking distance' availability of shops, services and transport would certainly benefit older people who would live in the proposed development. Finally, the applicants refer to studies which show that elderly housing developments support the local economy more than general housing schemes, for example through increased foot fall and local expenditure in nearby shopping centres. In conclusion, from a number of standpoints the proposed development can be classed as a very sustainable one.

Car parking

32 off street car spaces are proposed with one being for the house manager leaving 31 spaces for residents and visitors use. The Essex Parking Standards would normally require 48 spaces for this type of retirement homes development. However, these standards make clear that a reduction in provision may be considered, (particularly for residential development), in main urban areas that

have frequent and extensive public transport, cycling and walking links, and close access to services such as food shopping, and healthcare. The location of this site certainly fully meets these criteria so as to justify a reduced parking provision. In addition the applicants, with extensive experience of managing retirement homes across the country, state that the average age of new residents entering their homes is 78 and that there is a peak parking demand from residents of 0.436 car spaces per flat. On this development of 38 flats this equates to a need for 17 car spaces. 31 are in fact to be provided leaving 14 available for visitors use. This provision is considered more than adequate and Essex County Council, as the highways authority, is of the same view. In the event that the car park did become full then visitors could make use of the pay and display 'town centre' car park next to Sainsburys, which lies 200 metres away, or they could park in Brook Road adjoining the school where on street parking is available, except between 2pm and 3pm on week days.

Loss of sporting facilities i.e. tennis courts

The tennis courts on the site have not been used by the school for many years. Local plan policy, and the NPPF, state that sports facilities and playing pitches should not be lost unless certain criteria are complied with. The school at Roding Valley High has a large purpose built sports hall with playing pitches on the opposite side of Roding Road and this multi use sports hall does provide for tennis. This sports hall is easily accessed from the school by a pedestrian bridge over Alderton Hill – whereas use of the application site would involve students crossing busy roads. In conclusion it is agreed that the tennis courts on the application site are surplus to requirements, and that alternative facilities for tennis are available to the school.

Comments on representations received:-

The 7 objections received on a development of this size can be seen as quite a modest number, and some of these have come from wider afield. Reasons for this modest number may be firstly, the applicants hosted a public meeting on 31/3/15, and subsequently attended one to one meetings with local councillors/ residents, and secondly, the site is not surrounded by a large number of properties. Many of the concerns raised have been dealt with in the paragraphs above. In respect of the town council's desire to see as many trees retained on site as possible. The trees officer confirms however that many of the boundary trees are not in good condition, although by far the best tree, the London Plane at the front of the site in Alderton Hill, will be retained. The application includes provision for landscaping including planting of new trees and this new planting, further details of which will be covered by conditions, will provide better softening of the new development after works have been completed. The LRA plans group request a mini roundabout be installed at the junction of Alderton Hill and Brook Road so as to slow vehicles down, and other objectors refer to high traffic flows and congestion at the junction of Alderton Hill and Roding Road. The Highways Authority comment that a mini roundabout at the foot of the straight hill of Alderton Hill would present a considerable safety hazard. While it is acknowledged that traffic flows are high at the junction of Alderton Hill and Roding Road the proposed development, as the Highways Authority observes, will in fact give rise to very small additional traffic movements, and these are unlikely to take place in the early morning peak and 'school run' period.

Conclusions:

The proposal provides much needed and sought after flats for retired elderly people. The development will make good use of unused brownfield land, and elderly residents would have easy access to shops, local services, and transport links. Given the site's very sustainable location, together with the low level of car ownership in this form of retirement accommodation, the proposed provision of 31 car spaces for residents and visitors is acceptable. For these reasons, and others set out in this report, it is recommended that conditional planning permission be

granted, subject to the satisfactory completion of a S106 agreement for a commuted sum to be provided to fund off site affordable homes.

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***

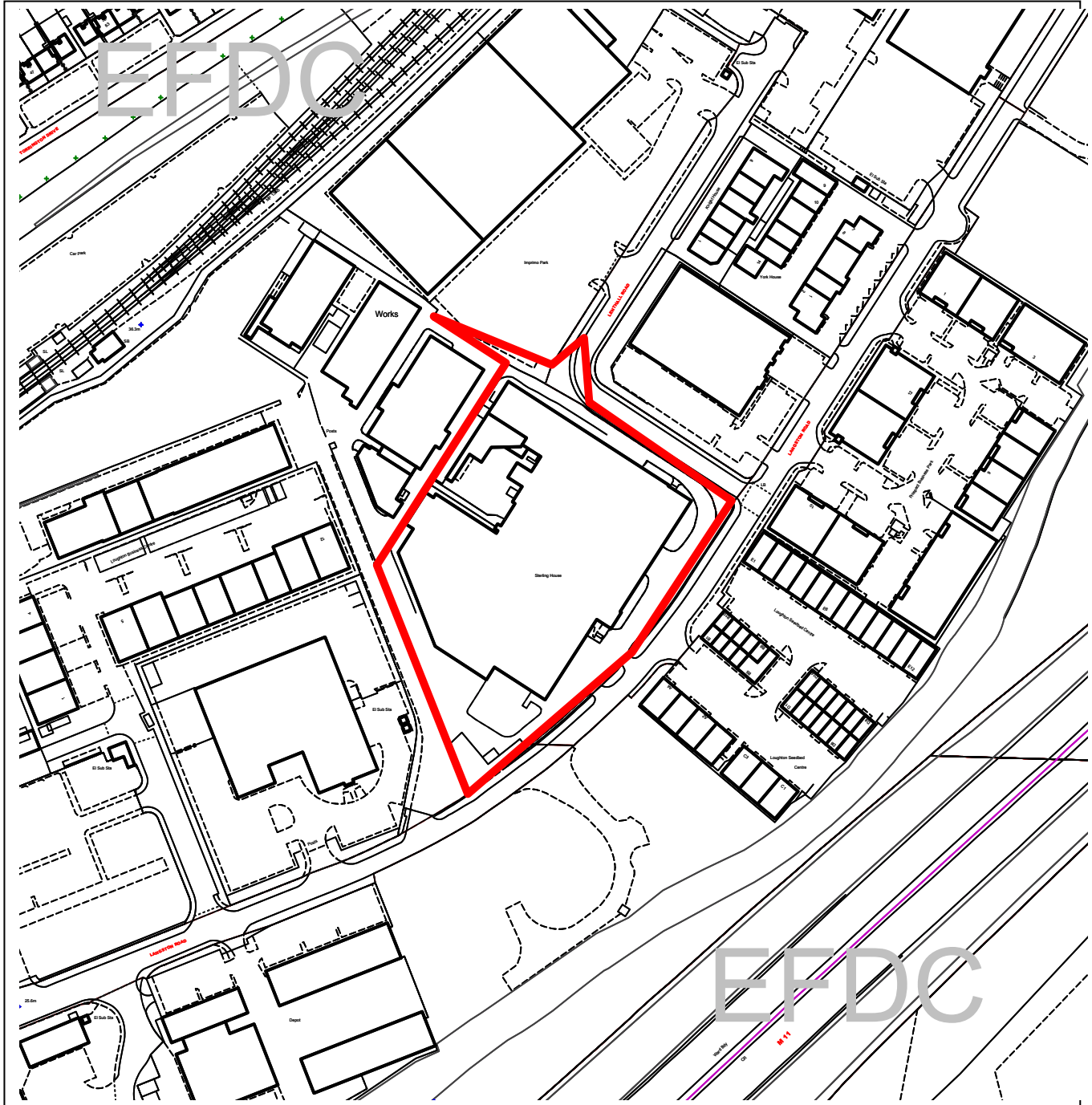
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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/1238/15
Site Name:	Sterling House, Langston Road Loughton, IG10 3TS
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/1238/15
SITE ADDRESS:	Sterling House Langston Road Loughton Essex IG10 3TS
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Workout Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing pitched roofs; replacement with new flat roof; provision of 56 car parking spaces on new flat roof; mezzanine floor to provide 1,104sqm of B1a office floorspace at first floor level above existing warehouse space; provision of 3 additional car parking spaces by reconfiguration of existing roof-top spaces; provision of 17 cycle spaces at ground floor in new shelter. Associated external alterations including the provision of new windows and lightwells.
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=576453

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:
476-PA-100 revision P1
476-PA-101 revision P1
476-PA-102 revision P2
476-PA-103 revision P3
476-PA-104 revision P1
476-PA-105 revision P1
476-PA-106 revision P1
476-PA-107 revision P1

This application is before this Committee since the recommendation is for approval and is for a major commercial development (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (c)).

Description of Site:

Sterling House is a three-storey commercial building with existing roof top parking. The building is on the south-western corner of the junction of Langston Road with Lenthall Road. The Loughton Seedbed Centre, a development of small and medium sized commercial/industrial units, and the Langston Road Council Depot, the site of a future retail park, are on the opposite side of Langston Road.

The character of the locality is intensely commercial and it is designated as an Employment Area in the Local Plan. Motor vehicle dealerships and offices (Use Class B1) are situated at the southern end of Langston Road with more traditional employment uses comprising primarily depots and uses within Use Classes B1c, B2 and B8 elsewhere.

Description of Proposal:

Demolition of existing pitched roofs; replacement with new flat roof; provision of 56 car parking spaces on new flat roof; mezzanine floor to provide 1,104sqm of B1a office floorspace at first floor level above existing warehouse space; provision of 3 additional car parking spaces by reconfiguration of existing roof-top spaces; provision of 17 cycle spaces at ground floor in new shelter. Associated external alterations, including the provision of new windows and lightwells.

Within the Sterling House built form is a warehouse covered by a roof consisting of two ridges with a valley between. The ridges of this roof are some 13m in height. This roof would be replaced with a flat roof some 9m in height that would provide a surface for additional parking.

Three car parking spaces dedicated to disabled persons use and with spacing to allow ease of wheelchair use would be created by the main entrance to Sterling House. Four car parking spaces at this position would be relocated by the ramp that takes vehicles up to the existing roof top parking.

A secure bicycle parking facility would be provided against part of the building, near the main vehicular entrance to the site.

Relevant History:

The site has an extensive planning history with the most recent planning application (EPF/0883/12) having been for a gymnasium within a part of Sterling House. This was granted planning permission on 16/08/2012.

Policies Applied:

- CP2 Quality of Rural and Built Environment
- CP7 Urban form and Quality
- E1 Employment Areas
- E2 Redevelopment/Extension of Premises for Business and Industrial Uses
- E4A Protection of Employment Sites
- E5 Effect of Nearby Developments
- ST4 Road Safety
- ST6 Vehicle Parking

Essex County Council: Revised Vehicle Parking Standards (2009) SPG

NPPF

Consultation Carried Out and Summary of Representations Received

Date of site visit: 13 July 2015.

Number of neighbours consulted: 13

Site notice posted: Yes, 19 June 2015.

Responses received: No response received from neighbours.

PARISH COUNCIL: The Committee had NO OBJECTION to this application.

ESSEX COUNTY COUNCIL, HIGHWAYS: From a highway and transportation perspective the Highway Authority has no comments to make on this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and policies ST4 & ST6 of the Local Plan.

Main Issues and Considerations:

The proposal meets all relevant policy requirements. No loss of warehousing floorspace would be involved with this proposal; only a loss to the volume of an existing warehouse by the height of its storage space being reduced by the insertion of an additional floor for office accommodation.

Supplementary Planning Guidance (SPG) regarding parking has a standard of 1 space per 30 sq m for offices (a B1 Use). Accordingly the additional 1,104 sq m of office floorspace would require 37 to meet the relevant standard. 59 spaces would be provided by this proposal.

The National Planning Policy Framework (NPPF) states that a key role of the planning system is an economic role. Building a strong, competitive economy is an important component of the NPPF. To help achieve economic growth, local planning authorities should support an economy fit for the 21st century.

The existing car parking on the roof is not visible and the additional car parking would also have no visual impact.

A Transport Statement forms part of the application. The Transport Statement demonstrates that the level of parking proposed, including disabled accessible parking, is in accordance with relevant local car parking standards and that the development would not result in a significant change in vehicle trips associated with the site or result in a material effect on the operation of the highway network.

On the opposite side of Langston Road from the application site is a large private car park. Part of this car park is used by occupiers of Sterling House. This parking on the opposite side of the road will no longer be available when the car park is re-developed as a retail park. Outline planning permission was granted for a retail park on the car park under reference EPF/2580/10 and more recently the reserved matters were granted at a meeting of the District Development Management Committee on 11th June under reference EPF/0294/15. It is considered that this proposal would ensure that parking provision in the wider area is far less likely to become problematic.

Conclusion:

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

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

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

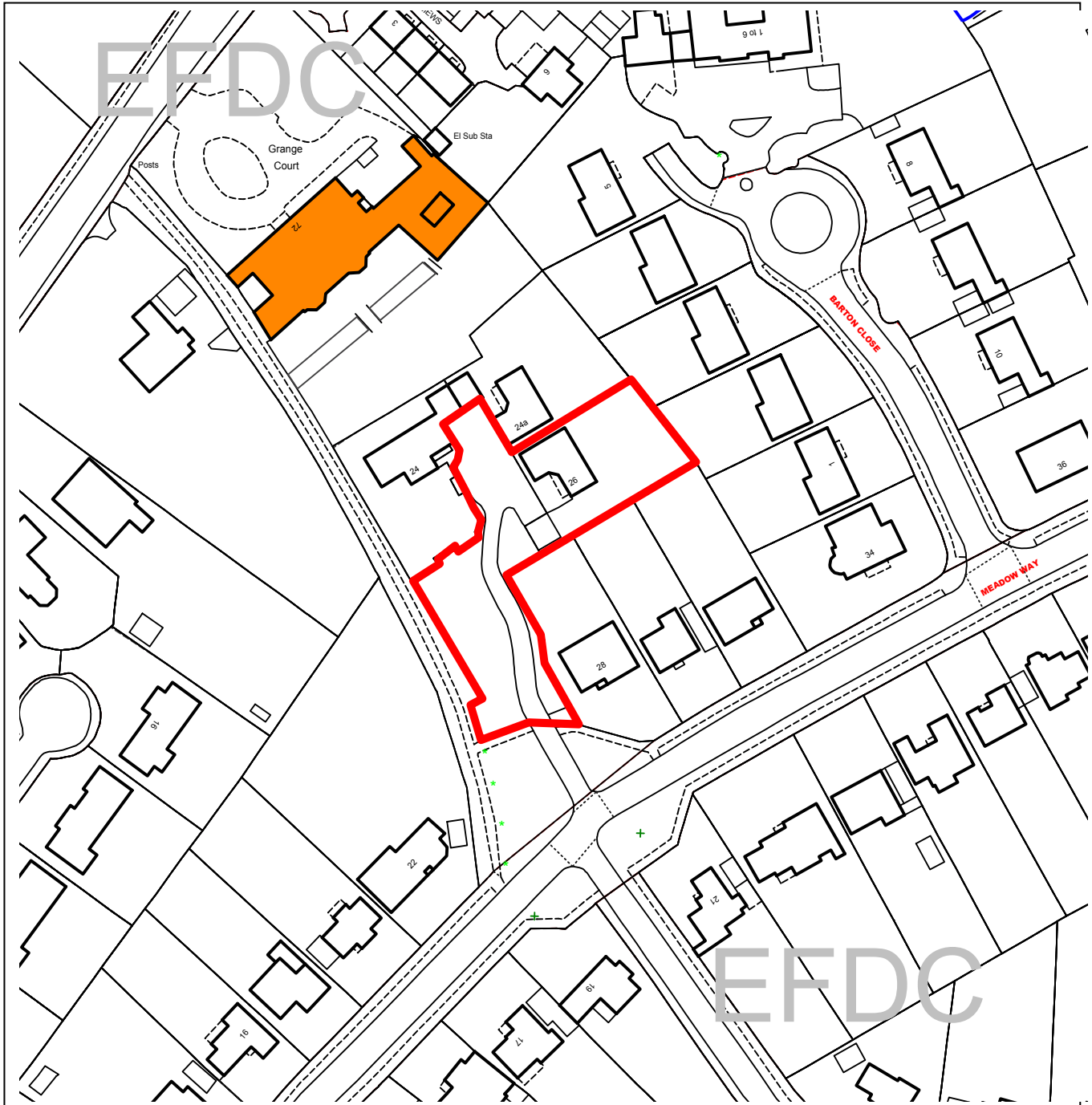
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Agenda Item Number 6



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Application Number:	EPF/1279/15
Site Name:	26 Meadow Way, Chigwell IG7 6LR
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1279/15
SITE ADDRESS:	26 Meadow Way Chigwell Essex IG7 6LR
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Peter Argyrou
DESCRIPTION OF PROPOSAL:	Proposed two storey new build house (Revision to EPF/1505/14)
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=576534

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
2015.105.PA-01, 2015.105.PA-02 rev A, 2015.105.PA-03, 2015.105.PA-04, 2015.105.PA-05, 2015.105.PA-06, 2015.105.PA-07, 2015.105.PA-08 rev A, 2015.105.PA-09 rev A, 2015.105.PA-10 rev A, 2015.105.PA-11 rev A, 2015.105.PA-12 rev A, 2015.105.PA-13 rev A, 2015.105.PA-14 rev A, 2015.105.PA-15 rev A, 2015.105.PA-16 rev A
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor of the north eastern flank elevations 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.
- 5 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.
- 6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage indicated on drawing 2015.105. PA-08 rev A for use for number 26a, shall be permanently retained for

use for number 26a so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 9 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 10 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.

- 11 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 12 The adjacent Public Right of Way must be maintained free and unencumbered throughout construction and development unless otherwise agreed with Essex County Council.
- 13 Prior to the commencement of works, details of how the existing wall along the south-western boundary that forms part of the Chigwell Village Conservation Area shall be retained and protected during construction shall be agreed in writing to the Local Planning Authority. The development shall then be carried out and maintained thereafter in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
- 14 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.

This application is before this Committee since;

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

Description of Site:

The application site comprises land to the front of 24 Meadow Way, fronting the Meadow Way, an empty parcel of land between 22 and 28 Meadow Way, close to the Public Right of Way adjacent, linking Meadow Way to the High Road. The PRow is divided from the application site by an historic wall that forms the boundary to the adjacent Conservation Area.

To the front of the site, but beyond the site boundary are a number of TPO trees.

The site is not within any area of special designation and is not within the Green Belt.

Description of Proposal:

The proposal seeks permission to erect a single detached dwelling on the currently vacant parcel of land. The proposed dwelling would provide three bedrooms.

The proposed property has been designed to be dual fronted, with an active elevation fronting the cul-de-sac and the main Meadow Way. The dwelling design has been designed in association with Officers and subject to pre-application advice.

Relevant History:

The site has a history dating to 1978 when the three properties were originally consented in the cul-de-sac, now known as 24, 24a and 26 Meadow Way.

EPF/1251/80 – Outline app for erection of bungalow – Refused. Appeal Dismissed

EPF/0564/88 – Outline app for detached bungalow - Refused

Most relevant the recent applications are;

EPF/1505/14 – Two storey new build house – Withdrawn

EPF/0352/15 – Extend garage to 11m wide. Relocate lamp post - Approved

Policies Applied:**Epping Forest District Local Plan and Alterations**

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Developments

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

DBE9 – Loss of amenity

ST4 – Road Safety

ST6 – Vehicle Parking

LL1 – Rural Landscape Character, Appearance and Use

LL10 – Retained Landscaping

LL11 – Landscaping Schemes

HC6 – Character , Appearance and setting of Conservation Areas

RP3 – Water Quality

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

Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 9 neighbouring properties.

4 neighbours have objected; 24, 24A, 28 and 30 Meadow Way. Raising the following issues:

Proposed new dwelling is dominant, has no private space to the front and side and garden area is very small for domestic use. Inaccuracies with the presentation of neighbouring properties on the application drawings. Close proximity of the proposed dwelling to site boundaries and depth of proposed development beyond number 28. Increased car parking and disturbance, loss of privacy to number 30 and 28 particularly due to ground level discrepancies resulting in overlooking above the boundary treatment and into side openings of the property. Also overlooking of balcony to

number 28. Loss of light to number 28 and impacts arising from possible security lighting on the new dwelling. Loss of outlook to number 28. Loss of outlook also to number 24 Meadow Way, particularly lounge and office areas. Impacts to protected trees and ecology. Increased noise and traffic, insufficient parking, out of character, visually prominent from garden of number 30 and loss of views and sunlight. Loss of important open space and setting for the existing cul-de-sac as per the Inspectors decision in 1981. Close proximity to boundaries and appearing cramped. Impact to bats, safety to pets owned in the cul-de-sac. Access for emergency services.

Should permission be granted, conditions are south regarding:

- 1) High level glazing in perpetuity on north west elevation to protect privacy.
- 2) Double garage completed prior to occupation of new dwelling and restricted to occupiers of new dwelling.
- 3) PD rights removed for outbuildings.
- 4) No parking west of the access drive
- 5) No flood or security lights to be installed.
- 6) Landscaping scheme to be approved by LPA.
- 7) Wall of Conservation Area to be retained and protected throughout construction.

CHIGWELL PARISH COUNCIL. The Council OBJECTS to this application as it is overdevelopment of the site.

Issues and Considerations:

Design and street scene

The proposed new dwelling has been significantly revised from the previous submission into a more traditional design reflective of the local built form. The property is designed to be dual fronted, with the main entrance, lounge and master bedroom fronting the main street and with secondary openings for the stairs, lounge and first floor lobby and shower room to the side towards the cul-de-sac of which the dwelling forms part. The stairs/lobby window is obscure glazed. From the street on the main Meadow Way, the proposed new dwelling would appear smaller, yet in keeping with the neighbouring properties. The retention of the tree protection area has meant the dwelling is pushed rearward on the site, however given the separation from neighbouring properties by either the cul-de-sac access or the PRoW on the other side, the stagger in footprint is not unacceptable.

In terms of street scene the proposed dwelling would complement the existing character and appearance of the wider Meadow Way, whilst maintaining the character of the cul-de-sac. The revised scheme has situated the footprint to increase the separation to number 24 maintaining a spacious feel to the area and retain a generous open frontage.

The dwelling provides 170sqm of garden area to the rear. The dwelling has 5 habitable rooms over 13sqm, therefore requires 100sqm of amenity space (5 x 20sqm). The provision exceeds this and reflects the more generous provision that is characteristic locally.

Conservation Area

The proposals retain the wall subject to Conservation Area status. Protection and retention of the wall can be ensured by condition. The Council's Conservation Officer has no concerns with the proposals. The new dwelling would not detract from the wider character and appearance of the Conservation Area to any greater extent than existing development.

Neighbouring amenities

The proposed new dwelling would be separated from the closest neighbours by 32m from the rear wall proposed to the front wall of number 24, and by just over 11m to number 28. For Members comparison the separation between number 30 and number 26 is 25m.

There is significant concern raised from neighbouring properties regarding loss of outlook, views, privacy and sunlight. Officer can confirm that the loss of a view is not a planning matter. Loss of sunlight would not occur due to the separation distances between plots, however outlook and privacy may be considered.

Policies DBE2 and DBE9 protect residential amenities and a notional 45 degree angle is often used to establish an acceptable degree of outlook between one property and another. This angle is usually used for immediately adjacent properties, however the applicant has indicated on the first floor plan how this is achieved on the proposed development. Officers do however note that the angle of outlook only skim the proposed development at a distance away of around 11m. This relationship is quite generous in terms of outlook and comparative to the relationship between 28 and 30 Meadow Way as the nearest example, is not unacceptable. Number 24 would indeed suffer visual impact from the proposal by way of loss of a view, however outlook would be maintained for a distance of some 32m. Again this is more than reasonable.

Privacy is noted as a concern from neighbours. Number 24 is separated by the 32m and would have a bedroom window looking towards the property at first floor. This is a generous separation, well beyond the usual overlooking standard of 25m. Number 28 and 30 have raised concerns, but at first floor the only flank openings fronting onto the cul-de-sac are obscure glazed, thus do not raise concerns. This can be secured by condition. Openings at ground floor would be mitigated by boundary treatments on the application site and neighbouring properties, thus do not raise concerns.

Officers have considered the proposed impacts to neighbouring properties and concluded that whilst undoubtedly there would be a change to views enjoyed, the impact of the new dwelling on the protected characteristics (outlook, privacy and overshadowing) identified by policies DBE2 and DBE9 would not be significant.

Landscaping

The proposed new dwelling has been designed to ensure root protection areas are retained without disturbance. The Council's landscaping Officer has raised no objection subject to conditions as follows:

- Tree protection
- Hard and soft landscaping

Looking at the layout proposed, Officers consider that the sensitive design and positioning of boundary treatments could continue to retain the existing open spacious character of the area, whilst permitting the proposed development.

Parking and access

The proposals would provide two parking spaces within a double garage previously approved under application EPF/0352/15. The Essex Parking Standards require that dwellings with more than two bedrooms provide two spaces.

Other matters raised

The appeal determined in 1981, related to a detached bungalow towards the rear of the plot. The site at this time had a number of other mature trees, and the Inspector at the time concluded the proposals would adversely impact on the trees in the longer term, the proposals as then presented detracted from the open approach into the cul-de-sac and amenities of future occupiers would be poor due to absence of usable, private amenity area around the neighbouring development and trees present.

Since this appeal was determined planning policy and site circumstance has moved on. The tree cover onsite significantly reduced some years ago, making more site area available and mitigating adverse impacts on future occupants. Also planning policy has changed, resulting in a presumption in favour of sustainable development as enshrined within the NPPF. The current

scheme has a smaller footprint and is presented as a dwelling as opposed to a bungalow, therefore reflecting neighbouring development scale. This frees more of the plot to garden area and setting, increases separation distances between units and better retains the openness that previously raised concerns. These improvements, in the context of a more flexible planning policy today than in the 1980's, mean Officers are satisfied the proposals are acceptable.

Regarding conditions sought, requiring the retention of flank obscure glazing is considered appropriate for the privacy of neighbouring properties. Retention of the garage in perpetuity is also sensible given parking pressures locally. Removal of permitted development rights should only be considered where circumstances justify. The removal of outbuilding permitted development would not appear appropriate as the garden is of reasonable size and outbuildings would be restricted to the rear only across up to half the garden area. This is not unreasonable for storage purposes that would usually be expected. However given the difficulties on the site achieving an acceptable design, and the scale of the plot, it is considered reasonable to restrict Class A rights of the GPDO so that single and two storey extensions are not possible without consent. Regarding requests to restrict other parking arrangements within the cul-de-sac, this is impractical to enforce and would be unusually onerous on the current applicant when the Council did not make this requirement of the other properties. For this reason Officers consider this unenforceable and unreasonable so failing the tests imposed for applying conditions. The same is true of restricting lighting on the property, this is unusually restrictive and were in any event, lighting to become a nuisance in the future, then the person affected could pursue this with Environmental Health via nuisance regulations. It is not for planning to regulate areas covered under separate legislation. Landscaping conditions and conditions for retention and protection of the wall are considered reasonable.

Impact to bats, the site may be a foraging route, however there are no buildings to occupy as roosts and no trees are affected by the proposals, therefore any disruption to bats and wildlife should be minimal. The route along the PRoW will remain unchanged. Issue has been raised with the accuracy of drawings, the developer is not required to conduct a full survey of neighbouring properties and often it is not possible for a developer to do so. However Officers are satisfied that the representations provided provide sufficient detail to determine the application. In order to provide a degree of comfort, a levels condition has been applied to ensure ground levels do not change significantly.

Regarding access for emergency services and safety of people/pets in the Cul-de-sac, access for emergency services would be unchanged from that serving the existing three properties. Should persons park poorly outside areas identified, this is a matter for the motorists concerned. Usual practice is that emergency services can get close enough to conduct their services or will ensure the vehicle in question, if poorly parked, is moved. Pedestrian and pet safety in the cul-de-sac should not be confused with construction or future occupation. A planning permission does not consent unsafe behaviour by contractors or occupier, simply a development to take place. Highway and Health and Safety Legislation cover the behaviour in question. A construction method statement condition would assist in providing some comfort in this regard.

Conclusion:

The proposed development results in the provision of a single dwelling in an urban area where housing is much needed. The current scheme reflects the scale and form of the locality, provides sufficient accommodation for modern living standards and is designed in a manner to prevent significant harm to neighbouring amenities. Whilst officer acknowledge the proposals result in change, this impacts predominantly views enjoyed and planning policy does not provide for a right to a view. Outlook remains good for all neighbouring units, privacy is maintained and the proposed development meets parking and amenity standards. On this basis Officers are satisfied the proposal contributes to the existing street scene, maintains an adequate setting and openness for the development and results in no significant identified harm, as such approval is recommended.

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

**Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564481**

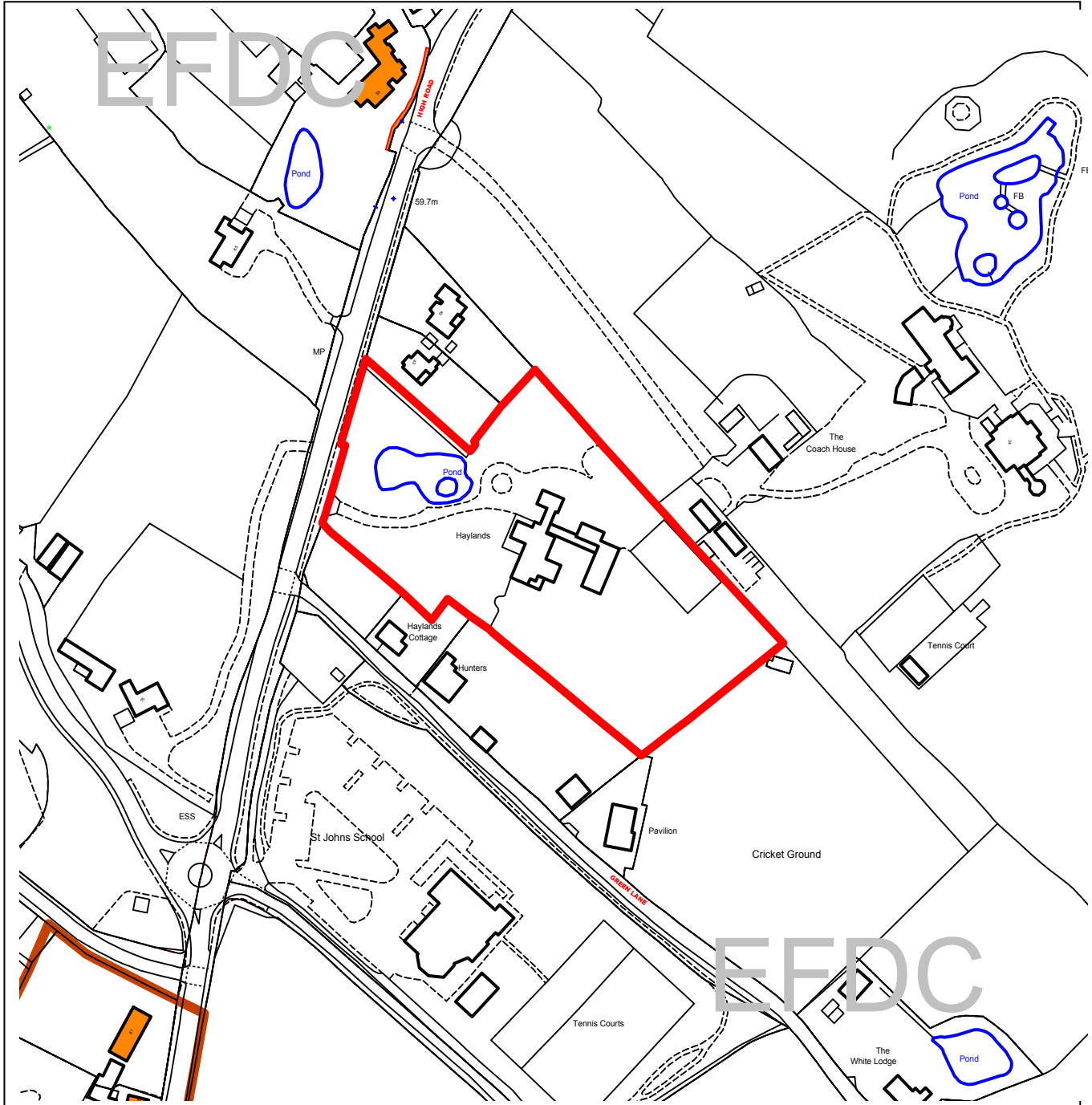
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Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/1301/15
Site Name:	Haylands, 48 High Road Chigwell, IG7 6DL
Scale of Plot:	1/2500

Report Item No: 7

APPLICATION No:	EPF/1301/15
SITE ADDRESS:	Haylands 48 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Bambi Sofroniou
DESCRIPTION OF PROPOSAL:	Demolish the garage and hall and part of the front wing and build new 2 storey side extension (Resubmission of EPF/0001/15)
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=576617

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.

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 Proposal:

The applicant seeks consent for a first floor side extension and proposes to demolish a front projection to mitigate floorspace provision on this dwelling.

This application is a resubmission of EPF/0001/15, accompanied by further information regarding the proposals.

Description of Site:

The site is a large detached plot containing a two storey detached property fronting Chigwell High Road near to the entrance to Grange Farm but on the opposite side of the High Road.

The site is within the Green Belt and has a number of TPO trees to the front of the site.

Relevant History:

EPF/0220/97 – Erection of detached house and garage – Approved
EPF/2364/03 – Retrospective application for flood lighting to tennis court – Approved
EPF/0732/12 - Ground floor rear extension and part ground floor rear extension to side /conservatory – Approved
EPF/1480/14 - Single and two storey front extensions, part single, part two storey side/rear extensions – Refused
EPF/0001/15 - Demolish the garage, hall and part of the existing house. Erect new 2 storey side extension and new open porch. Resubmission following refusal of application EPF/1480/14 - Refused

Policies Applied:

Epping Forest District Local Plan and Alterations
CP2 Quality of Rural and Built Environment
GB2A Green Belt
DBE9 Loss of Amenity
DBE10 Residential extensions

Summary of Representations:

9 neighbouring properties have been notified of the application, the following responses have been received:

HUNTERS (GREEN LANE), HAYLANDS COTTAGE AND ELMBANK: Object. Overdevelopment, inappropriate in the Green Belt, disproportionate size of the property comparative to the original dwelling which has been replaced and then increased further in size, visual symmetry and improvement has no regard for Green Belt and large outbuildings have been erected in addition at the property. The design is out of keeping with the local area. There will be overlooking of Elmbank and Langtons. Property would be out of scale with neighbours. Issues with noise and disruption during construction and existing noise nuisance issues. Previous reason for refusal should stand. Increased light pollution likely.

CHIGWELL PARISH COUNCIL – Objects to this application as it affects the openness of the Green Belt, is on Green Belt Land and is of poor design.

Issues and Considerations:

Green Belt

Policy GB2A identifies development which may be considered acceptable in the Green Belt. The policy includes a caveat for limited extensions to existing dwelling houses, similarly the NPPF makes provision for extensions or alterations to existing buildings, provided it is not a disproportionate size over and above the original building.

The application property is a replacement dwelling constructed after 1997. The replacement dwelling is known to be larger than the original, however once rebuilt, the property is as original again, thus increases to floorspace must be measured anew.

In 2012 ground floor extensions have taken place. The applicant now wishes to redesign the property to provide a symmetrical dwelling as opposed to the existing main 'L' shape footprint, with a further single storey side projection.

As the property is in the Green Belt Officers have undertaken extensive discussions with the applicant and concluded that meaningful extension to the property is only possible if mitigated by the loss of floorspace elsewhere. In addition it has become clear this loss would need to be at first floor as well as ground floor, due to the greater impacts arising from first floor development.

As a result the latest application identifies the existing front projection to be removed, a portico feature to be installed in lieu and a first floor provided over a replacement ground floor wing. The result is the loss of 195sqm from the property and replacement with 238sqm and a further 17sqm in the portico feature. Thus there is an increase of 43sqm.

The original 1997 building included the ground floor linked garage. The original building (based upon first floor floorspace and not including the 2012 extensions) had a floorspace of approximately 539sqm. The proposed extensions currently being considered represent a 7.9% increase in volume when considering the demolition works. The 2012 extensions added in the region of 70sqm, approximately 13% increase. Thus when considered with the current proposals, Officers and Members are considering roughly 20% additions above the volume of the original dwelling. This is not considered disproportionate. There would be an increase in first floor accommodation, which would impact on openness, but within the context of the main dwelling and the generous site grounds, this impact is not considered to result in significant harm to the Green Belt. Outbuildings have been erected, however these are not subject to usual Green Belt policies and planning regulations being erected under permitted development rights.

Mindful of the above assessment, Officers consider the proposals acceptable in the Green Belt.

Design and streetscene

In terms of design there is clearly concern regarding the proposals, however design is subject, the proposals would compliment the existing dwelling, be located in generous grounds and viewed in isolation, thus impact to street scene is considered negligible. The portico feature is a statement addition, but this is to the applicants taste.

Impact to neighbouring properties.

In respect of neighbouring living conditions, the proposals result in no harm due to the degree of separation.

The proposals would result in no adverse highway or landscaping issues. TPO trees are well separated from the proposed alterations and extensions.

Conclusion

The present scheme is a reduction from that previously considered in 2014 and accompanied by more information regarding floor space than the application earlier this year. Officers are now able to assess that the increases in floor space proposed are not disproportionate despite being at first floor level, and as such acceptable in principle. Impact to ones is negated by the loss of some existing first floorspace at the front and to a degree by the built form of the existing dwelling. Impacts to neighbouring properties and streetscene are negligible given the isolation of the dwelling and mindful of the above assessment Officers now 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:

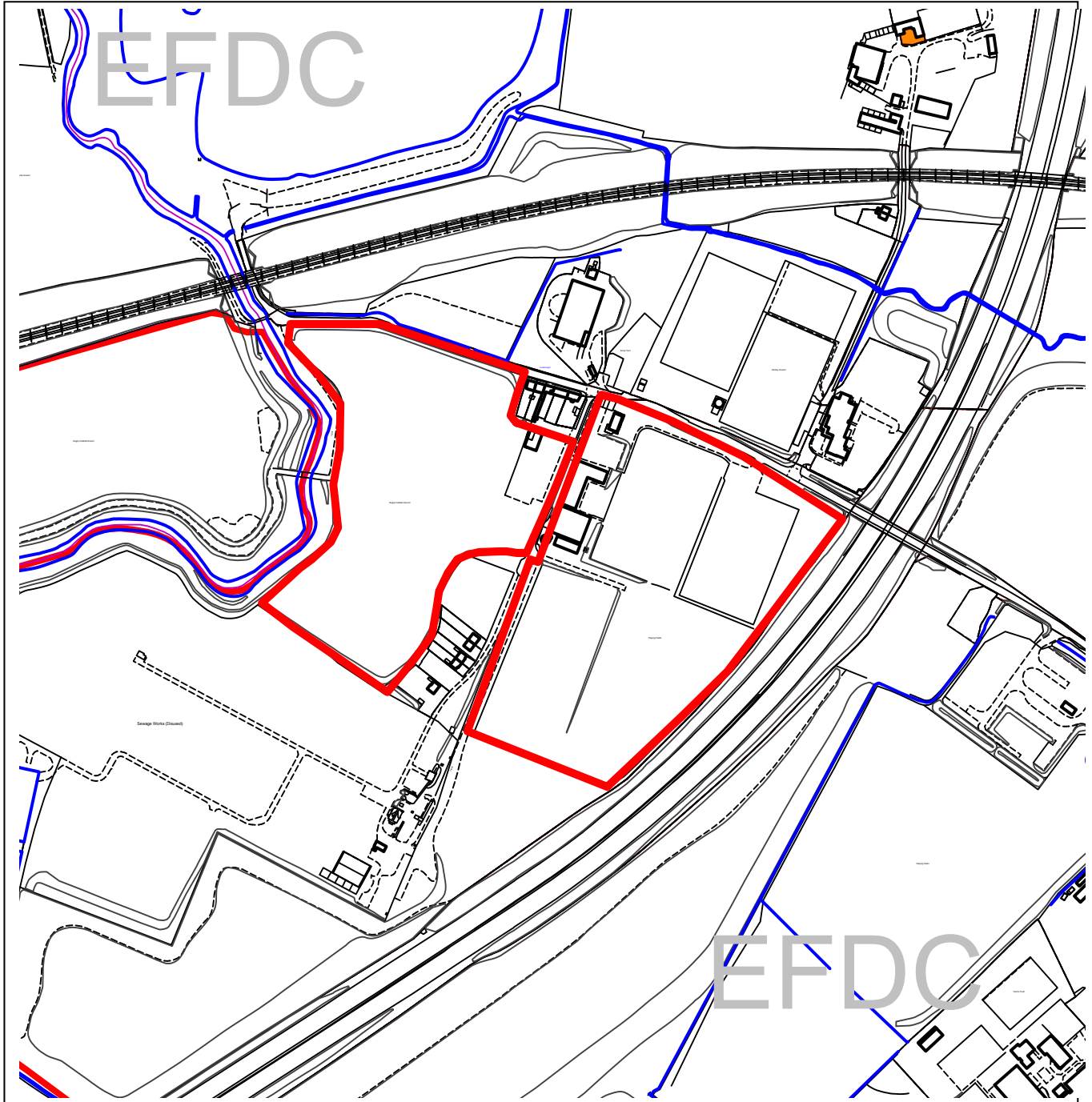
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564481***

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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/1326/15
Site Name:	Tottenham Hotspur Training Ground Luxborough Lane, Chigwell, IG7 5AB
Scale of Plot:	1/5000

Report Item No: 8

APPLICATION No:	EPF/1326/15
SITE ADDRESS:	Tottenham Hotspur Training Ground Luxborough Lane Chigwell Essex IG7 5AB
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	The Anderson Foundation
DESCRIPTION OF PROPOSAL:	Variation of condition 2 'Plan nos' of planning permission EPF/0853/14 (Redevelopment of former Tottenham Hotspur training ground with an autistic spectrum disorder school, comprising a 3800 sq metre school building to accommodate up to 128 pupils aged 4-19, a mixed use games area, playing fields, 100 parking spaces and a minibus drop off area. Additionally, the development of 60 dwellings on land to the west of the proposed school to act as enabling development to facilitate delivery of the school) - Amendment Change to the elevations, floorplans, car parking and amenity space for the proposed dwelling. Alterations to dwelling mix. Minor amendment to the masteplan layout and removal of additional trees.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576653

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 following approved drawings numbers, unless otherwise agreed in accordance with the terms of the agreement under S106 of the Town and Country Planning Act 1990 that accompanies this planning permission:

Location and masterplan and levels:
1324_0005 D, 1324_0009 A, 1324_0010 A

NAS School:
1324_0110 F, 1324_0120 F, 1324_0121 F, 1324_0130 E, 1324_0131 E, 1324_0133 E, 1324_0134 E, 1324_0135 E, 1324_0136 E, 1324_0137 E, 1324_0140 D, 1324_0200 D, 1324_0202 C, 1324_0203 C, 1324_0204 C, 1324_0205 C, 1324_0220 D, 1324_0221 D

Housing:

1625_1004 A, 1625_1500 C, 1625_1501 D, 1625_1502 D, 1625_1503 D,
1625_1504 D, 1625_1505 D, 1625_2500 A, 1625_2501 A, 1625_2502 A,
1625_2503 A, 1625_2504 A, 1625_2505 A, 1625_2520 A, 1625_2525 A

Adoptable Road Layout:

ST-2012-37

- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 6 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.

- 7 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.
- 8 The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (Stomor, Ref ST-2012/FRA-1403-Luxborough Lane, March 2014) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 10 The development hereby approved shall be undertaken only in accordance with the mitigation strategy the recommendations of the Bat Survey and Reptile and Amphibian Survey dated 13 March 2014, ref DFCP 2600
- 11 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 12 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any other Order revoking, further amending or re-enacting that Order) no extensions, roof enlargements, swimming pools, ponds or outbuildings with foundations generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any other Order revoking, further amending or re-enacting that Order) no new buildings and extension to any building generally permitted by virtue of Class M of Part 7 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 14 No street lighting shall be provided along the entire length of Luxborough Lane that is within the application site and within the sites of the school and housing development hereby approved other than in accordance with details previously submitted to and approved in writing by the local Planning Authority.

Subject to the completion, within 21 days, of a deed of variation to the effect that the S106 agreement completed 26 March 2015 in respect of planning permission EPF/0853/14, applies in full to the new planning permission.

This application is before this Committee for the following reasons:

1. *It is an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A.(c))*

- 2. It is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A.(d))*

Description of Site:

The application site primarily comprises land situated off the south side of Luxborough Lane, immediately west of the M11 motorway which is in a cutting at that point. The site area is some 24 hectares. It also includes the whole of Luxborough Lane from the existing access to the site to its junction with High Road, Chigwell. Luxborough Lane is a private road. The entire site is within the Green Belt.

The primary application site excludes an access road off Luxborough Lane, which passes through the approximate centre of it and consequently dividing it into two: a distinct eastern and western part. The access road serves to provide access to a small group of 5 houses between the southern parts of the site and to the Luxborough Lane Sewage Treatment Works.

To the west the primary site is bounded by the River Roding and to the south by Luxborough Lane Sewage Treatment Works and a small wooded area adjacent to the M11. Luxborough Lane and the curtilage of a terrace of 5 houses form the northern site boundary. The top of the M11 cutting forms the eastern site boundary.

Beyond the northern site boundary, on the opposite side of Luxborough Lane, is Chigwell Household Waste Recycling Centre, Old Loughtonians Hockey Club and Greenway Kindergarten.

The site comprises disused football pitches last used as a training ground for Tottenham Hotspur Football Club. The eastern part of the site also includes a pavilion building, associated car park and air-hall building containing one indoor football pitch. The western part also includes a car park.

Prior to the construction of football pitches the western part of the site was used for the disposal of waste, forming a landfill on land excavated for brick production. The southwest part of the eastern part of the site is also a landfill. The site as a whole is surrounded by other landfill sites.

A very narrow strip of land on the western site boundary with the River Roding, and along the western part of Luxborough Lane is within Flood Risk Zone 2.

Description of Proposal:

It is proposed to carry out minor material amendments to an approved development comprising a specialist school for children with Autistic-Spectrum Disorder (ASD) as their main Special Educational Need (SEN) on the eastern part of the site and the erection of 60 houses within a parkland setting on the western part of the site. The amendments only relate to the housing component of the development.

The amendments proposed are to the detailed form of the houses, parking layout and the mix of particular dwelling types across the site.

In terms of numbers there would be no change to the total number of houses. As with the approved scheme, the houses would be predominantly 3 bedroom (41 compared to 43 as approved), with some 4 bedroom (15 compared to 11 as approved) and 5 bedroom (4 compared to 6 as approved) houses. As with the approved scheme, they would be arranged along the northern, eastern and southern boundaries of the western part of the site. The remainder of the

site would be landscaped with access to the existing path at the top of the bank adjacent to the River Roding.

The houses would be predominantly two-storey with a small number of part two/ part three storey and full three storey houses sited at specific focal points. They would be of more traditional design than the approved scheme with a mix of hipped and gabled roofs rather than entirely gabled roofs as approved. In common with the approved scheme, a small number of houses would have flat-roofed side projections with roof terraces. Similarly, parking would be also be in garages, covered parking areas and a mix of dedicated and on-street parking spaces.

A final amendment is the proposed removal of 4 identified individual trees and 2 groups of much smaller trees. They are sited adjacent to the existing access road separating the eastern and western parts of the overall development site.

Relevant History:

EPF/0853/14 Redevelopment of former Tottenham Hotspur training ground with an autistic spectrum disorder school, comprising a 3800 sq metre school building to accommodate up to 128 pupils aged 4-19, a mixed use games area, playing fields, 100 parking spaces and a minibus drop off area. Additionally, the development of 60 dwellings on land to the west of the proposed school to act as enabling development to facilitate delivery of the school. Approved

Policies Applied:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of Rural and Built Environment
CP3	New Development
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
RP4	Contaminated Land
RP5A	Adverse Environmental Impacts
H3A	Housing Density
H4A	Dwelling Mix
H5A	Provision for Affordable Housing
H6A	Site Thresholds for Affordable Housing
H7A	Levels of Affordable Housing
H9A	Lifetime Homes
RST14	Playing Fields
U3A	Catchment Effects
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE5	Design and Layout of New Development
DBE6	Car Parking in New Development
DBE7	Public Open Space
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL2	Inappropriate Rural Development
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST1	Location of Development
ST2	Accessibility of Development
ST3	Transport Assessments
ST4	Road Safety

ST5	Travel Plans
ST6	Vehicle Parking
I1A	Planning Obligations

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

Number of neighbours consulted. 27, but no replies received

Site notice posted: Yes

Press advert: Yes

Responses received:

ENVIRONMENT AGENCY: Based on the information submitted we have no comments to make.

CHIGWELL PARISH COUNCIL: The Council SUPPORTS this application as the amendments are considered a visual improvement of the development.

Main Issues and Considerations:

The only issue raised by the proposal is the consequence for the character and appearance of the development and its living conditions.

The proposed change to the mix of dwellings would not have any significant impact. Their adjustment to the position of houses is such that there is no need for any condition to address potential overlooking between proposed houses, which was necessary for the approved scheme. The most significant impact is a softening of the appearance of the development due to the changes in external appearance. That change is welcome and is a positive response to concerns expressed by Members in relation to the appearance of the approved scheme. That improvement would be reinforced by appropriate external materials, which can be secured by condition.

In relation to tree loss, that is very limited and confined to a part of the site where it abuts additional robust planting on the site boundary. Their removal is required to facilitate the erection of garages, parking spaces and one house. Since the loss is of low value trees that would not significantly impact on the setting of the site the consequence for the amenities of the locality is acceptable.

Conclusion:

The proposal is for a minor but nonetheless material change to the housing component of the development. It would enhance the appearance of the proposal while maintaining its sylvan setting. On that basis it is concluded it complies with planning policy therefore it is recommended that planning permission be granted. Before any consent is issued however, it is necessary that steps be completed to ensure the S106 agreement attached to the original consent applies equally to the new permission in order to ensure the matters it deals with continue to be addressed. Those matters include:

- Contaminated land investigation and remediation across the site.
- A financial contribution towards education provision.
- A financial contribution towards the provision of a local bus service.
- Completion of improvements to/widening of Luxborough Lane prior to first occupation of

- the development.
- Provision and implementation of a Travel Plan for the proposed school and residential scheme and payment of a monitoring fee.
 - Completion of the ASD school development prior to first occupation of the residential component.
 - To not permit pupils to attend the school who are not diagnosed with Autistic Spectrum Disorder.
 - The management of the school to become the responsibility of the National Autistic Society.
 - The submission to the Local Planning Authority for approval details of the management company that will be responsible for the maintenance of roads, public open space and landscaped areas and the establishment of a management company in accordance with the approved details prior to the first occupation of the development.

The appropriate mechanism to achieve that is a deed of variation and it is recommended that this be required to be completed within 21 days.

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

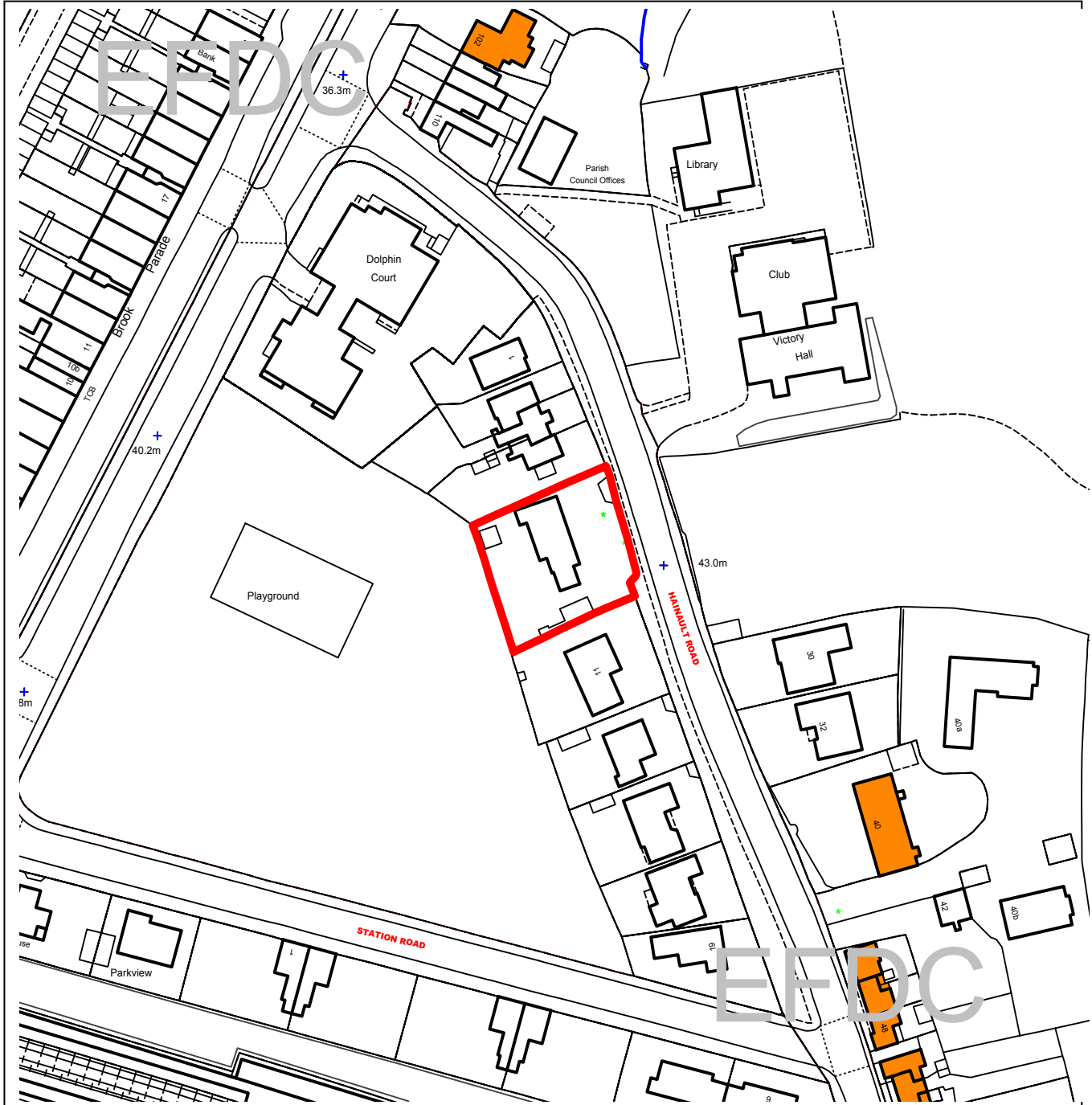
***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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



Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/1367/15
Site Name:	9 Hainault Road, Chigwel IG7 6QU
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1367/15
SITE ADDRESS:	9 Hainault Road Chigwell Essex IG7 6QU
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Chigwell Properties Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing house and construction of 6 apartments (Revised application to EPF/0693/15)
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=576799

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: P(2-)01, P(2-)02, P(2-)03, P(2-)04, P(2-)05 and P(2-)06
- 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 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations 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.
- 5 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.
- 6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

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

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

- 7 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.
- 8 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.
- 9 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 10 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 No services shall be installed within the root protection area of the horse chestnut and mulberry (at the front of the property) unless the Local Planning Authority gives its prior written approval.

- 12 Prior to the first occupation of development the proposed private drive shall be constructed to a width of 5 metres for at least the first 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 13 Prior to the first occupation of the development the redundant vehicular crossing to the south of the site shall be reinstated to full kerb and footway height.
- 14 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 Essex County Council.
- 15 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 16 There shall be no discharge of surface water onto the Highway.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

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)) and 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 Services – Delegation of Council functions, Schedule 1, Appendix A.(d))

Description of Site:

The application site is a wide, detached, two storey property with a wide frontage located on the west side of Hainault Road within the built up area of Chigwell. The site backs onto a Green with play area. The road slopes up to the south. The property is set back some 12m from the road and has a relatively shallow rear garden (approximately 11m from rear wall of house). The property has been extended in the past with a rear outshot, side additions and garage additions. There is a two storey dwelling to the north and a bungalow to the south. The application site is not within the Metropolitan Green Belt or a Conservation Area. The two trees to the front of the property have been protected with a preservation order following submission of an earlier application.

Description of Proposal:

The application seeks consent for the demolition of the existing house and construction of a block of 6 apartments. This is a revised scheme following a previous refusal. The proposal will have a width of 20.2m (a reduction of 1m from the refused scheme); a depth of 16.5m (a reduction of 0.5m) and a maximum height of 9.5m (a reduction of 0.5m). The proposal will form a basic 'H' plan with prominent gables to the front and rear, and flat roof dormers. The proposal will have an underground car park, accessed by a car lift to the side of the property with parking for 6 cars. The car park has been reduced in size compared to the previous scheme which offered parking for 12 cars.

Relevant History:

EPF/0693/15 – Demolition of existing house and construction of 6 apartments – Refused. The application was refused for the following reasons:

1. The protected horse chestnut and mulberry trees to the front of the site have significant visual importance in the street scene and their retention is required despite future proposals for development of the site. Therefore it is considered that insufficient justification has been given for their removal. The proposal does not therefore accord with policy LL9 of the Adopted Local Plan and Alterations, which is consistent with the policies of the National Planning Policy Framework.

2. By reason of its bulk and height and overall design, with particular regard to the wide prominent gables, the proposal would have an overbearing relationship with the adjacent properties and would be inconsistent with the character and appearance of the locality. Accordingly, the proposal is contrary to policies DBE1 and DBE3 of the Adopted Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.

3. The proposed development, due to the overall height and depth coupled with the relatively short rear gardens, results in an overbearing development, harmful to the visual amenities of the occupiers of No. 7 Hainault Road. Additionally, due to the location of the development to the south of this property, there is likely to be a loss of light and outlook to this property. The proposal is therefore contrary to policy DBE2 of the Adopted Local Plan and Alterations which is consistent with the policies of the National Planning Policy Framework.

4. In the absence of information regarding the proposed car lift, the impact this may have on the amenity of the occupiers of No. 7 Hainault Road, with particular regard to noise impact, cannot be assessed. Therefore the proposal fails to accord with policy DBE2 of the Adopted Local Plan and Alterations which is consistent with the policies of the National Planning Policy Framework.

EPF/1144/12 – Proposed part demolition and rear extension of existing dwelling and erection of one new dwelling on sub divided plot – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP5 – Sustainable Building

CP7 – Urban Form and Quality

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H2A – Previously Developed Land

H4A – Dwelling Mix

LL9 – Felling of Preserved Trees

LL10 – Adequacy of provision for landscape retention

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

Summary of Representations:

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application on the grounds of insufficient parking

33 Neighbours consulted and a Site Notice erected:

5 DOLPHIN COURT, HIGH ROAD – Concern regarding impact to water table, concern over insufficient parking

3 DOLPHON COURT, HIGH ROAD – Concern with regards to parking and highway safety

Issues and Considerations:

The main issues with this proposal relate to suitability of location, design, impact on amenity, tree issues and highway issues.

Suitability of Location

Hainault Road is within the built up area of Chigwell and the shops and services of Brook Parade and Chigwell Underground Station are a very, short walk away, as is the Green, which is immediately to the rear and play area. Therefore in terms of sustainability the site is in a good location.

Although the proposal is located between single residential properties, flats of this type are not unusual within the Chigwell area provided compliance with other policies, and in general the site is considered one that could be a flatted site.

There is a small amount of communal garden area to the rear, which just about meets the required 25m² per a unit, however; in any event, in this case any future occupiers will have the use of the Green area to the rear which can be seen as 'borrowed' amenity space.

Design

The proposal has been reduced in size since the previous submission, and although still a prominent building within the streetscene the reductions are a welcome improvement with the proposal only a maximum 0.4m above the existing highest point of the dwelling. Although the existing property has a very staggered roofline, this proposal has been set in from the boundaries creating a good level of separation between the neighbouring properties (6m to No.11 and 6.5m to No. 7) and therefore the changes in height are not so exaggerated as per the previous scheme.

The width of the gables have been reduced following the previous refusal, as the gables when compared to the front gable at No. 7 previously dwarfed this property and appeared incongruous. The revised scheme, although reduced, still has very large gables when compared to No. 7 however, it is considered on balance that the reduction in the width of the gables, coupled with the reduction in overall height and width and the additional separation distance from the boundary, is sufficient to overcome the previous reason for refusal.

It is understood that the proposal has been designed to appear as 'a house' and although large compared to the immediately neighbouring properties is of a size and appearance of similar

properties within the wider area. Additionally the protected trees to the front will soften the appearance of the proposal by partly screening the development.

Amenity

With regards to the neighbour at No. 11, there is a 6m separation between the proposal and this property, and No. 11 is set to the south and therefore located up hill to the development site and these factors help to mitigate any potential loss of amenity to this property.

The gardens on this side of Hainault Road are relatively short, albeit they have the Green to the rear. However, the proposal will extend at full height to some 5m beyond the main rear wall of No. 7, but the proposal is set in from the shared boundary by 4.7m and the 45 degree line is met from the nearest first floor window.

It is considered that the proposal may cause some loss of light to this property as it is to the north of the proposal and will be at two storey height, however the separation distance is considered sufficient to avoid any significant loss of light and therefore the proposal is not considered to result in excessive harm to the amenities of the occupiers of No. 7.

There are side windows proposed, however these serve bathrooms or are secondary windows and therefore can be conditioned as obscured glazed removing any actual or perception of overlooking.

A concern with the previous application was with potential noise from the car lift and the impact of this on surrounding neighbours as no information had been provided. A noise report was submitted with this application and the Environmental Health Officer has not raised an objection to this element of the proposal.

Trees

There is a horse chestnut and mulberry tree to the front of this site which were protected with a preservation order following the submission of the refused application. These trees are dominant features within the road and provide a valuable contribution to the streetscene and enhance the character of the locality. As such they have a high amenity value and were under a direct threat of needing to be removed to facilitate development.

This scheme has been amended to reduce the underground parking area so that it will not impact on the health of the trees and the tree officer has now no objection to the scheme subject to conditions.

Highways

The Highways Officer has no objection to the proposal subject to a number of conditions. With regards to the number of parking spaces, one is proposed for each new flat. The reduction in the number of spaces is to take into account the protected trees to the front of the property as previously the basement element extended under this area. Although there is only 1 space per dwelling, this is a very sustainable location within a short walk to the London Underground Station and the shops, services and facilities of Chigwell and therefore it is considered one space per dwelling is acceptable and this number of spaces is compliant with the Essex Parking Standards.

Other issues

Waste/Bins

The proposal includes a suitably sized bin store which is within 25m of the highway and the bin provision is therefore acceptable.

Contaminated Land

As there is unlikely to be any significant contamination present, it would be unreasonable to require the developer to carry out a detailed land contamination investigation through the imposition of standard land contamination conditions. It is the responsibility of the developer to ensure the safe development of the site and a single condition requiring the developer to stop works and carry out any necessary investigations and remedial works should contamination be encountered during development works should suffice.

Land Drainage

Due to the size of the proposal it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. Therefore the Land Drainage team have requested a flood risk assessment condition in relation to runoff. In addition the Land Drainage team have requested an informative due to the basement element of this design.

Conclusion:

The proposal is considered to have overcome the previous reasons for refusal. Although the scale of the proposal is still large compared to the neighbouring properties, it is considered that on balance the proposal is acceptable and approval with conditions is recommended.

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

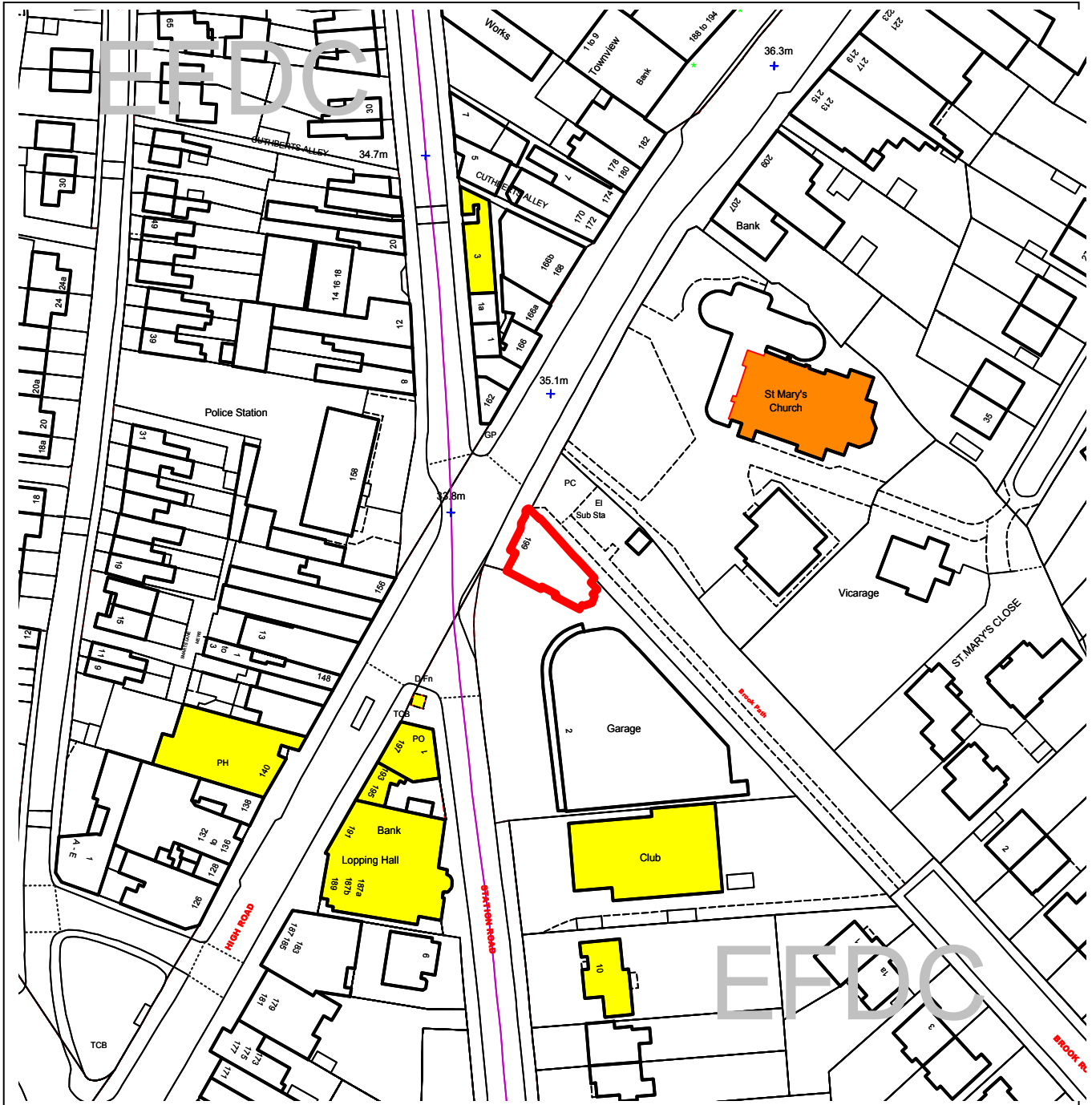
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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



Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/1382/15
Site Name:	199A High Road, Loughton IG10 1AA
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1382/15
SITE ADDRESS:	199A High Road Loughton Essex IG10 1AA
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr S Phillips
DESCRIPTION OF PROPOSAL:	Revised proposal for express advert consent for the installation of two internally illuminated projecting signs at first floor front elevation.
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=576836

CONDITIONS

STANDARD ADVERTISEMENT CONDITIONS ONLY

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 contains a medium size two storey detached building, situated in a prominent location along a busy frontage to the eastern side of High Road, in the heart of Loughton Town Centre. The application building is at the intersection of three main streets, namely; Loughton High Road, Station Road in the South and Forest Road in the North. The property is rendered in light cream like colour. The fascia of the ground floor shop unit is painted in grey colour. The prominent historic sign “Browns” relating to the former occupier of the building, is purple/brown in colour and is situated on first floor side elevation in the south.

The roof of the host building is formed of prominent gable features with red tiles and facing the surrounding streets. The application building is a very attractive local landmark with excellent visibility from any public vantage point within the locality. The first floor level of the host building is currently being occupied by Swift Travel and Bennet Phillips Luton (BPL) business companies. There is an existing fascia sign painted in purple pinned above the window on the first floor gable feature at front elevation with white lettering that spells out one of the company’s names as “SWIFT TRAVEL”.

The character of the area is varied, consisting of a mixture of A1 retail units, and services or businesses falling within A2, A3, A4 and A5 Use Classes with existing fascia and externally projecting signage of varying colours, some of which are internally illuminated with an example of

some being installed on first floor front elevations facing the High Road. The application site is not within a conservation area and the existing building is not statutorily or locally listed.

Description of proposal

Revised proposal for express advert consent for the installation of two internally illuminated projecting signs at first floor front elevation.

Details of projecting signs:

The two projecting signs relate to the two business companies, namely; "SWIFT TRAVEL" and "Bennett Phillips Luton (BPL)" which are currently occupying the first floor level of the application building. The proposed projecting signs are intended to advertise these business companies as such; each sign would have the details of each company printed on it and would spell as: "SWIFT TRAVEL" and "BPL for Bennett Phillips Luton" These two projecting signs would be internally illuminated and would be installed on the first floor front elevation facing towards Loughton High Road.

Dimensions and Illuminance levels of each proposed projecting sign:

a. *SWIFT TRAVEL projecting sign:*

- Height from the ground level to the base of the advertisements would be 3.5 metres.
- Maximum projection from the face of the building would be 1.1 metres.
- It would have a height of 0.76 metres, width of 1 metre and depth of 0.1 metres.
- The maximum height of individual letters and symbols would be 15 centimetres.
- Would have illuminance level of 700dc/m.

b. *BPL (Bennett Phillips Luton) projecting sign:*

- Height from the ground level to the base of the advertisements would be 3.4 metres.
- Maximum projection from the face of the building would be 1.1 metres.
- It would have a height of 0.76 metres, width of 1 metre and depth of 0.1 metres.
- The maximum height of individual letters and symbols would be 22 centimetres.
- Would have illuminance level of 700dc/m.

Relevant Site History:

EPF/2158/14: Display of upper level signage comprising of an illuminated box sign (sign1) and non-illuminated projecting sign (sign 2) to the front elevation and a non-illuminated flat board sign to the south elevation (sign 3) –Planning permission was refused

EPF/0049/14: Internally illuminated fascia sign –Permission granted with conditions.

EPF/0003/13: Provision of a) one internally illuminated individual letter sign at fascia level (Sign 1) and one non-illuminated double sided pole or post sign at front of forecourt (Sign 2) (Revised application) –Permission Granted.

EPF/1806/12: One internally illuminated fascia sign and one internally illuminated freestanding menu box sign –Permission granted with conditions.

A/EPF/1739/05: Installation of various items of illuminated and non-illuminated signage including a new 'totem' sign, (Revised application) –Permission granted with conditions.

A/EPF/0136/02: Erection of internally illuminated 4.1 metre high gantry sign in the Station

Road garage forecourt –Permission granted with conditions.

A/EPF/1347/01: Display of 3 internally illuminated fascia signs and 3 internally illuminated wall mounted signs –Permission granted with conditions.

A/EPF/0057/93: 4 illuminated fascia signs, 2 non illuminated fascia signs, 1 illuminated projecting sign, 1 illuminated wall mounted sign, 1 non illuminated wall mounted sign –Permission granted with conditions.

A/EPF/0035/91: Fascia, projecting box and single sided signs (internally illuminated in part) – Permission granted with conditions.

A/EPF/0045/88: Illuminated pole sign and four illuminated fascia signs –Permission granted with conditions.

A/CHI/0002/69: Display of illuminated sign –Permission granted with conditions.

A/CHI/0032/67: Display of 4 illuminated fascia sign –Permission granted with conditions.

A/CHI/0022/62: Three additional illuminated signs –Permission granted with conditions.

A/CHI/0014/59: Neon lit lettering on fascia –Permission granted with conditions.

A/CHI/0013/59: Neon lit signs on front and side of shop & offices –Permission granted with conditions.

A/CHI/0013A/58: Erection of illuminated pole sign –Permission granted with conditions.

A/CHI/0005/50: Erection of new signs with neon lighting –Permission granted with conditions.

A/EPF/0029/77: Display of illuminated advertisements –Permission granted with conditions.

Policies Applied

CP2 Quality of Rural and Built Environment
DBE13 Advertisements.

National Planning Policy Framework (NPPF) March 2012.

The 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 policy is broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation carried out and summary of representations received

Number of neighbours consulted: N/A.

Site notice posted: Site notice was displayed.

Responses received: No response received from neighbours.

LOUGHTON TOWN COUNCIL: objected to the internally illuminated projecting signs, which detracted from the heritage of the Victorian building, and were considered detrimental to the street scene. Members commented that the signage should be more discreet. For information: This property, built around 1881 by architect and owner Edmond Egan, was identified by the Town Council as one of the additional buildings worthy of consideration for inclusion by Epping Forest District Council on its Locally Listed Buildings register as part of the Heritage Asset Review.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP: objected to this application on grounds that this property lies in the shopping section of Loughton High Road. This is a mixed shopping and residential area, with residential flats above many of the shops. In order to maintain its character, in the main there are no signs at first floor level, and those that do exist are non-illuminated. We think that this should continue. We also note that this is an attractive Victorian building and the proposed sign is holly out-of-keeping with the building. We appreciate that there has been a non-illuminated sign at first –floor level for some years, and would not object to its replacement by a more suitably –designed non-illuminated sign.

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 public safety and amenity, taking into account the relevant provisions of the development plan and any other factors relevant to amenity and public safety. This is reinforced by paragraph 67 of the NPPF which advocates that advertisements should be subject to control only in the interests of amenity and public safety. In light of this therefore, the main issues for consideration in this case are:

- The impact of the proposal on highways and pedestrian safety.
- The impact of the proposal on the amenity.

Impact on the Highway Safety and pedestrian safety:

This current application is the second version of the previously refused application ref: EPF/2158/14. The current proposal has been reduced in scale to address the concerns of the Local Planning Authority. The previous application had sought consent to display high level signage comprising of 1x internally illuminated box sign on first floor front elevation; 1x non illuminated projecting sign also on first floor front elevation; and 1x flat board sign on a chimney breast on the south (side) elevation. However, this current application is only for two internally illuminated projecting signs of relatively small size which would be installed separately at almost similar levels, above the fascia of the ground floor unit on first floor front elevation. The side (south) flat board sign as previously sought has now been omitted.

The Council's approach to all advertisement consents is set out in Policy DBE13 which states that consent would be refused for: (i) the installation of internally-illuminated box-fascias, projecting box signs and other illuminated signs which would; (a) adversely affect the character of historic town centres, (b) be out-of-keeping with the building of which they would form part by reason of their materials, colours or proportions, (c) be located outside town centres or shopping parades, or (e) appear incongruous. (ii) Advertisement consents are limited to one fascia and one projecting or hanging sign per shop front. (v) Any advertisement which would constitute a hazard to road safety would be refused.

The proposed projecting signage would give 3.4 metres clearance level over the pavement from ground floor level. Although this would appear high, especially owing to the prominent position of the propose signage, the host building itself is well set back from all the surrounding streets and there are similar projecting signs at similar level on some properties within the immediate vicinity. As such, the proposed signage would not significantly be prominent in the street scene when viewed from any of the surrounding streets or public vantage point.

Loughton as an area can be regarded as medium town or urban area with most of its business activities being concentrated along the High Road. In accordance with the definitions in the Institute of Lighting Engineers Guidance Notes for the Reduction of Light Pollution, the recommended maximum illuminance level of such medium town centres or medium urban

locations is 800dc/m² up to 10m² and 600 dc/m² over 10m² . The projecting signage would be installed in separate positions at first floor front elevation and the illuminance level for each of them would be 700dc/m² as indicated on the planning application form. In a well-lit area and centralised location of the host property, within the very heart of Loughton Town Centre with several street lightings and other illuminated signs, the proposed illuminance levels of the signage are considered to be appropriate to their location.

In light of this appraisal, it is considered that in addition to having regard to their size, scale and the characteristics of the surrounding area, the proposed projecting signage would not significantly harm the highway and pedestrian safety or the character of this historic town centre or host building.

Impact on Amenity:

When assessing an advertisement's impact on "amenity", Local Planning Authorities should have regard to its effect on the appearance of the building or on visual amenity in the immediate neighbourhood where it is to be displayed. They will therefore consider what impact the advertisement, including the cumulative effects, will have on its surroundings. The relevant considerations for this purpose are the local characteristics of the neighbourhood, including scenic, historic, architectural or cultural features, which contribute to the distinctive character of the locality.

In the context of the application site, the proposed signage would be located a substantial distance away from any nearby residential property or flats above surrounding shops. The host building consists of a double unit with two shopfronts apart and the proposal would involve installing one projecting sign per shopfront. This together with the limited number of the signage proposed would not give rise to clustered appearance that would detract from the attractive front appearance of this historic building. Therefore, in view of the characteristics of the locality, the proposed signage are considered to be of an appropriate size, scale and colour in relation to the building on which they are set and would not cause harm to the residential or visual amenity of the occupiers of neighbouring properties. This application is therefore acceptable on this ground.

Other Matters and Considerations:

There is a long planning history of Council's approvals of various types, size, scale and design of advertisement consents on the application site over a time frame of over 60 years, which included some non-illuminated projecting signs at the same position where the proposed signage would be located at first floor front elevation of the host building. Although some of the previous approvals, as shown on the long list of planning history, may not be relevant to this particular application, they collectively reflect a long history of commercial activity at the application site which was granted similar advertisement consents by this very Council for their own businesses. This should be taken into account as a material consideration when determining the merits of this application.

The applicant and the associated agent have provided a strong planning statement in support of this application. The applicant has deemed consent under Class 2B of Schedule 3 for advertisements relating to a person, partnership or a company separately carrying on a profession, business or a trade at the premises where it is displayed. In simple terms, the applicant is permitted by law to erect or install a non-illuminated sign or signs up to a maximum of 4.6 metres high above ground level, provided such signs are not greater than 0.3m². This is clearly set out in the planning statement submitted with this application and it is a strong material consideration when determining the merits of this application.

The report for previous application ref: EPF/2158/14 appear to describe the application building at the time as being included on Epping Forest District Council Locally Listed Buildings register as part of the Heritage Asset and this appears to be the shared view from Loughton Town Council

and Loughton Residents Association. However, an email from Epping Forest District Council Conservation Team dated 04 August 2015 available on the document management database, confirmed that the application building is not listed. However, the Conservation Team noted that the building, though not listed, is of merit and one which meets the criteria for local listing and that they would expect any alterations to it to be sympathetic. In this context, no alterations are proposed to the application building and the colour of the proposed signage would blend well with the appearance of this building, which together with their small size and scale would not significantly detract from the overall appearance of this building or its merited criteria.

The design of the signage is considered appropriate to this location and the application has been assessed in its widest context taking into account the representations from Loughton Town Council and Loughton Residents Association objections.

Conclusion:

The proposals are considered not to adversely affect the amenity or public safety of the surrounding area. The proposal forms appropriate visual relationship with the existing building and would not detract from the character and appearance of the area, host building and street scene. As such, this proposal is considered to be in compliance with the guidance in the NPPF (2012), and the aforementioned policies of the adopted Local Plan (1998) and Alterations (2006). Accordingly, this application is recommended for Approval.

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

***Planning Application Case Officer: Moses Ekole
Direct Line Telephone Number: 01992 56 4109***

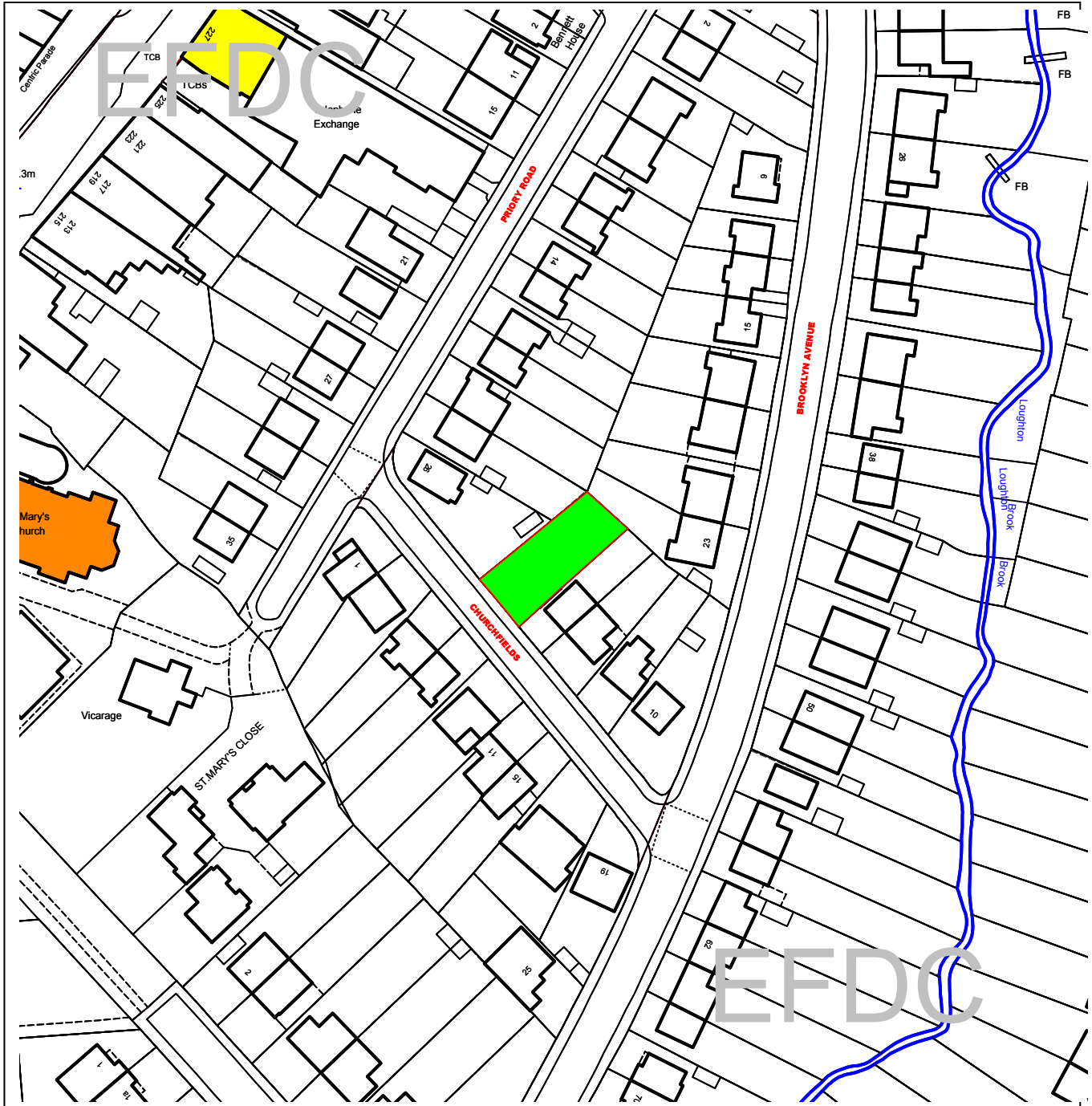
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/1402/15
Site Name:	2 Churchfields, Loughton IG10 1AG
Scale of Plot:	

Report Item No: 11

APPLICATION No:	EPF/1402/15
SITE ADDRESS:	2 Churchfields Loughton Essex IG10 1AG
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Carl Hellen
DESCRIPTION OF PROPOSAL:	Variation of condition 6 of EPF/2707/13 (which gave approval to two semi-detached dwellings) consisting of two revisions to the approved plans by way of a) provision of glass canopies above front doors, and b) revised forecourt layout.
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=576873

CONDITIONS

- 1 The areas of soil borders shown on plan number SK 23/5/15 hereby approved shall be retained as soil borders on a permanent basis. They shall not be removed and or covered over with a hard surface.
- 2 If any of the shrubs planted in the soil borders hereby approved dies, or is uprooted, or is removed, in a period of 5 years from the date of this consent, then it or they shall be replaced with shrub(s) of a similar size and specie.
- 3 The development hereby permitted will be retained strictly in accordance with the approved drawings numbers SK 23/5/15 and the front elevation section of 2A as amended on 2/6/15.

This application is before this Committee because it has been 'called in' by Councillors Stephen Murray and Ken Angold-Stevens pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(h)'.

Description of Site:

Two new semi detached houses have just been built on this site but they are not yet occupied. The site was formerly occupied by a bungalow located in a short road containing a mix of two storey semi and detached houses and bungalows. The site does not lie in a conservation area.

Description of Proposal:

Variation of condition 6 of EPF/2707/13 (which gave approval to two semi detached dwellings) consisting of two revisions to the approved plans by way of a) provision of glass canopies above front doors, and b) revised forecourt layout..

Relevant History:

EPF/1755/13 was a refusal of a proposal to demolish a bungalow and to erect a pair of semi detached dwellings with rear dormers, together with forecourt parking for 4 cars.

EPF/2707/13 was an approval of a revised proposal to erect 2 houses – the revisions to the previously refused EPF/1755/13 included provision of wider gaps between flank walls and the side boundaries to deal with a cramped appearance, and the removal of rear dormers to reduce bulk and overlooking.

EPF/2284/14 – approval of an application to erect rear extensions to two houses being erected.

Policies Applied:

DBE9 – Loss of amenity
ST6 – Vehicle parking.

The National Planning Policy Framework.

Summary of Representations:

LOUGHTON TOWN COUNCIL – No reply at time of drafting of this report. Any comments received will be reported verbally at Committee.

Neighbours 17 consulted and 1 reply received:-

26, PRIORY ROAD – object – The original application EPF/1755/13 was refused permission partly on grounds that the front area would be dominated by car parking, - 2 spaces outside each dwelling. The revised application approved under EPF/2707/13 showed just one car space outside each property with soil borders taking up some of the forecourt area. The current proposal goes back to providing a larger hard surfaced forecourt to allow 2 cars to be parked outside each house. The resulting soil borders are not wide enough and are not in keeping with the street scene. Given that the larger forecourt parking area has already been refused should not this current application also be refused, and once again the developers continue to take advantage of a lack of enforcement by the Council. The glass canopies are not in keeping with the street scene.

Copies of 5 letters of support from nearby residents were submitted with the application. These letters state that the driveway areas as built provide a combination of planting with car spaces and look attractive. They add that the ability to park 4 cars off the road is important and reduces congestion in the road.

Issues and Considerations:

Soil borders, with shrubs have been created down the middle of the block paved forecourt, and on either side, and in front of the 2 houses. They are narrower than that approved under EPF2703/13 - presumably in an attempt to be able to accommodate 2 off street car spaces outside each of the two new houses. While a departure from the approved plans is not condoned the merits of the revised forecourt design has to be considered.

In some ways the proposals give rise to a kind of 'robbing Peter to pay Paul' in that wider soil borders would provide additional landscaping to soften the appearance of the new forecourt and houses, whereas the wider forecourt as built will be able to accommodate a total of 4 cars (and not 2 as allowed under EPF/2707/13) in a road that lies close to the town centre and where parking is prohibited between 2pm and 3pm on week days.

Although the soil borders are narrow (0.6m) they have been planted with shrubs and they do soften the appearance of the development, and the middle border usefully divides the forecourt into two sections. Some neighbouring houses have also opened up their front forecourt areas for parking - so the forecourt parking at this site is not 'unique' to this road. On balance it is considered that the combination of narrow borders, plus the ability to accommodate 4 off street car spaces, is acceptable.

Another issue of concern is whether the soil borders and their planting will be retained. Planning conditions requiring retention/replacing of plants and shrubs can only be imposed to cover a 5 year period. However another condition, to require the soil borders to be retained, and not built over with a hard surface, can be imposed on a permanent basis, and such a condition is also proposed in this instance.

The glass canopies erected over the front doors to the two new houses are small light weight structures that have an acceptable appearance.

Comments on representations received:-

The concerns of the neighbour are acknowledged, although the current proposal does differ from the scheme originally refused under EPF/1755/13. This previously refused scheme only proposed one planting border directly in front of the houses, whereas the current proposal provides for 3 additional planting borders, one in the middle and one at each side of the forecourt.

Conclusions:

As mentioned above the provision of a forecourt to these 2 new houses that is materially different from that approved under EPF/2707/13 cannot be disregarded. However the relative merits of what has been constructed needs to be assessed. The combination of 4 car spaces together with narrower soil beds which have been planted with shrubs, does provide a compromise that is acceptable in the street scene. For this reason, and others outlined 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