

AREA PLANS SUB-COMMITTEE SOUTH

30 September 2015

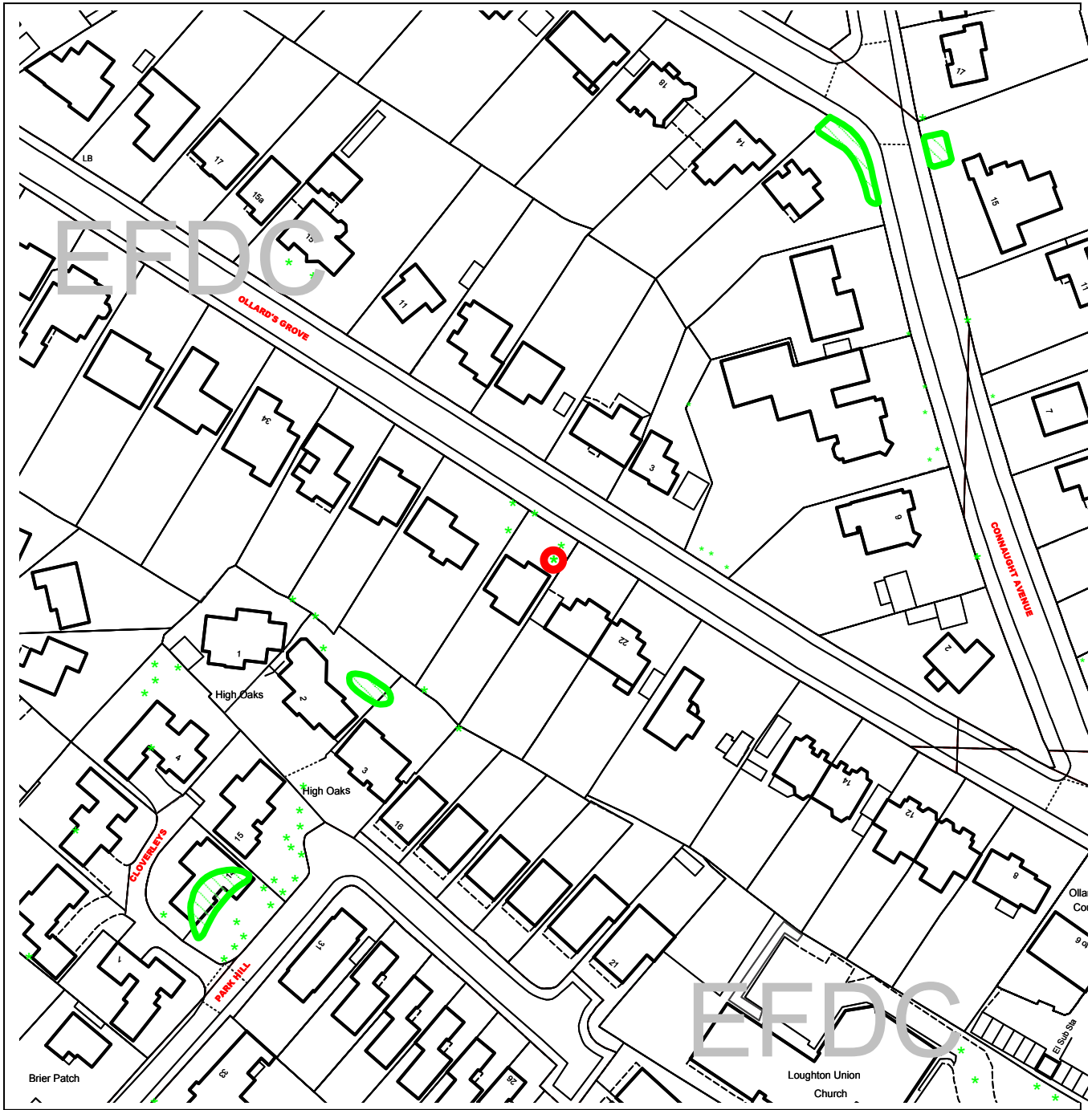
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1670/15
Site Name:	26 Ollards Grove Loughton IG10 4DW
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/1670/15
SITE ADDRESS:	26 Ollards Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Ms J Hawes
DESCRIPTION OF PROPOSAL:	TPO/EPF/24/89 T5 Silver Fir: Fell due to damage to driveway.
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=577602

CONDITIONS

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

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

Description of Proposal:

T1. Silver fir. Fell.

Description of Site:

The fir stands approximately 14 metres tall on the eastern fence boundary set back from the road in the front driveway of this modern residential dwelling. The tree has some landscape presence

within the street by virtue of its height. There are many other large trees in the immediate locality, which screen it from more distant views along this inclined residential street.

Relevant History:

TPO/EPF/24/89 was served on this (T5) and other nearby trees due to planning application; EPF/1138/89, submitted to build a house on part of 28 Ollards Grove's garden and the likely threats posed to trees at the front of the site. The house was built and at least one of the preserved trees has been removed but replaced.

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

'the Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree'.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL – members deplored the proposed felling of such a landmark tree from the front garden. The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree and also objects to any application to fell such a protected tree.

Issues and Considerations:

Introduction

The application has been made due to distortion and crack damage caused by the buttress roots of the tree to the paved drive. Concerns are also raised about the possibility of damage to the building.

Considerations

The main planning considerations in respect of the felling are:

i) Examination of evidence to support the damage allegation.

The applicant has provided photographic evidence of a large crack and distorted paving across part of the front drive directly beside the tree's base. It is clear that direct root growth has forced this part of the drive to split and distort. This level of damage is not, however, normally sufficient justification to fell a tree when alternative solutions exist such as root pruning or surface contouring and relaying of the zone of drive affected by the roots.

No evidence of subsidence damage to the garage walls caused by indirect action of roots from this tree has been submitted and therefore is of limited relevance in the case.

ii) Visual amenity

The fir has some public amenity. It is visually noticeable from Ollards Grove when viewed from in front of the property but is obscured from wider views further along the road by numerous tall trees on neighbouring properties. The tree contributes within its immediate group in landscape terms with its domed, tall crown. Its loss will be noticeable but the immediate area will remain greened by the presence of many better trees in the street.

ii) Tree condition, growth potential and life expectancy

The tree appears to be of relatively low vigour, with a rather sparse crown of widely spaced branches. Foliage tends to be bunched towards branch ends, which might indicate stress resultant from historic root damage suffered during the construction of the house and driveway. This will reduce future growth potential and shorten its life expectancy.

iii) Suitability of tree in current position

The tree stands close to the corner of the house, which is not ideal for such a tall growing species. Disregarding any potential subsidence impact from the tree's roots, its crown has a detrimental impact on the fabric of the house. The tree is not now suitable for its location.

iv) Replacement options

The applicant offers to replace the tree. Discussions included suggestions of more appropriate species choices than fir, such as; Yew, Holly or Hawthorn.

Conclusion:

The physical evidence alone, does not justify the removal of this fir but its declining condition and relatively modest public amenity due to it being screened by many better, more prominently located trees around it does justify the need to retain it.

Therefore, it is recommended to grant permission to fell T1 Silver fir. The proposal accords with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling, it is recommended that a condition requiring a suitable replacement and prior notice of the works to remove it must be attached to the decision notice.

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: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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



Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/1702/15
Site Name:	Rear of 71 and 71a Stonards Hill, Loughton, IG10
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1702/15
SITE ADDRESS:	Rear of 71 and 71a Stonards Hill Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	C/O Agent
DESCRIPTION OF PROPOSAL:	TPO/EPF/11/13: 2 x Leylandii Cypress - Fell due to low amenity value and replace with 2 x Fastigate Hornbeams.
RECOMMENDED DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577717

REASON FOR REFUSAL

- 1 Although it is recognised that these trees are large, high water demanding species these reasons are not sufficient to justify the loss of their visual and other amenity. The loss of the trees existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

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

Description of Proposal:

T1 & 2. Leyland cypress. Fell.

Description of Site:

The two trees stand approximately 15 metres tall, close to the eastern boundary of this overgrown plot, set between residential dwellings within a suburban area. The trees have significant landscape presence within the street scene, being larger than any others in the immediate locality, which adds to the greening of the area.

Relevant History:

TPO/EPF/11/13 was served on the trees due to development threats on the site from numerous new house proposals.

EPF/1986/12 and EPF/856/13 were dismissed at appeal for a new dwelling

EPF/1943/14 was refused permission for a new dwelling.

EPF/0181/15 was granted permission for the erection of two garages.

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

'the Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree'.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL – made no objection

LOUGHTON RESIDENTS ASSOCIATION – Object to the loss of these TPO'd trees but are willing to withdraw their objection if the tree officer approves the application to replace the trees.

5 Alderton Way – in favour of the trees being removed.

8 Alderton Way - in support of the proposal.

17 Alderton Way – no objection to the removal of the trees.

6 Alderton Way – give full support for the removal of the two large trees.

69 Stonards Hill – has no real criticisms (of the tree removal) as long as some form of tree cover replaces the ones noted.

Issues and Considerations:

Introduction and issues

The case has been submitted on the basis that the trees are unsuitable at their current location for the following reasons:

- The trees have a limited safe useful life expectancy
- They pose a threat to many targets and are impractical for their location due to their size and risk of wind throw
- They are non native trees with little wildlife or biodiversity value.
- They might be a subsidence risk.

Considerations

The main planning considerations in respect of the felling of the trees are:

i) Visual amenity

These cypress trees have high public amenity. The applicant's consultant considers them to be a prominent landscape feature in the locality. Their contribution was assessed originally when the TPO was served and found to be significant in the local street scene.

ii) Tree condition, growth potential and life expectancy

The trees appear to be suffering from the early signs of a branch canker, which will eventually shorten their lifespans. Despite the presence of this disease, it is reasonable to estimate their life expectancy will exceed 10 years, which is the minimum period to justify retention of trees. It is noted that no mention of this condition was made in the tree report.

iii) Suitability of trees in current position

The trees stand near to the front boundary fence of this small plot. Their current size provides good screening at some distance from the rear gardens on Stonards Hill and Alderton Way. Therefore, they can be seen as suitable in their current position.

iv) Threats posed by the trees

The threat the two trees pose to many targets such as people and property should they collapse refers to the risk of wind throw. This risk depends on their condition, form and location. No previous incidents of branch drop or wind throw, indicate structural weakness but it is accepted

that evergreen trees have more 'sail' than broadleaf trees during the winter months and this will place more stress on them in windy conditions, especially in their relatively isolated location. Likewise, restricted rooting environment will increase the possibility of root plate failure. However, these assertions are made as probabilities. Therefore, until more physical evidence is obtained, they carry little weight and do not justify removing the trees.

iv) Wildlife and biodiversity value

It is widely accepted that large evergreen trees such as these provide good all year round wildlife habitat, which adds biodiversity to the area. That they are the only such trees locally, they are likely to be more valuable to local wildlife and therefore the assertion that these trees have little wildlife value is not accepted.

v) Risk of subsidence.

The applicant has appointed an arboricultural consultant to assess the trees but the claim that the trees might be a subsidence risk has provided no technical evidence to support it. Without any evidence little weight can be given to this assertion.

vi) Replacement trees

An offer of two large, (30cm girth) indigenous, fastigate hornbeam specimens has been made to replace the two cypress trees. These will be attractive and sizeable features, in keeping with other trees in the immediate area. However, their proposed location is too close to the front boundary, which might cause future issues. Therefore, planting locations, further into the site than shown on plan, would need to be agreed by condition, should the proposal gain planning approval.

Conclusion

The submitted arboricultural report does not provide sufficient arguments to justify the removal of these important, evergreen trees. The trees have high amenity landscape value as prominent skyline features.

Therefore, it is recommended to refuse permission to fell T1 and T2 Leyland cypress, since the proposal runs contrary to Local Plan Landscape Policy LL9.

It is recommended that, in the event of members approving this proposal, a condition requiring suitable replacement must be attached to the decision notice for two new trees in suitable locations.

A prior notice of commencement of the works to remove it must also be attached to the decision notice.

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: Robin Hellier

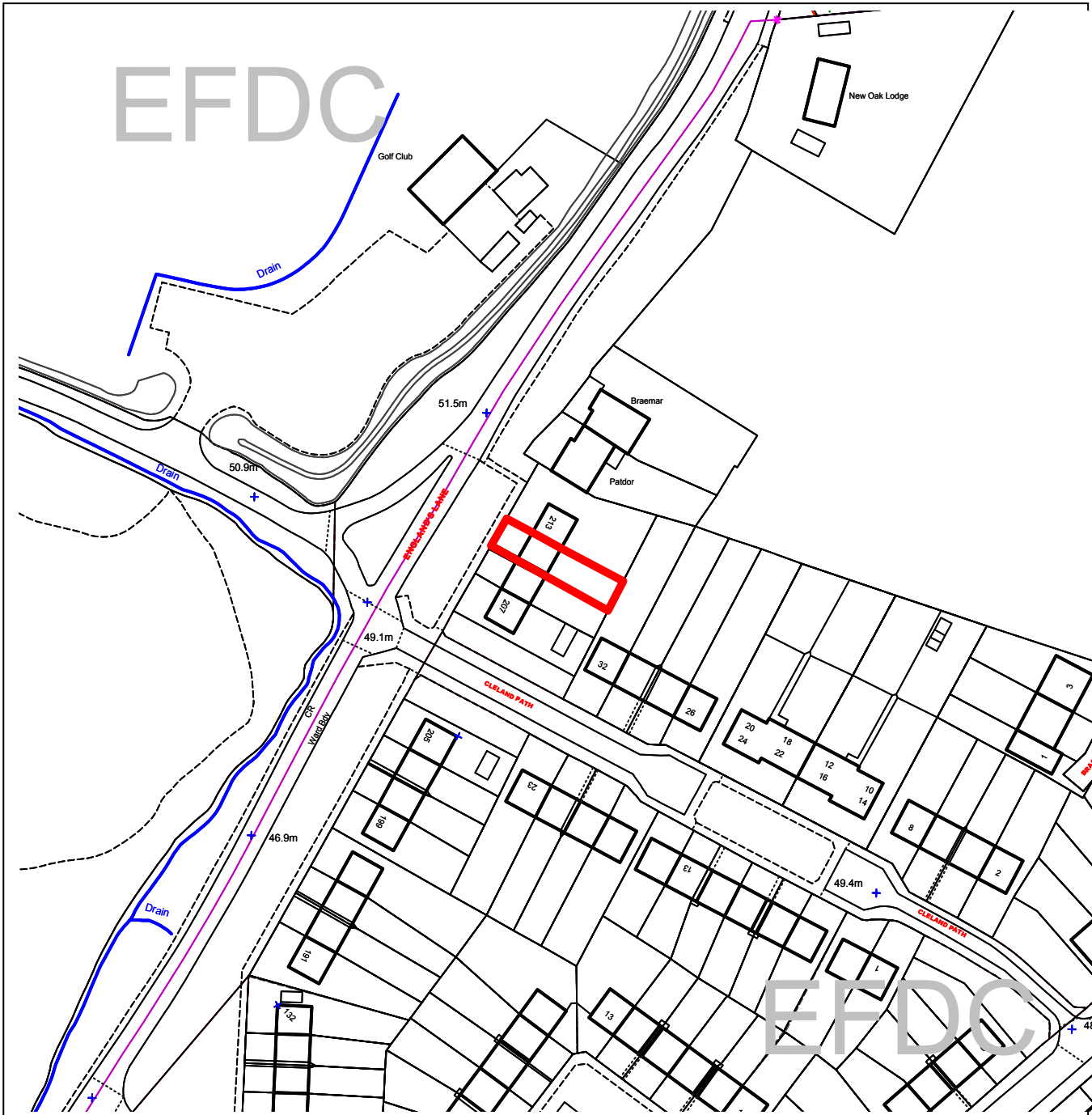
Direct Line Telephone Number: 01992 564546

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Agenda Item Number 3



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Application Number:	EPF/0367/15
Site Name:	211 Englands Lane Loughton, IG10 2NU
Scale of Plot:	1/1250

Report Item No:3

APPLICATION No:	EPF/0367/15
SITE ADDRESS:	211 Englands Lane Loughton Essex IG10 2NU
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr Wickham
DESCRIPTION OF PROPOSAL:	Proposed drop down kerb onto England's Lane and tarmac vehicle access over grass verge and hardstanding front of the property.
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=573855

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 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and verge.
- 3 There shall be no discharge of surface water onto the Highway.
- 4 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 function, Schedule 1, Appendix A. (g))

Description of the Site:

The application site is in a terrace of five houses located to the eastern side of Englands Lane, in Loughton. The land on the opposite side of Englands Lane is in the Green Belt but the site itself is not. It is not in a conservation area nor listed.

Several properties within the immediate vicinity, including neighbouring properties no.191; 193; 195;197; 199; 201; 207; 209; 2013; 215 and 217 have existing drop kerbs, hardstanding and driveways with a tarmac surface over the grass verge between the carriageway of the highway and the curtilage of the dwelling.

Description of Proposal:

Proposed drop down kerb onto England's Lane and vehicle access over grass verge to tarmac hardstanding between house and front boundary of property.

The proposed front driveway over the grass verge, hardstanding and dropped kerb would each be 3 metres in width. The driveway itself would be 9.1 metres in length from the Englands Lane to the front boundary of the application site.

Relevant History:

EPF/1859/02: Construction of driveway and vehicular crossover –permission was granted with conditions.

Policies Applied:

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
GB7A	Conspicuous Development
DBE9	Loss of Amenity
LL5	Protection of Urban Open Spaces
LL7	Planting, Protection and Care of Trees
LL10	Adequacy of Provision for Landscape Retention
ST4	Road Safety
ST6	Vehicle Parking

Consultation Carried Out and Summary of Representations Received:

Date of site visit: 14/05/2015
Number of neighbours consulted: 2
Site notice posted: no, not required
Responses received: no objections received from the neighbour.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application and supported the District Council Arboricultural Officer's report that the proposed driveway was "detrimental to the character and appearance of the street scene. Members considered the grass verge was a very important visual gateway feature for Loughton. It noted that some driveways already existed but concerned this could set a precedent if every property then applied for a crossover. The Committee asked if the District Council might consider suitable planting to prevent vehicles parking on the verges.

Main Issues and Considerations:

The main issues in this case are considered to be covered under three main areas:

- Whether harm would be caused to the character and appearance of the host property, street scene and general locality.
- Whether the proposals would harm neighbouring amenity.
- Whether the proposals would harm highway and pedestrian safety.

Impact on character and appearance:

The character of the surrounding area is derived in part from a long strip of grass verge together with some mature trees between the eastern side of Englands Lane and the front boundaries of the existing residential properties. Many of the residential properties within the immediate vicinity to the application site were previously granted planning permission to construct dropped kerbs, hardstanding and tarmacked vehicular accesses over the grass verge which now exists and have become part of the strong character or prevailing pattern of development in the locality.

In addition to this, planning permission was previously given to the application site to construct a “driveway and vehicular crossover”, under reference: EPF/1859/02 however that consent was not implemented. Adopted planning policy relevant to the proposal has not changed since that decision.

In relation to this particular proposal, its size and scale is considered appropriate to this location since it is similar in size and scale to those currently present on the frontages of the properties within the vicinity. Consequently it would complement the character and appearance of the locality.

Impact on residential amenity:

The proposal follows the prevailing pattern of development in the surrounding area and it is not expected that the proposal would result in a detrimental impact upon the residential amenities enjoyed by the occupiers of neighbouring properties, particularly in relation to noise and disturbance and visual amenities.

Highway safety:

The proposed dropped kerb and crossover is wide enough to allow vehicles to enter and exit the site in a forward gear and there is clear visibility within the vicinity to view oncoming traffic. This application was referred to Essex County Council's Highways officer who advised that the impact of the proposed development would be acceptable to the Highway Authority subject conditions. An informative was also recommended. It is therefore considered that, subject to compliance with the recommended conditions, this proposal would not lead to traffic congestion or compromise highway safety.

Comments on representations received:

Loughton Town Council and Trees/Landscaping Team expressed their objections to this application citing a number of issues that related to the impact of the proposed development on the character and appearance of the street scene. The Trees and Landscaping Officer in particular referred to the recent similar application at no.203 Englands Lane, which she said was refused for the same reasons “impact on the character and appearance of the street scene”. They also expressed their concerns that the proposed development could set a precedent which could result numerous similar developments being carried out, further eroding the character and appearance of the locality.

The above concerns are recognised and are discussed in the body of this report. In the current circumstances where the line of the grass verge in question has already been broken several times by the presence of similar types of developments within the locality the character of the locality now includes that pattern. Therefore, it would be unreasonable to resist a further proposal that accords with prevailing character in the surrounding area.

Moreover, the application referred to in respect of 203 Englands Lane, ref: EPF/2616/14, differs significantly from this current application at no.211 Englands Lane in that the site had a tree adjoining an area where the crossover was proposed and it was found that the proposed crossover would harm the roots and health of this tree, potentially resulting in its loss which would be harmful to the visual amenities of the locality. In the case of the current proposal relating to 211 Englands Lane there is no tree adjoining the development area and the impact to the character and appearance of the street scene would not be harmed. It is therefore concluded refused application EPF/2616/14 is not a material consideration to which significant weight can be attached in this case.

Conclusion:

Having taken all material considerations into account, it is considered that this proposal complies with relevant planning policy. The proposal would be in keeping with the character and appearance of the street scene and general locality. It would have an acceptable impact on highway and pedestrian safety subject to compliance with the attached conditions. It would not have a detrimental impact upon the residential amenities of neighbouring occupiers or upon the neighbouring Green Belt. It is therefore 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: Moses Ekole

Direct Line Telephone Number: 01992 56 4109

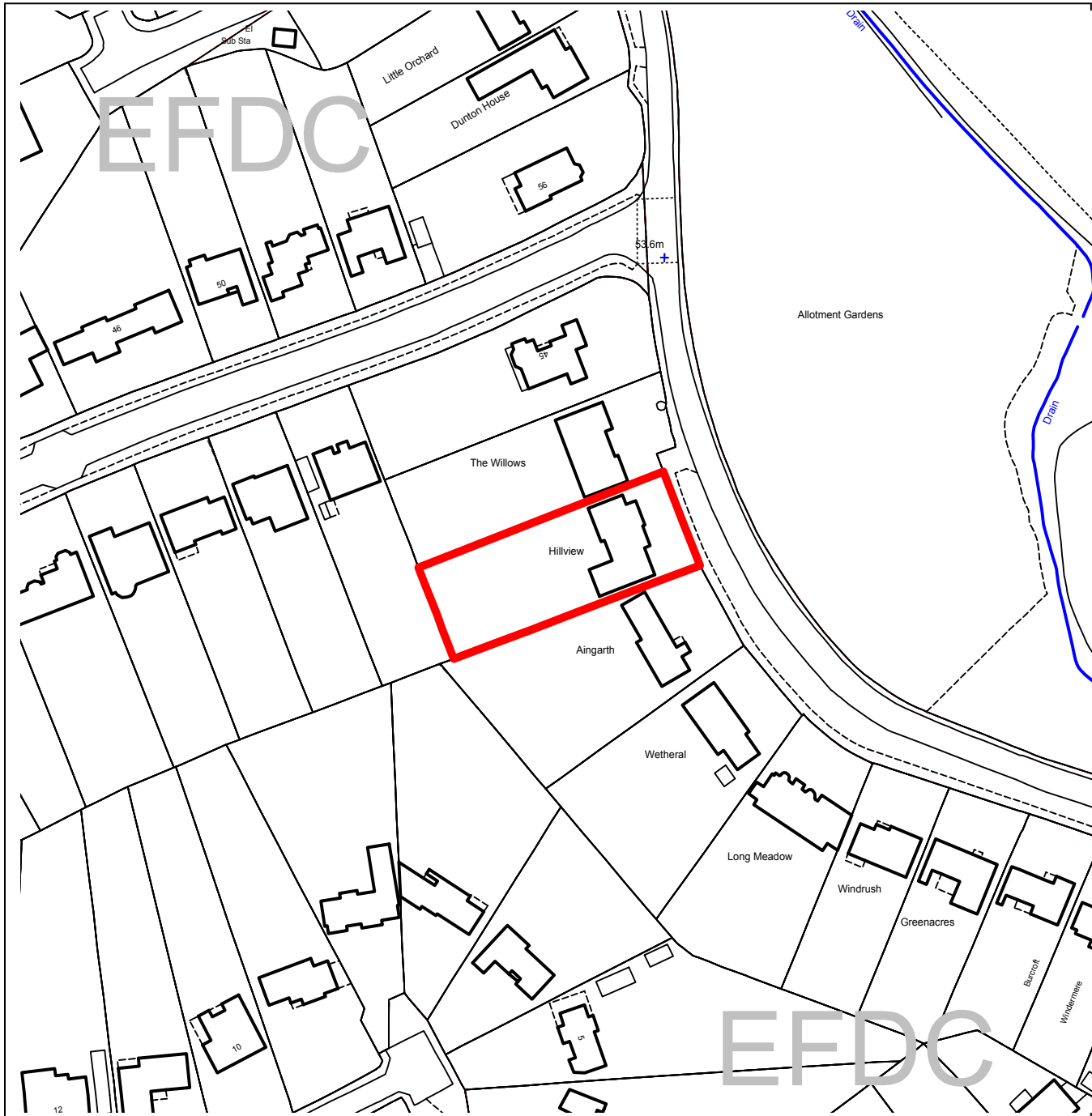
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Agenda Item Number 4



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Application Number:	EPF/1201/15
Site Name:	Hillview, 28 Vicarage Lane Chigwell, IG7 6LS
Scale of Plot:	1/1250

Report Item No:4

APPLICATION No:	EPF/1201/15
SITE ADDRESS:	Hillview 28 Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mrs Tina Chopra
DESCRIPTION OF PROPOSAL:	Outbuilding in rear garden.
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=576358

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 outbuilding hereby approved shall only be used for purposes incidental to the dwelling house on the site. It shall not be used for primary residential accommodation, for example as a living room, bedroom or kitchen and shall not be used for any business or commercial purposes at any time.
- 3 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.
- 4 No development, including works of demolition or site clearance, shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of pads / piles and an above ground beam design. The pad / pile foundations shall be excavated manually, under the direct supervision of a suitably qualified Arboricultural Consultant. Small roots up to 25mm diameter may be pruned back, for larger roots in excess of 25m diameter the pad / pile shall be relocated. 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.
- 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.

This application was deferred from the Committee held on the 29th July 2015 in order for Officers to seek a tree impact assessment report, clarity over the proposed use of the proposed outbuilding and more detail of the internal layout.

Following the meeting a Tree Survey was submitted to the Council at the request of the Committee as the proposed outbuilding is within close proximity to a weeping willow and the survey has been assessed by the Council's Tree and Landscape Officer.

The Tree and Landscape Officer has no objection to the proposal subject to a condition ensuring the protection of the tree and details submitted regarding the foundation details. It is acknowledged that the rooting area of the tree will be impacted upon by this proposal, however it should be possible to construct the outbuilding within the rooting area but a specific foundation design will be required i.e. pad/pile with an above ground beam.

The Applicant's Agent has also confirmed that the outbuilding will be used for a home gym; that it will just be one room (as the layout shows) and it will have a power supply.

The original Officer report follows below and the recommendation remains the same with the addition of conditions 4 and 5 suggested by the Tree and Landscape Officer.

Original Report

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

Description of Site:

The application site is a two storey detached dwellinghouse located on the west side of Vicarage Lane on the edge of the built up area of Chigwell. The rear garden is some 37m in depth and 20m wide and the rear garden backs onto the side garden of 43 Meadow Way. The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The proposal seeks permission for a single storey outbuilding measuring 10m wide, a maximum of 6.6m in depth and with a ridge height of 4m. The eaves height is 2.5m. The outbuilding will be located within 0.5m of the rear boundary of the garden.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on Amenity

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

Summary of Representations:

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application on the ground of the impact on the amenity of neighbours.

4 Neighbours consulted:

THE WILLOWS, VICARAGE LANE (Letter from Ronald Fletcher Baker LLP on behalf of owner):
Objection – use of the word ‘shed’ on plans is a misnomer, loss of privacy, overall bulk of shed, general loss of amenity, adverse effect on streetscene, covenant on land restricting bungalows.

7 PARKLANDS CLOSE: Concern regarding size of building near boundaries of neighbour

Issues and Considerations:

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

Design

The proposal is for a large outbuilding within the rear garden but is not out of the ordinary within a garden of this size. It is a relatively standard design and considered generally acceptable.

The neighbour has objected due to the impact on the streetscene, however it will not be visible from the road and although large is considered in scale with the size of the dwellinghouse with a good separation from the surrounding properties.

Amenity

The proposal is located some 5m from the side boundaries and some 30m plus from the rear walls of the neighbouring houses either side (The Willows and Aingarth). It is not considered to impact on these properties in terms of loss of light or outlook given this substantial distance. It will be visible from these properties (particularly from first floor windows) but is not considered to result in any loss of privacy beyond that which may occur from an occupier of Hillview standing in this part of the garden.

The proposal is very close to the rear boundary of the property which backs on to the side of 43 Meadow Way. Although close to the shared boundary the proposal is some 25m from the rear wall of this property and the outbuilding is 2.5m to the eaves and then pitches away from the shared boundary to a maximum height of 4m and therefore it is not considered to have any significant impact on the amenity of this property.

It should be noted that if the proposal were moved 2m from the rear boundary then the outbuilding would fall within the scope of permitted development and not require planning permission.

Comment on representations received:

Further to the analysis above, it is regrettable that the architect has labelled the outbuilding as a 'shed' which does bring to mind a small timber garden shed. However, the proposal was advertised as an outbuilding and as such referred to as an outbuilding in this report and therefore this description on the plans is not considered to invalidate the application process.

A covenant or legal agreement on a property is separate to planning control. In any event this is not a bungalow but an outbuilding; to avoid any further concern a condition can be added to ensure that it cannot be used for any primary residential accommodation or a business or commercial use.

Conclusion:

The proposal is considered an acceptable design with no significant impact on amenity and therefore despite objections 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***

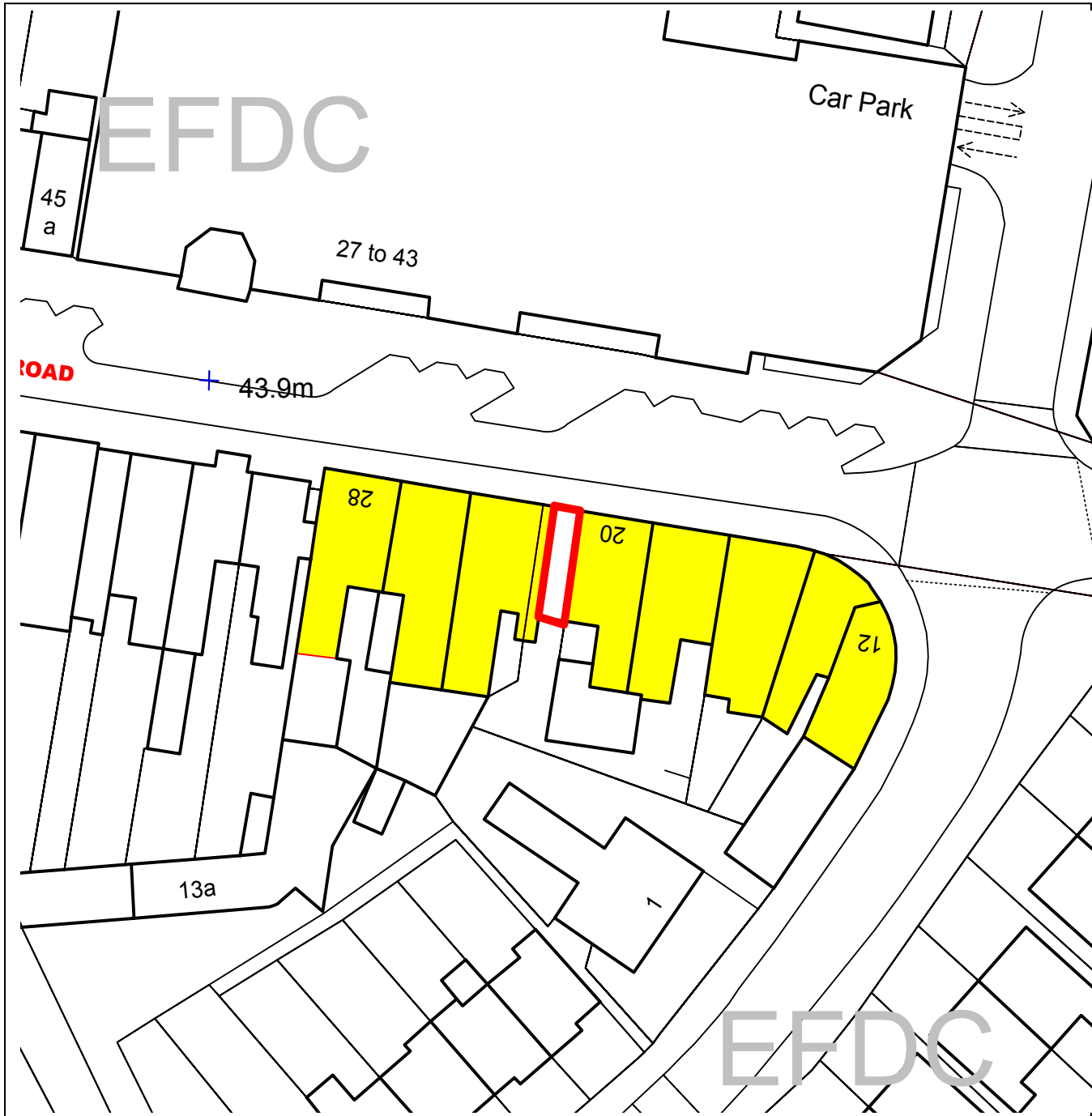
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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/1313/15
Site Name:	22 Queens Road Buckhurst Hill, IG9 5BY
Scale of Plot:	1/500

Report Item No:5

APPLICATION No:	EPF/1313/15
SITE ADDRESS:	22 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Graham Knight
DESCRIPTION OF PROPOSAL:	Change of use from office space (Use Class B1) to one 1-bedroom flat (Use Class C3). Roof light to front roof slope and roof light and sunpipe to rear roof slope.
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=576638

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:
999.01
999.02
999.03
999.04
999.05
999.06
999.07
999.08
999.09
999.10
999.11
999.13
999.15
Historic Statement Ref. No. 999.HS

- 3 The proposed new roof light on the front roof slope shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.

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

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

Description of Site:

The site is that of a three-storey building with roof accommodation although the position of the ground storey is effectively all taken up by a vehicular opening, an undercroft arrangement. The building has an existing rear dormer.

The application property is not Listed nor in a Conservation Area but is a locally listed building which is part of a parade of late nineteenth century commercial properties. All the properties from the corner with Princes Road to no. 28 are locally listed.

The site is within the Buckhurst Hill Town Centre as defined on the 1998 Proposals Map and is part of a Primary Shopping Frontage. A Waitrose store is on the opposite side of the road.

Description of Proposal:

Change of use from office space (Use Class B1) to one 1-bedroom flat (Use Class C3). Roof light to front roof slope and roof light and sunpipe to rear roof slope.

Currently the property has only the width of a staircase on the ground floor. This arrangement would remain. The first floor is currently an office room and a kitchen. The proposal involves removing a chimney breast in the kitchen and changing the office room to a living room. The second floor is currently a relatively large office and toilet. The proposal involves turning the office into a sitting room. The attic of the property is currently used for storage. The proposal involves turning the attic into a bedroom and shower-room. This in turn would involve inserting a roof light on the front roof slope.

Relevant History:

EU/EPF/0001/77 - Use of premises as offices. – Refused 03/10/1977

EPF/1537/15 -. Replacement, wider dormer with two windows. – Undetermined

Policies Applied:

CP2	Quality of Rural and Built Environment
HC13A	Local List of Buildings
DBE3	Design in Urban Areas
DBE9	Loss of Amenity
TC3	Town Centre Function.

NPPF

Consultation Carried Out and Summary of Representations Received

BUCKHURST HILL PARISH COUNCIL – Objection:- Conflict with character of the area (generally commercial). Concerns of setting a precedent that would result in a detrimental impact on the

areas character. Threat to viability and vitality of the commercial/retail area. Adverse effect to local economy or business. No evidence that any attempts have been made to market the property commercially.

NEIGHBOURS – 6 properties consulted by letter. No responses received.

EFDC DESIGN AND CONSERVATION TEAM: The proposed change of use, roof lights and sunpipe installation will not raise any objections as it will not have any detrimental impact on the property and its setting. A condition to require only conservation roof light be used.

Issues and Considerations:

The main issues that arise with this application are the impact to the character of the area, town centre function and impact on the appearance of a locally listed building.

The comment of the Parish Council is noted. However, due to the nature of the property, with effectively no ground floor, the most noticeable element of a building in the streetscene, the entrance off the street, is missing. That will not change and the only alteration to the external appearance of the building frontage is the insertion of a conservation rooflight in the front roof slope. The consequence for the appearance of the locally listed building and the locality in general is therefore neutral.

The existing ground floor use as a garage clearly does not contribute to the retail vitality and viability of the Town Centre and that arrangement is unaffected by the proposal. In relation to character and town centre function in particular, Office workers or similar not spending during lunch hours or after work would be counter balanced by a resident spending in local shops. Officers are not aware of any marketing of the offices as offices but this is not a policy requirement. It is considered that a residential use would have no material adverse impact to the property or its setting. Moreover, planning policy for the locality allows for residential accommodation at upper level within Town Centres. In the circumstances the character of the locality and the shopping function of the town Centre would not be affected.

Conclusion:

The proposal complies with relevant planning policy, especially policy TC3 and the provisions of the National Planning Policy Framework, 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:

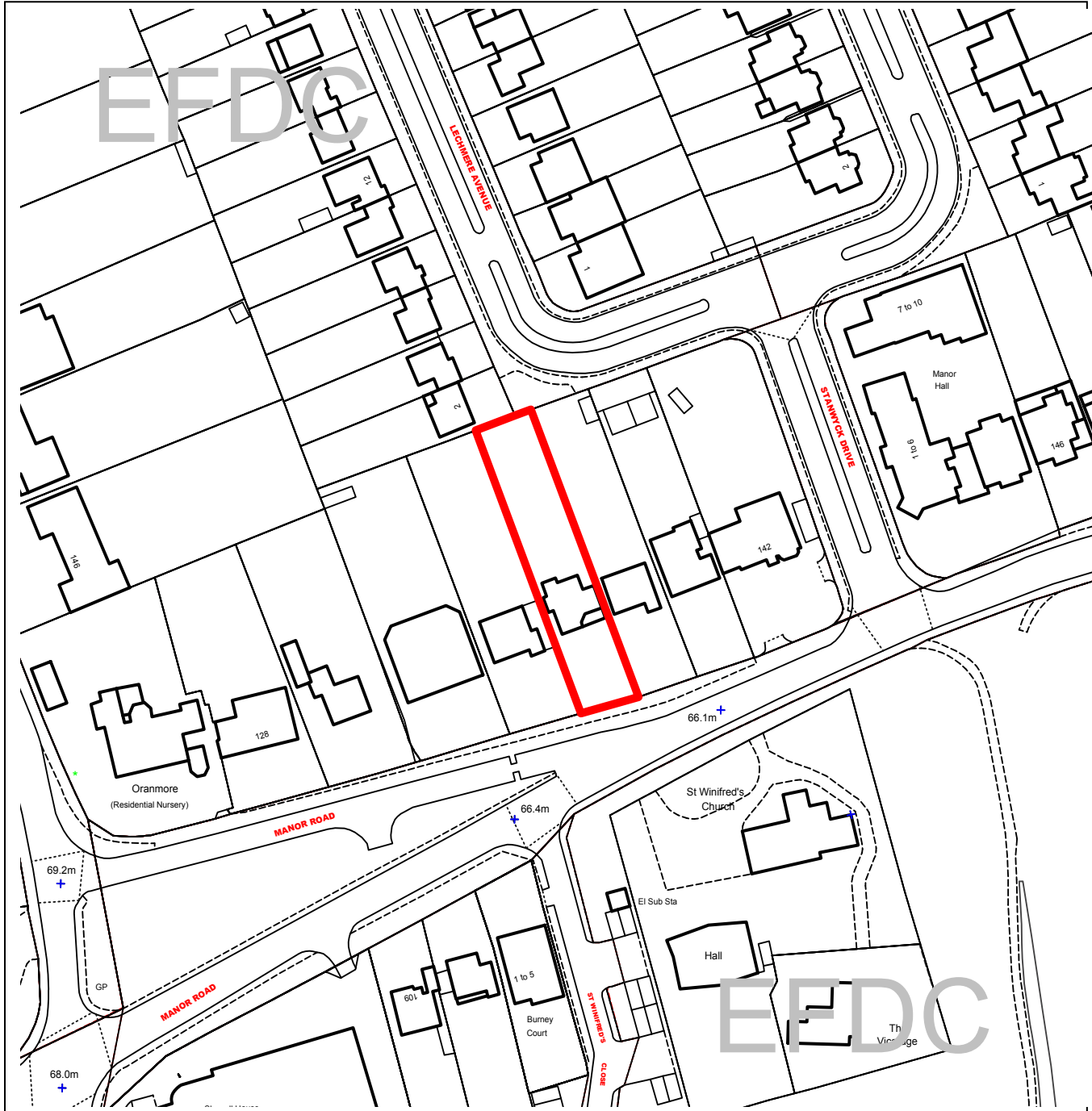
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/1320/15
Site Name:	136 Manor Road Chigwell, IG7 5PR
Scale of Plot:	1/1250

Report Item No:6

APPLICATION No:	EPF/1320/15
SITE ADDRESS:	136 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Dr Humayun Ahmad
DESCRIPTION OF PROPOSAL:	Single storey rear extension, front canopy entrance porch, infill side/front addition. New front boundary enclosure and landscaping.
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=576644

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The existing section of fence, running parallel to the proposed rear extension, and located on the side boundary with number 138 Manor Road, shall be kept in place, or replaced after works are completed, and shall thereafter be retained on a permanent basis.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee because the recommendation for approval is contrary to an objection from a local council which is material to the planning merits of the proposal, pursuant to the 'constitution, part three: planning services – delegation of council function, schedule 1, appendix A(f)).

Description of Site:

Two storey detached dwelling lying in a row of detached houses just to the east of the crossroads of Manor Road with Hainault Road. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Single storey rear extension, front canopy entrance porch, infill side/front addition, together with new front boundary and landscaping.

Relevant History:

None.

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions.

These two policies are compliant with the NPPF.

Summary of Representations:

CHIGWELL PARISH COUNCIL – object to application because the roof (of the rear extension) is of a poor design.

NEIGHBOURS - 3 consulted and no replies received.

ESSEX CC HIGHWAYS – no comments – the proposal is not contrary to the Highway Authority's Development Management Policies.

Issues and Considerations:

The main element of the proposal is the erection of a rear extension of 3.6m in depth. The house already has a 3m rear ground floor rear projecting section so the combined depth of the existing and proposed ground floor element will be 6.5m in depth.

The neighbouring property number 138 has an existing 3m rear extension so the net projection is only 3.5m. Moreover the proposed extension is to be built just inside the solid 1.8m high boundary fence on the boundary with no.138 - and this fence is to be retained. In addition the side wall of no. 138 lies 2m from this boundary fence. For these reasons the proposed extension will have a limited impact on the outlook and amenity of no.138.

On the other side number 134, unlike other houses in this row, has not been extended at the rear. Consequently the proposed extension will be built out to a line 6.6m behind the rear wall of no.134. However a high and dense leylandi hedge lies in no.134 adjoining the boundary, and this hedge will provide very effective screening of the proposed extension. Also the proposed extension will be positioned a fair distance of 1.9m away from this side boundary. For these two reasons therefore the proposed extension will have not have a significant effect on the outlook and amenity of no.134.

In terms of appearance the parish council object to the roof design of the proposed rear extension, a roof that will also span the existing single storey rear section of the house. However, the design does incorporate a sloping roof feature on each of its 3 sides, although on top of this will lie a sizeable crown or flat roof of some 6m in depth. It would be impractical to add any more of a pitched roof to this combined rear section without blocking views from, and to, the rear first floor windows. In addition most of the houses in this row have been considerably extended at the rear, sometimes by two stories, and this large single storey section will not be unduly out of place. Lastly, there are large outbuildings at the foot of neighbouring gardens at numbers 138 and 140, and indeed the large outbuilding in the adjoining 138 has a sloping roof feature and flat crown which is similar in appearance to the roof proposed for this rear extension to no.136. In this context the proposed roof design would not be an inappropriate, and it will have an acceptable appearance.

Along the front boundary a new wall, with railings on top, is proposed. The wall and railings will be 1.8m high with brick piers of 2m in height. This form of enclosure is acceptable in the street scene and similar enclosures have already been erected at the front of neighbouring properties. New 1.8m high entrance gates are also proposed at the front. These are to be recessed back into the front garden area so as to allow at least a 6m distance between the gates and back edge of the road carriageway, and their design and appearance is also satisfactory.

Two other elements of the proposal, a 1.7m by 1.4m side extension, and a canopy over the porch, are minor proposals that are acceptable.

Comments on representations received:-

The concern of the parish council about the roof design for the rear extension has been referred to above. No replies have been received from neighbours, and this perhaps adds to the view that on this fairly wide plot the proposed rear extension does not give rise to significant loss of amenity issues.

Conclusions:

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

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

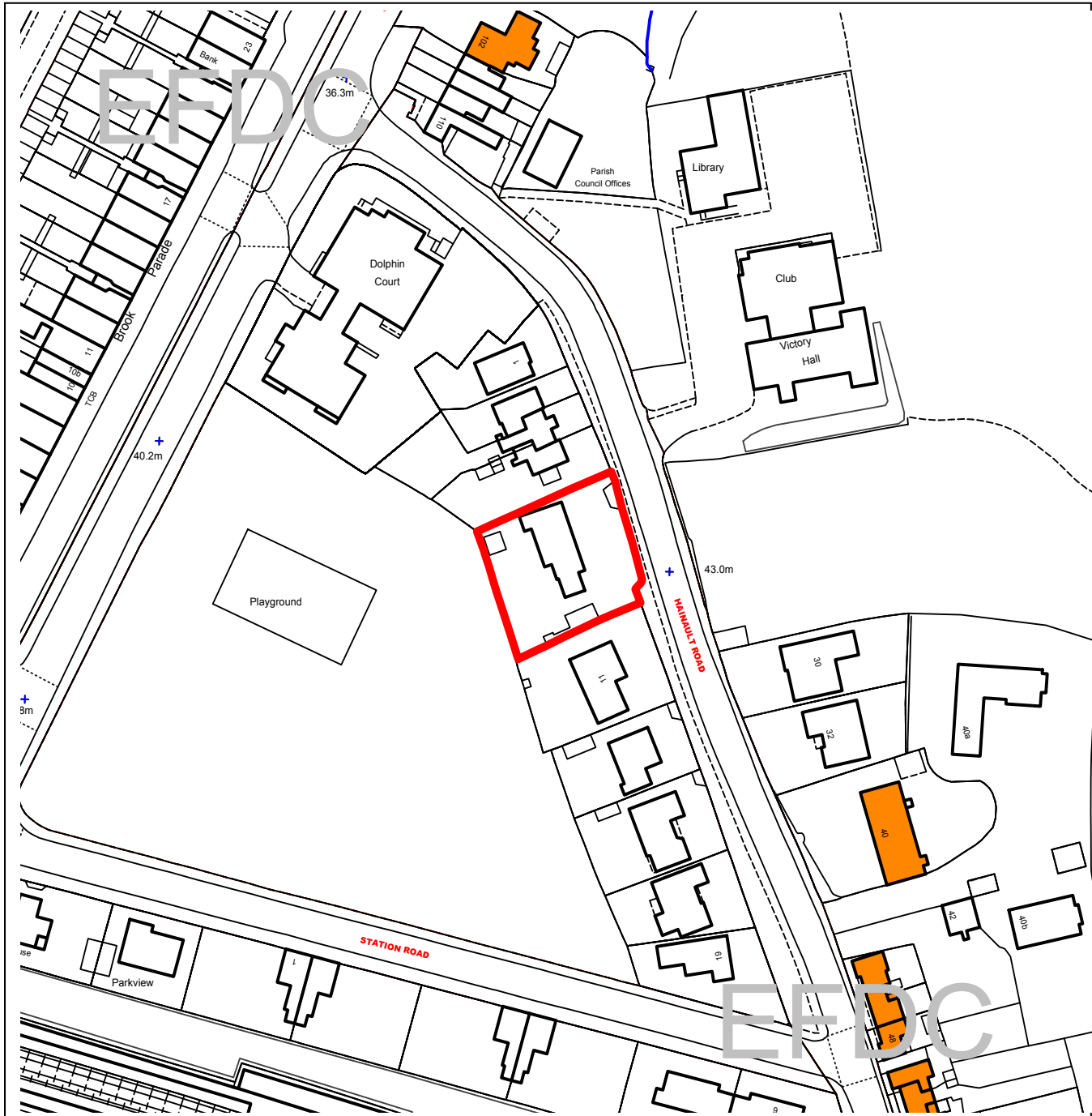
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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Epping Forest District Council

Agenda Item Number 7



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

Report Item No:7

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 was deferred from the Committee held on the 26th August 2015 so that additional information could be collated with regards to a recent appeal decision which may have a bearing on how this application should be viewed.

The appeal decision in question was for Key West, 120 High Road, Chigwell (our ref: EPF/1629/14) and was for the 'Demolition of existing single dwelling house and the erection of two new apartment buildings accommodating 12 dwellings together with associated landscaping and car parking'. The car parking provision for 120 High Road was for 29 spaces for 12 flats.

The proposal was refused for the following reasons:

1. The proposed scheme is of an inappropriate scale and type of development which adversely impacts on the character, local distinctiveness and overall environmental quality and amenity of the locality and the immediate neighbourhood of the High Road, contrary to policies CP2, CP7 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
2. The proposed bulk of the scheme results in an unacceptable adverse visual impact on the character and appearance of the street scene which also impacts on its cohesion as a street with large single houses on large plots, with broad open frontages, set back buildings, mature boundary trees, landscaping and general spaciousness which respect

and reinforce this local cohesion, contrary to policies CP2, CP7 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.

3. The proposed scheme has an unacceptable impact on the historic character and appearance of the adjacent listed building at 122 High Road, Chigwell Lodge due to its height, design, bulk and siting, contrary to policy HC12 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework
4. The proposed scheme will see the demolition of Key West, which is a non designated heritage asset and its loss would be contrary to the guidance in the National Planning Policy Framework at para 135.

The third and fourth reason for refusal are not considered relevant to the current application at 9 Hainault Road as there is not a listed building adjacent nor is it considered that 9 Hainault Road is a non-designated heritage asset. Therefore it is only considered that reasons 1 and 2 are relevant to this case.

The two sites are very different with 120 High Road, Chigwell, being a far wider and deeper plot (see attached site location plan showing the location of 120 High Road in relation to 9 Hainault Road for reference). To the south and west of 120 High Road the site is characterised by large, detached dwellings in spacious plots. To the north are a flatted development and the Underground Station. The area around 9 Hainault Road is more of a mix with detached properties and terraced properties in small plots (compared to those surrounding 120 High Road).

The appeal in relation to the development proposed at 120 High Road was allowed. In making that decision the Inspector grouped the first two reasons for refusal under 'Character and appearance'. The Inspector considered that the site was a transitional site (between flats and detached properties) and that the size of the plot could accommodate the proposed apartments. Additionally the proposal was found to be well related to the existing flatted development at No. 118 High Road. A copy of the Inspector's decision is also attached below.

Original Officer Report

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.

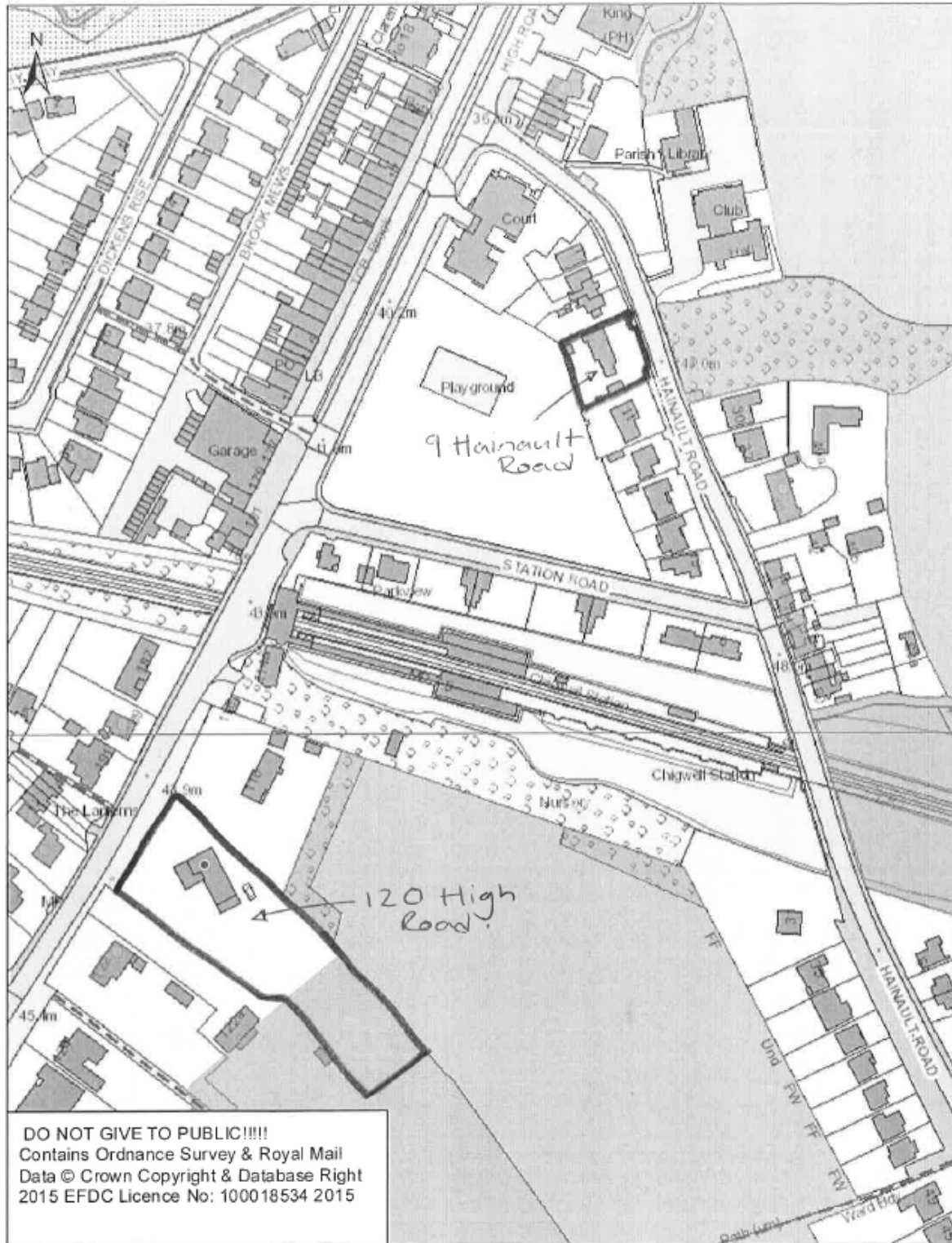
Conclusion:

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





Appeal Decision

Hearing held on 17 June 2015

Site visit made on 17 June 2015

by **D J Board BSc (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 August 2015

Appeal Ref: APP/J1535/A/14/2229418
120 High Road, Chigwell, Essex, IG7 5AR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Higgins Homes Plc against the decision of Epping Forest District Council.
 - The application Ref EPF/1629/14, dated 11 July 2014, was refused by notice dated 1 October 2014.
 - The development proposed is demolition of existing single dwelling house and the erection of two new apartment buildings together with associated landscaping and car parking.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing single dwelling house and the erection of two new apartment buildings together with associated landscaping and car parking at 120 High Road, Chigwell, Essex, IG7 5AR in accordance with the terms of the application, Ref EPF/1629/14, dated 11 July 2014, subject to the conditions in Annex A.

Procedural Matter

2. It was confirmed at the hearing that plan 12.7192.402B was deposited with the Council and formed part of its decision and that the annotation on plan 12.7192.423 A required correction. The appeal is considered on this basis.

Application for costs

3. At the Hearing an application for costs was made by Higgins Homes Plc against Epping Forest District Council. This application will be the subject of a separate Decision.

Main Issues

4. The main issues are:
 - The effect of the proposal on the character and appearance of the area;
 - The effect of the proposal on the setting of Chigwell Lodge (122 High Road), a Grade II listed building; and
 - The effect of the loss of 'Key West'.

Reasons

Character and appearance

5. The site is located on the east side of High Road. To the south and west of the site the road is characterised by detached dwellings. These properties are generally large with varying degrees of space and landscaping. To the north is flatted development and Chigwell Station. The site is at a transitional point in the street. It sits between the flats and single detached dwellings.
6. The appeal proposal would replace the single dwelling 'Key West' with two buildings containing flats. Block A would be located toward the front of the site and Block B to the rear. I appreciate that the Council have granted planning permission for a building at the rear of the site¹.
7. The appeal site is wide. As such the footprint of the buildings would not fill either the width or depth of the site. In particular the position of Block A would be set back from the road and would retain space around it. The gaps to the site boundary would be greater than some others along High Road that I observed. Furthermore, the access to No 122A would increase the gap to the south. In addition the siting would allow a high proportion of the existing planting on the site to remain along the road frontage and along the boundary with the golf course beyond. For these reasons the development would not appear out of character in terms of spaciousness.
8. The design approach of the building would make it appear like a large detached dwelling. The front of the building would have a single entrance point. It would appear symmetrical either side. The scale of the building would not be substantially greater than the existing buildings in the street. This is demonstrated in the submitted street elevations. Furthermore, the use of hipped roof forms would serve to lessen the overall impact of the building. It would also be compatible with the style and design of No 118.
9. I note that the Council consider that the scale of development should reduce moving away from the local centre. Further I note that some parties consider that the proposal is a 'step too far'. However, the site location is transitional in the street scene and its size is such that it can accommodate a building of the size proposed. I appreciate that the mitigation provided by frontage landscaping would be seasonal. Nevertheless a building of the design and appearance proposed would not look out of place in the street scene along High Road.
10. I understand that the Council consider that the development at No 118 should not be seen as a precedent particularly because it is closer to the centre than the appeal site. Nevertheless, the fact remains, any development on the appeal site would have to relate to No 118 as well as Nos 122A and 122. Therefore, its appearance and form cannot be discounted when assessing the street scene.
11. I appreciate that the change from one dwelling to flats would increase the number of residents on site. The design uses basement parking for the majority parking for building 'A' and building 'B' does not change the approach from that already consented. There would be some visible parking areas for building 'A'. However, this amount would be comparable to the frontage parking associated with other large dwellings nearby. As such it would not appear out of character.

¹ LPA Refs EPF/2566/14 & EPF/2141/12

12. I therefore conclude that the proposal would not have a harmful effect on the character and appearance of the area. It would not be in conflict with policies CP2, CP7 and DBE1 of the adopted Local Plan (LP) which amongst other things require new developments to safeguard and enhance the setting, character and townscape of the urban environment and provide high quality design.

Effect on the setting of Chigwell Lodge

13. S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The NPPF defines the setting of a heritage asset as the surroundings in which the asset is experienced, pointing out that the extent of the setting may change as the asset and its surroundings evolve.
14. Chigwell Lodge is described as a house from the late 18th century. It is constructed from stock bricks and has a roof of slate and tiles. It has a mansard roof form and broadly symmetrical front elevation. It is a substantial dwelling with space around it. This space has changed as the original estate that it was part of has evolved. The front elevation is the main view within the established street scene. Its materials and architectural quality are key features. Its setting has evolved over time. In particular with the introduction of No 122A to the rear.
15. As it stands Chigwell Lodge is prominent in the street scene when approaching from the south west with the appeal site seen behind it. It is less prominent approaching from the north east. From this aspect the frontage planting to the appeal site is seen first and then Chigwell Lodge comes into view.
16. The appeal proposal would increase the amount of built form in the front area of the appeal site by introducing a larger building than 'Key West'. Nevertheless the plans indicate that a substantial gap would remain between Chigwell Lodge and the appeal site. In particular the access to No 122A would intervene and the existing trees and planting on the boundary of No 122A would not be affected by the proposal. Furthermore trees are shown to be retained along the frontage of the appeal site.
17. The view of Chigwell Lodge approaching from the north east would not change significantly as the frontage planting on the site would remain. From the south west the key change would be that some of the roof of the new building would be viewed in conjunction with Chigwell Lodge. I appreciate that the new building would be more substantial than 'Key West' being deeper and treated with a crown roof. However, it would have space around it and the roof would be lower in height adjacent to the access and driveway of No 122A. The use of two roof heights would serve to lessen the impact of this elevation. Further the access to No 122A provides a visual separation. For these reasons I do not consider that the appeal proposal would in fact compete with Chigwell Lodge. Furthermore, I agree with the appellant's assessment that Chigwell Lodge has a strong formal frontage. I do not consider that its prominence would be diminished by the addition of the appeal building. Therefore I do not consider that the elements that contribute to the setting of the building and its presence in the street scene would be harmed by the appeal proposal.

18. I therefore conclude that the development would not harm the setting of Chigwell Lodge. It would therefore not be in conflict with Local Plan policy HC12 which seeks to resist development that would harm the setting of a listed building and paragraph 137 of the Framework.

The loss of 'Key West'

19. The building does not fall within a Conservation Area and on 4 November 2014 English Heritage concluded that it did not merit inclusion on the statutory list of buildings of special architectural and historical interest. It did note that it may have local architectural interest as a modern architect designed house.
20. There is no statutory protection for the building. However, paragraph 135 of the Framework is clear that effect of an application on the significance of non-designated heritage assets should be taken into account. The Planning Practice Guidance (PPG) sets out that local authorities may identify non-designated heritage assets. Local lists are given as one useful way of identifying these assets but it is clear that not being on a list would not preclude a building from being considered. Such assets have a degree of significance due to their heritage interest that merits consideration in the planning process.
21. There is no dispute between parties that the building merits consideration as a non designated heritage asset. The difference relates to the significance of the building and thereby whether it merits retention or not. In this case for the development to go ahead the building would have to be removed and would be lost. Therefore consideration of the scale of harm from its loss is required, having regard to its significance.
22. Key West was designed by Stanley Keen in 1963. It was commissioned by Mr Alex Pelican. I appreciate that the link to Stanley Keen may not have been known when the Local List was put together. Nevertheless the Council have not placed the building on a local list of buildings of special or architectural and historic interest in the borough. The dwelling was extended in 1974 to provide a first floor study and to increase the area of the kitchen and utility area. It is constructed from brick with cedar cladding and has flat roof forms. It was pointed out at the hearing that, due to connections to the Essex Design Guide and South Woodham Ferrers, Stanley Keen cannot be dismissed as a mediocre architect. However, the English Heritage report highlights that the property is a derivative of earlier properties and as such does not demonstrate ingenuity or innovation. Furthermore, it considers that the extensions have harmed the original character of the house. I appreciate that these comments were made in response to the request for inclusion on the statutory list. Nevertheless, these observations contribute to understanding the significance of the building.
23. There is no dispute that the building is modernist in its approach. It does not utilise unusual materials or workmanship. However, the appellant pointed out that Stanley Keen was not a renowned residential architect. Furthermore, whilst this not a determining issue in itself I understand that the building now has maintenance issues. By the Council's own admission 'Key West' is a well hidden and low rise building that is mainly glimpsed within the street scene. It cannot reasonably be described as a 'landmark' building or having a significant impact in the immediate area.
24. I appreciate that the building is of architectural interest. However, based on the evidence in this case, I do not consider that it makes a strongly significant

contribution to the character and appearance of the immediate area and its integrity has been diminished over time and by extensions. It does not have sufficient architectural, historical or visual interest to justify its retention. Therefore, its removal would not be harmful and a proportionate approach would be to record it using a planning condition.

25. At the hearing my attention was drawn to an appeal decision in Barking and Dagenham². All parties had an opportunity to consider and comment on this decision. In this case the decision turned on the strong social history and links of the building, its architectural quality and its presence in the street scene. The building in this case was also on the relevant Local List. As such this case is clearly distinct from the appeal proposal.
26. Paragraph 135 of the Framework sets out that *'in weighing applications that affect directly or in directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset'*. In this case the scale of harm would be the loss of the building. However, based on the evidence before me, I do not consider that the significance of the building would justify resisting permission for development of the site.

Other matters

27. The Council does not have CIL in place. The appellant has provided a signed and dated unilateral undertaking that makes provision for education through payment of an infrastructure contribution. At the hearing the Council confirmed that it expected pooled contributions to be collected through planning obligations. I have been provided with information from the County Council that details that the need would be for secondary school places. However, I have not been provided with any information regarding whether more than five obligations have already been collected for this project. As such, I have not taken the obligation into account in my determination of the appeal.
28. I was pointed out at the hearing that the Framework excludes garden land from 'previously developed land'. I also note that paragraph 53 suggests that inappropriate development of garden land should be resisted where it would harm the local area. In this case I have found that the development would not harm the character and appearance of the area.
29. I have had a number of other appeal decisions drawn to my attention³ for No 118 High Road, No 122A High Road and No 154 High Road. Whilst I have considered these decisions I have ultimately considered the appeal before me on its individual merits.

Conditions

30. The Council has suggested a number of conditions which it considers would be appropriate were I minded to allow the appeal. I have considered these in the light of the Framework and PPG and for clarity some of the proposed wording is amended. Conditions are necessary that relate to the time limit of the

² APP/Z5060/A/13/2210609

³ APP/J1535/A/10/2137088; APP/J1535/A/08/2092369; APP/J1535/A/06/2008145; APP/J1535/A/05/1178606; APP/J1535/A/08/2064435

permission and a condition regarding the identification of the approved plans is required for the avoidance of doubt.

31. In the interests of the character and appearance of the area conditions are necessary to secure the materials, construction management, detailed landscaping proposals and tree protection. In the interests of highway safety details of parking arrangements, access and surface water drainage are necessary. Conditions are also necessary to record the property 'Key West' and regarding the details of floodrisk management and maintenance. To protect the living conditions of nearby residents a condition is also necessary regarding construction management.

32. The Council suggested a condition regarding travel information packs. I have not been provided with any evidence regarding the policy basis for this or why it is necessary. Therefore I have not imposed it.

Conclusion

33. For the above reasons and having regard to all other matters raised I conclude that the appeal should be allowed.

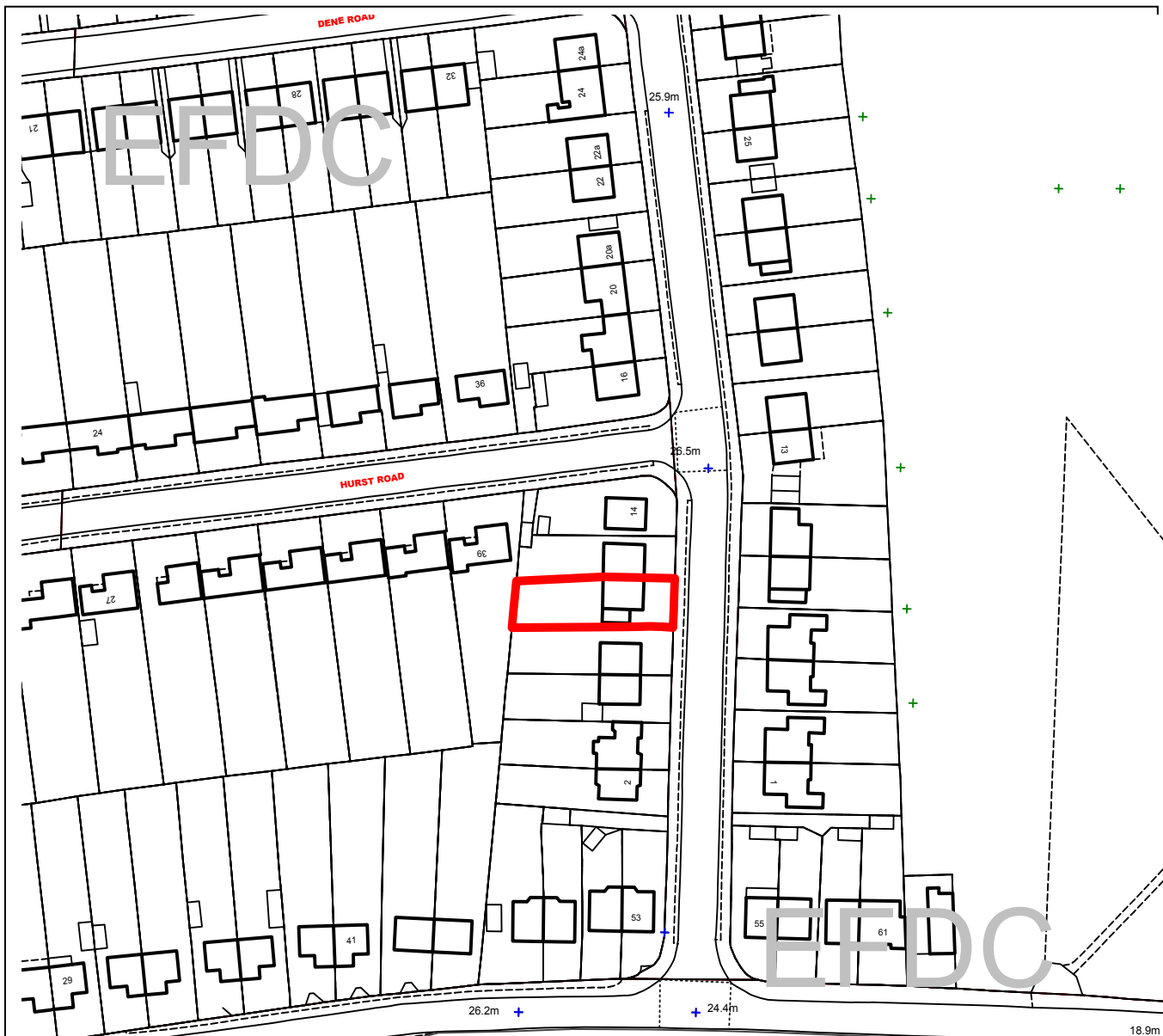
D J Board

INSPECTOR



Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/1533/15
Site Name:	10 Rous Road Buckhurst Hill, IG9 6BL
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1533/15
SITE ADDRESS:	10 Rous Road Buckhurst Hill Essex IG9 6BL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr Peter Barrett
DESCRIPTION OF PROPOSAL:	Double storey side and partial single storey rear extension to existing 3 bedroom semi-detached property. Revised design from previous submission to include a front set back to avoid a terracing effect with any future development of number 8.
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=577241

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

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

Description of Site:

Two-storey semi-detached house. 12 Rous Road is the attached neighbour; no. 8 is the non-attached neighbour. The house has a single garage attached to the flank wall. No. 8 also has a single garage attached to its flank wall and the two garages are some 1m apart. Not Listed nor in Conservation Area.

Description of Proposal:

Double storey side and partial single storey rear extension to existing 3 bedroom semi-detached property. Revised design from previous submission.

The extension would be 2.6m wide, infilling between the house and the side boundary, by 9.5m deep, 2m deeper than the existing rear wall of the house. The main body of the extension would have a hipped roof.

Relevant History:

EPF/0797/15 - Double storey side and partial single storey rear extension to existing 3 bedroom semi-detached property – Allowed at appeal 28/08/2015

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE3	Design in Urban Areas
DBE9	Loss of Amenity
DBE10	Residential Extensions

Essex Design Guide SPG

NPPF

Consultation Carried Out and Summary of Representations Received

BUCKHURST HILL PARISH COUNCIL – Objection:- Concerns over the impact of the Double story side extension. Loss of residential amenity. Overdevelopment. Breaking asymmetric effect of property.

NEIGHBOURS – 5 properties consulted by letter. No responses received.

Issues and Considerations:

The main issues are considered to be: the effect of the proposal on the character and appearance of the area; and, the impact on neighbouring properties.

Character and appearance

In terms of the appearance of the proposal, this application differs from one allowed at appeal (APP/J1535/D/15/3121939) only in that the current application has a set back of 0.5m from the front corner of the house. Given that an Inspector judged that a two-storey side extension flush with the front main wall is acceptable, no objection can be raised to this proposal that has a front set back. The set back has the effect of reducing the visual bulk of the approved development and achieving a more subservient relationship to the main house. Consequently, the proposal would have a less harmful impact on the street scene than that recently allowed at appeal.

Impact on neighbours

The application allowed at appeal had a 1.5m deep single storey rear extension whereas the current application has a two-storey rear extension 2m in depth. This extension would be on the northern elevation. The neighbour to the west would be separated from the flank wall of the extension by the width of its garage. The neighbour to the east, the attached neighbour in a semi-detached pair, would be separated from the rearward element of the extension by a distance of the width of the existing house. The degree to which the rear extension would be separated from neighbouring houses, together with its limited projection beyond the rear elevation is such that it would not appear overbearing or cause any loss of light. Consequently, the proposal would safeguard the living conditions of neighbours.

Conclusion:

Given an Inspector's decision to a similar proposal and given the position and orientation of neighbouring properties, it is recommended that planning permission be granted.

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

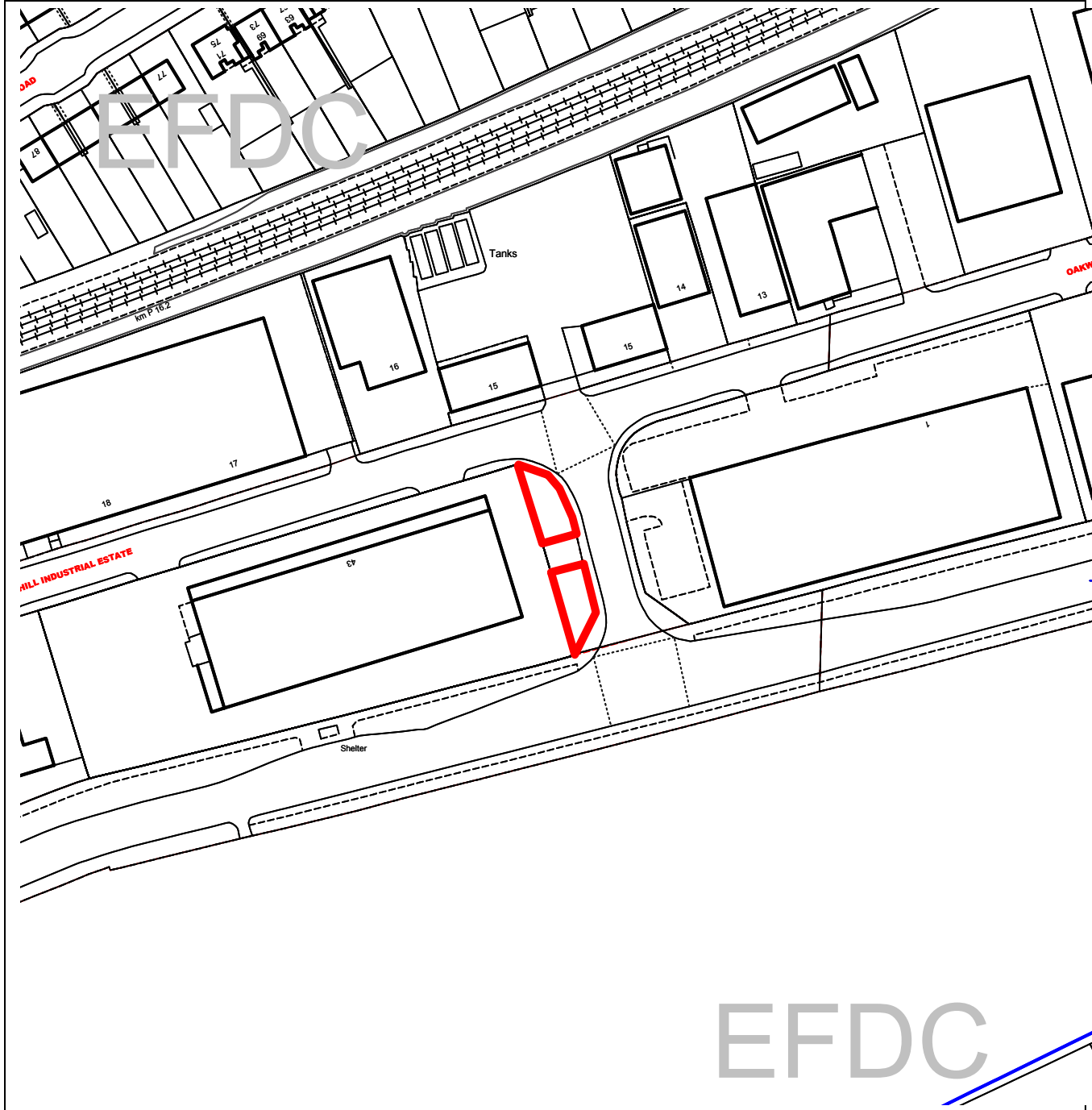
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



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Agenda Item Number 9



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Application Number:	EPF/1651/15
Site Name:	Grangewood House, 43 Oakwood Hill Industrial Estate, Loughton, IG10 3TZ
Scale of Plot:	1/1250

Report Item No:9

APPLICATION No:	EPF/1651/15
SITE ADDRESS:	Grangewood House 43 Oakwood Hill Industrial Estate Loughton Essex IG10 3TZ
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr A Walker
DESCRIPTION OF PROPOSAL:	Change of use from grassed areas to car parking.
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=577575

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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

Description of Site:

The application site is the grass verge to the east of Grangewood House (No. 43) adjacent to the access road for the Oakwood Hill Industrial Estate. Oakwood Hill Industrial Estate is located on the north side of Oakwood Hill and is a designated employment area. Grangewood House has undergone extensive refurbishment recently. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

The proposal seeks permission for the change of use of this grass verge area to provide an additional 11 parking spaces for the Grangewood House. The parking spaces would be accessed from within the site and an existing brick wall topped by steel palisade fencing would be removed to facilitate the use of the parking spaces. The surface of the parking area will be finished in brushed concrete to match the adjoining surface within the site. The boundary of the parking area with the footway will be enclosed by a low level brick wall with concrete coping. The wall does not require planning permission as it is below 1m.

Work has commenced on the site with the wall finished. A significant area of the grass has been removed but no works to form the parking spaces have been carried out. The change of use which requires planning permission has not therefore commenced.

Relevant History:

None Relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring properties

ST6 – Vehicle Parking

LL10 – Adequacy of provision of landscape retention

E1 – Employment Areas

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

Summary of Representations:

LOUGHTON TOWN COUNCIL: Members expressed strong regret that work had already commenced without planning permission but noted this was the subject of an investigation into a suspected planning breach.

The Committee OBJECTED to this application as the grass verge enhanced the approach to the Industrial Estate. Instead, the opportunity should have been taken to improve the entrance further by planting a line of trees.

8 Neighbours consulted and a site notice erected:

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) – Objection due to the loss of the green area which makes a significant contribution to the appearance of the estate.

Issues and Considerations:

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

Design

As a consequence of the removal of the existing brick wall and palisade fencing, the proposal will give the site and its boundary with the highway a more open appearance. The degree of enclosure achieved by the recently constructed low boundary wall (which, as stated above does not require planning permission) is appropriate and the wall itself is attractive. The increase in openness achieved would be reduced when the parking area proposed is in use not required for the surrounding wall, but the improvement in the character and appearance of the locality arising from the removal of the existing brick wall and palisade fencing will nonetheless be significant.

Weighed against that is the loss of the grassed area for a concrete surface, which would give it a harder appearance. The grassed area is of no landscape interest and, while the aspiration of the parish Council to achieve a line of trees instead of the proposed development is acknowledged, there is no opportunity to achieve that. Consideration was given to the proposal by the Council's

Tree and Landscape Officer, and no objection to it was raised. The improvement to the appearance of the site and character of the locality that would be achieved by the implementation of the proposal outweigh any harm arising from the loss of the grassed area.

Amenity

The proposal does not raise any concerns in relation to residential living conditions as there are no nearby residential properties. In relation to the potential for surface water drainage to impact on the amenities of the locality The Council's Engineering, Drainage and Water Team considered the proposal and states it has no comment to make on it.

In terms of visual amenity, as discussed above the proposal results in an attractive boundary to the industrial estate.

Highway and Parking Issues

The Essex County Council Highways Officer has no objection to the proposal.

Conclusion:

The proposal is considered an acceptable design and although the loss of the grassed area is regrettable, the proposal is aesthetically pleasing. Additionally, the extra parking will help the businesses operating from the Industrial area which is a designated employment area. Having regard to all the planning issues, the proposal is considered acceptable and therefore approval is recommended.

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

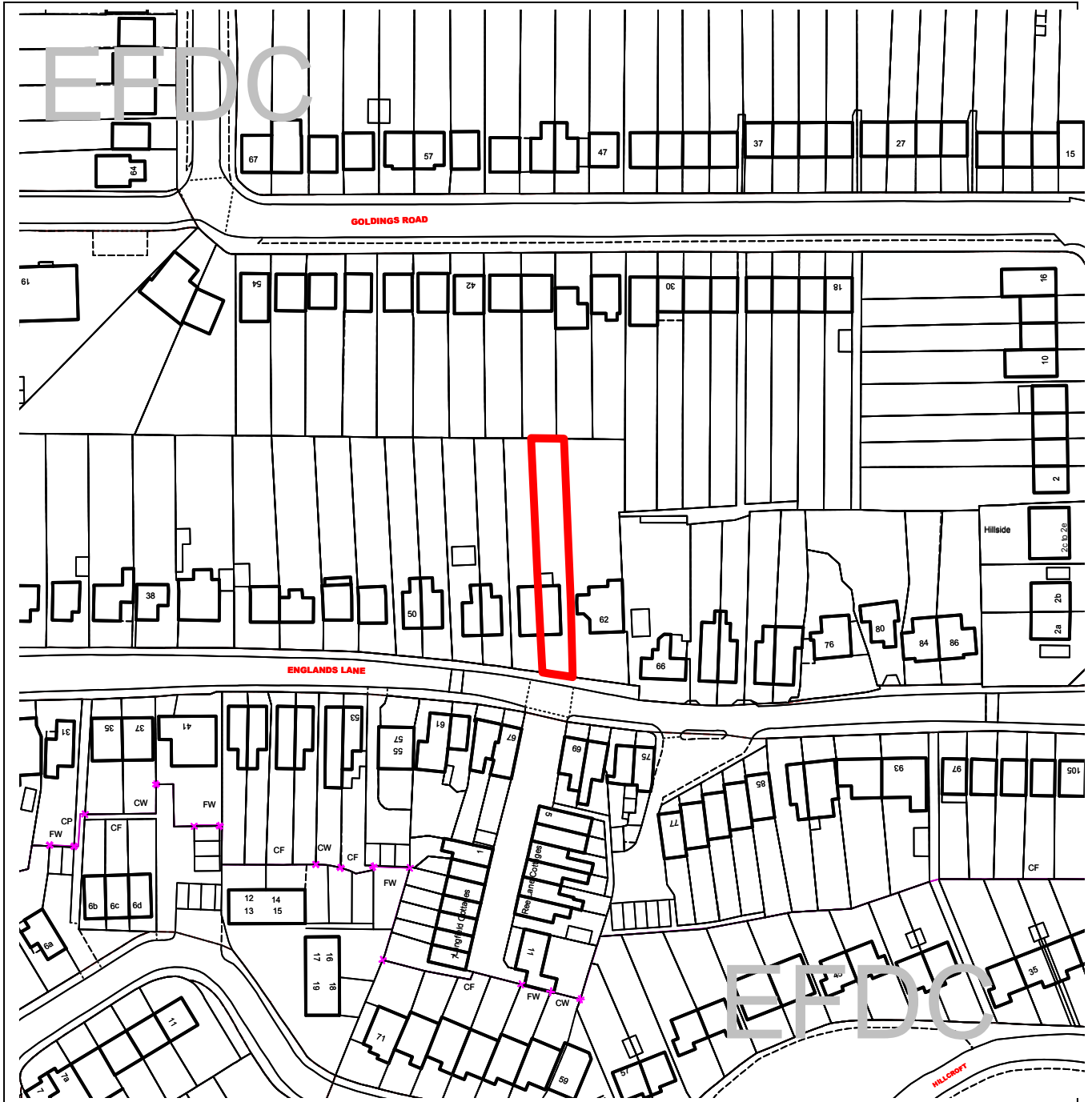
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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Agenda Item Number 10



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Application Number:	EPF/1748/15
Site Name:	60 ENGLANDS LANE Loughton, IG10 2QQ
Scale of Plot:	1/1250

Report Item No:10

APPLICATION No:	EPF/1748/15
SITE ADDRESS:	60 Englands Lane Loughton Essex IG10 2QQ
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Ali Bulli
DESCRIPTION OF PROPOSAL:	Single storey and two storey side and rear extensions. (Revised application).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577783

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 extension shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the extension hereby approved, the proposed window opening in the eastern flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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 window or other opening shall be formed in a flank elevation wall above ground floor level without the prior written permission of the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since its presentation to Committee has been requested by Councillor Caroline Pond and the recommendation is for approval (Pursuant to The

Description of Site:

The application property is a semi-detached house on the northern side of Englands Lane some 120m west of the junction with Goldings Road. Immediately to the east is the plot of a detached house, no. 62.

The property has a driveway and dropped kerb.

The application site is within the built up area of Loughton and is not in a conservation area.

Description of Proposal:

Single storey and two storey side and rear extensions. (Revised application).

An existing porch and an existing side bay window would be replaced by the extension to the side of the house. The side extension would be set back a minimum of 2.9m from the front corner of the house. The front of the side extension would be single storey for a depth of 3.5m; further back the extension would take both single and two-storey form.

The extension on the ground floor would have a maximum depth of 10.3m and would wrap around a rear corner of the existing house to create a 3m deep rear extension. The front of the side extension would be 1.5m wide, leaving a space of 0.4m from the side boundary. Further back, beyond a depth of 3.5m, the ground floor of the extension would effectively fill the width of the plot.

The extension on the first floor would be 1.0m wide at the side of the house, leaving a space of 0.95m from the side boundary. At the rear of the house the first floor would be 3m deep by 3.65m wide, leaving a space of 0.95m at the front and 1.10m at the rear from the side boundary with no. 62. The first floor of the extension would be 1.6m from the side boundary with no. 58, the attached neighbour.

Relevant History:

EPF/1009/15 - Single storey and two storey side and rear extensions. – Refused 09/07/2015

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE10 – Design of Residential extensions
DBE9 – Impact on amenity
ST6 – Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

LOUGHTON TOWN COUNCIL – No objection.

NEIGHBOURS – 4 properties consulted by letter.

62 ENGLANDS LANE – object – loss of light, unnecessary shading and loss of light to rear garden, patio area and conservatory. Potential structural adverse impact may be caused by close excavations. The first floor extension is overbearing and constitutes over development of the site. This will cause an unacceptable dominance to the detriment of our client's property.

Issues and Considerations:

The main issues are considered to be the impact on neighbouring properties and appearance.

Impact on neighbours

With regard to no. 58, the attached neighbour in the semi-detached pair, the rear extension would be only 3m deep and single storey where it would adjoin the common side boundary. The two-storey element would be sufficiently spaced off the boundary such that a line, drawn at 45 degrees from the face of the neighbours' nearest first floor window, would not intersect the first floor element of the proposal. Accordingly, it is considered that no material adverse impact would result to the occupiers of 58 Englands Lane.

With regard to 62 Englands Lane, light to a conservatory, used as a sitting room, is of great importance to the occupiers of the property since the original ground floor rear rooms rely on borrowed light from the conservatory. The particular concern would seem to be that the two-storey element of the proposal would obstruct direct sunlight to the conservatory. However, the orientation of the proposal in relation to the conservatory would seem to indicate otherwise. The proposed extension would be set due west of the conservatory. It would seem that the existing built form of the application property already effectively overshadows direct sunlight to much of no. 62. The two-storey element of the proposed extension would be 3m deeper into the plot than the existing rear wall of the house and the two-storey part of the extension would be set approximately a metre from the common side boundary. In these circumstances it would seem unreasonable to refuse planning permission.

Appearance

The extension would be set back from the front of the house and have a roof form matching and subservient to the main roof. Whilst the application property and its attached neighbour once formed a symmetrical pair, different roofing materials, different materials to window frames and the side porch have diluted the original symmetry to a considerable extent. The design of the two-storey element of the extension meets policy in that it would be set a metre off the side boundary.

Conclusion:

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

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

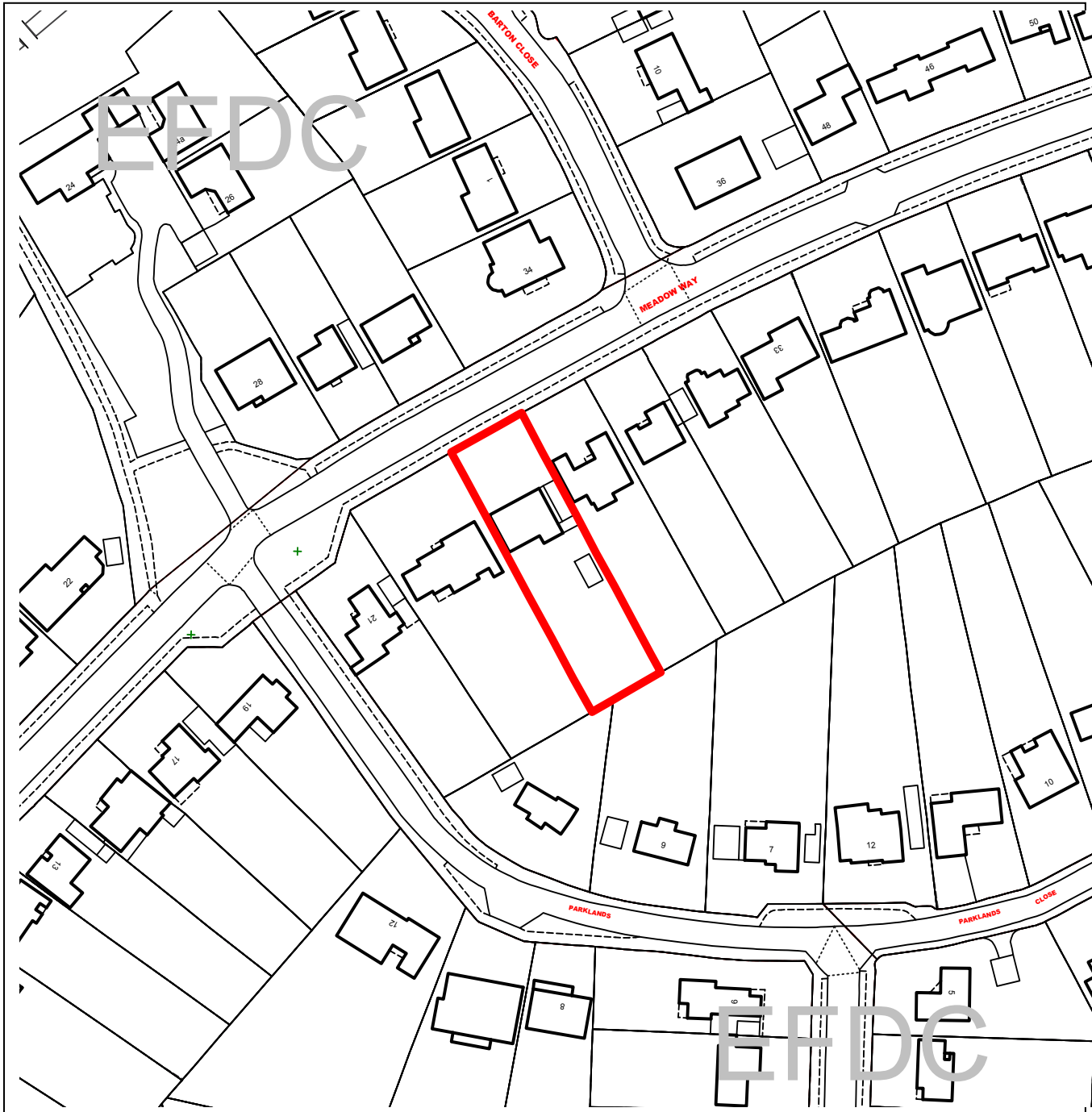
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/1805/15
Site Name:	25 Meadow Way Chigwell, IG7 6LR
Scale of Plot:	1/1250

Report Item No:11

APPLICATION No:	EPF/1805/15
SITE ADDRESS:	25 Meadow Way Chigwell Essex IG7 6LR
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr JS Bansal
DESCRIPTION OF PROPOSAL:	First floor side extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577933

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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

Description of Site:

This application relates to a two storey detached house located on the southern side of Meadow Way. The house is extended at ground floor to the side and rear up to the site boundary with 27 Meadow Way, the neighbour to the north-west. The two-storey bulk of 27 Meadow Way is set approximately 0.5m from the common boundary with the application site. Meadow Way is characterised by predominantly large detached houses set close to the boundaries with neighbouring properties. They are set within long and generous plots. The locality is not part of a conservation area nor are there any listed buildings in the vicinity of the site.

Description of Proposal:

First floor side extension.

The proposed first floor side extension would be built directly above an existing flat-roofed single storey side extension adjacent to the site boundary with 27 Meadow Way. It would be 3.7m wide, 10.5m deep and match the height of the existing house. It would have a hipped roof matching the design of the existing main roof. Its flank wall would be set 0.3m from the site boundary with 27 Meadow Way.

Relevant History:

CHI/0156/60	Erection of detached house and garage	Approved.
EPF/0375/92	Single storey rear extension	Approved.
EPF/0632/91	Single storey rear extension	Approved.
EPF/1491/02	Single storey rear extension	Approved.
EPF/1189/11	First floor side extension	Approved.

Policies Applied:

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

The National Planning Policy Framework (NPPF) 2012;

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. 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

Date of site visit: 04/09/2015

Number of neighbours consulted: 7

Site notice posted: No, not required

Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application as the proposal creates a terracing effect at first floor level, because the minimum distance is not one metre as required.

Main Issues and Considerations:

The main issues for consideration in this case are the consequence for the character and appearance of the locality and the living conditions of neighbouring residents.

Impact on character and appearance:

The application site has existing single storey side extension which projects beyond the rear wall of the existing building.

Planning permission was granted in 2011 for a first floor side extension, reference EPF/1189/11, that differs from the current proposal in being approximately half its depth with a corresponding lower roof height. The previously approved first floor extension was set 0.3m from the site

boundary with 27 Meadow Way, identical to the distance the current proposal would be set from the site boundary.

The proposed distance of 0.3m at first floor from the neighbouring property is less than 1 metre that is normally required. Whilst this would reduce the existing visual break between the application site and adjoining property no.27 Meadow Way, the previous decision to grant planning permission for a first floor side addition set an identical distance from the site boundary is a material consideration of significant weight. That is because the Local Plan Policies applied at the time of the previous consent was given remain unchanged. The only change in circumstances is the scale of the current proposal, which is of greater depth with a ridge height corresponding to that of the existing main roof. Those changes have no bearing on the degree of separation of the extension from the site boundary.

The overall distance that would separate the flank wall of the extension from that of 27 Meadow Way is 0.8m. However, the hipped roof design of the proposal together with the hipped roof design of 37 Meadow Way would contribute to maintaining a meaningful upper level visual gap between the two houses. The visual separation of the two houses would also be assisted by the house at 25 Meadow Way being set some 3.5m rear of the front elevation of 27 Meadow Way. That set-back is significant and its contribution to the visual separation of the houses is further assisted by the screening effect of a significant tree in the front garden of no 27 Meadow Way. That tree is not preserved, but it would be unaffected by the proposed development.

Having regard to the previous decision in 2011 to grant permission for an extension set an identical distance from the site boundary, the visual gap at roof level, degree to which the front elevations of 25 and 27 Meadow Way are off-set and the screening effect of trees, it is concluded that an appropriate degree of visual separation would be maintained between the two houses. Moreover, due to the small amount of space available between the flank of 27 and the site boundary, it is most unlikely that this neighbour would wish to extend further towards the boundary. In addition, neither house could enlarge its roof to the side without planning permission. Therefore the visual separation maintained by the proposal would be very unlikely to be eroded in the future.

The requirement for a 1m separation from the site boundary referred to by the Parish Council is set out in the supporting text of Policy DBE10 rather than the policy itself, which requires extensions complement the street scene. In this particular case the proposal is considered to comply with the requirements of Policy DBE10. A similar proposal elsewhere is unlikely to be in very similar circumstances therefore a decision to grant consent in this case is unlikely to be a significant material consideration when considering the merits of such proposals.

Impact on living conditions:

Due to its design, size, scale, setting and siting in relation to adjoining properties, the proposed first floor side extension would not to have a detrimental impact on the amenities of the neighbouring occupiers. It would not appear excessively overbearing, cause any significant loss of light/sunlight, loss of outlook or visual intrusion.

Conclusion:

The proposed first floor side extension is acceptable in principal as there has been no significant change of circumstance in respect of previous approval under reference EPF/1189/11 and no changes in the relevant policies applied at the time. The proposal would have an acceptable impact on the appearance and character of the host property and street scene. It would have no harmful consequence for the amenities of neighbouring occupiers. Accordingly, the proposal is considered compliant adopted 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: Moses Ekole

Direct Line Telephone Number: 01992 56 4109

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