

AREA PLANS SUB-COMMITTEE SOUTH

24 August 2016

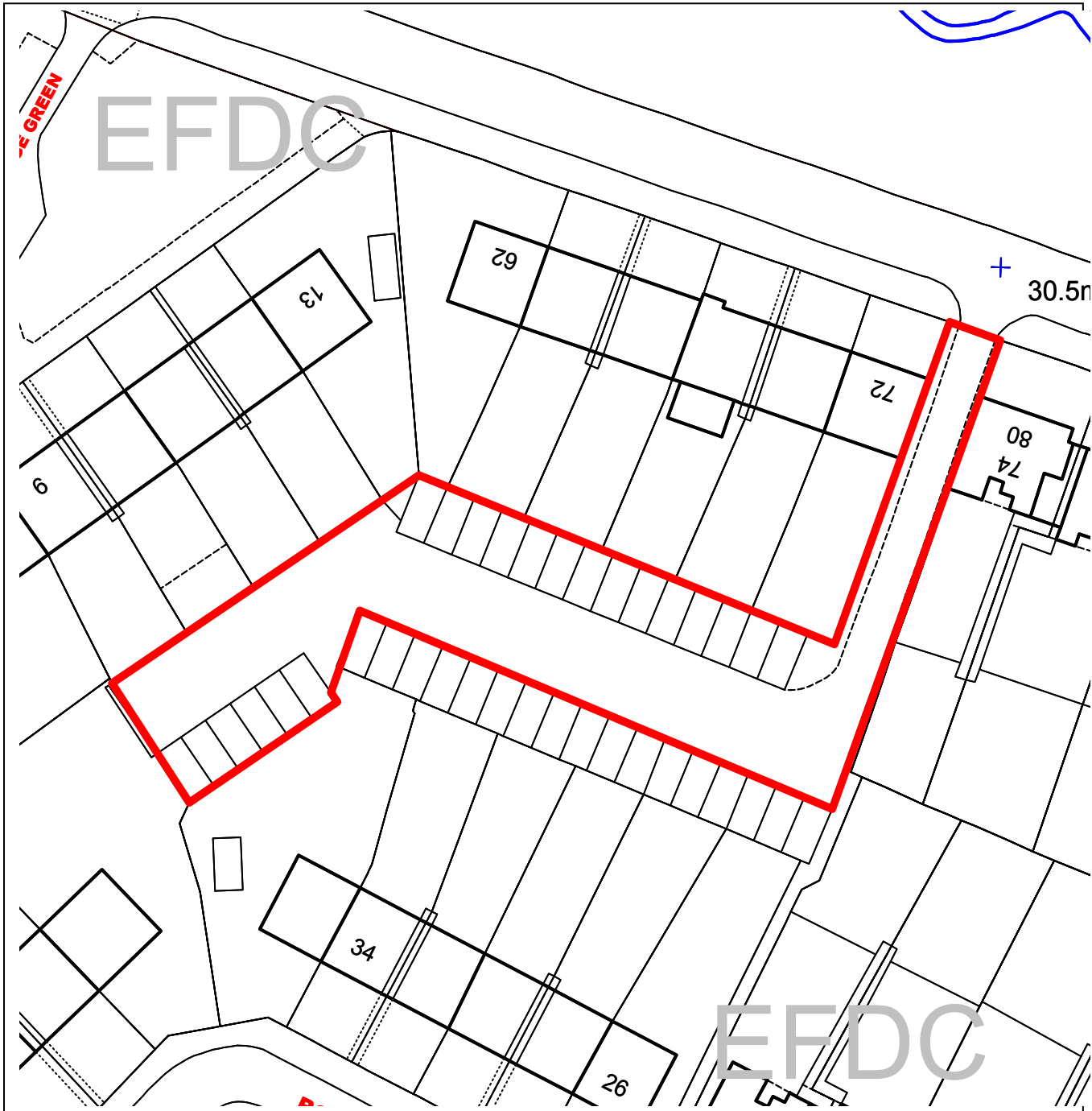
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

| ITEM | REFERENCE | SITE LOCATION | OFFICER RECOMMENDATION | PAGE |
|------|-------------|---|---------------------------------------|------|
| 1. | EPF/2592/15 | Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Green Loughton Essex IG10 2HY | Grant Permission (With Conditions) | 32 |
| 2. | EPF/0265/16 | Land adjacent to 2 Mount Pleasant Road Chigwell Essex IG7 5ER | Grant Permission (With Conditions) | 44 |
| 3. | EPF/0837/16 | 53 Queens Road Buckhurst Hill Essex IG9 5BU | Grant Permission (With Conditions) | 50 |
| 4. | EPF/1472/16 | 1 Little Plucketts Way Buckhurst Hill Essex IG9 5QU | Grant Permission (With Conditions) | 56 |
| 5. | EPF/1562/16 | 18 Kings Avenue Buckhurst Hill Essex IG9 5LP | Grant Permission (With Conditions) | 62 |
| 6. | EPF/1578/16 | Trevelyan House Goldings Hill Loughton Essex IG10 2SP | Grant Permission (With Conditions) | 66 |
| 7. | EPF/1680/16 | Ground and First Floor 8 Forest Road Loughton Essex IG10 1DX | Grant Permission (With Conditions) | 82 |



Epping Forest District Council

Agenda Item Number 1



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|--|
| Application Number: | EPF/2592/15 |
| Site Name: | Garages Rear 62-72 Etheridge Road and 8-13 Etheridge Road Loughton Essex, IG10 |
| Scale of Plot: | 1/500 |

Report Item No: 1

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/2592/15 |
| SITE ADDRESS: | Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Green Loughton Essex IG10 2HY |
| PARISH: | Loughton |
| WARD: | Loughton Broadway |
| APPLICANT: | East Thames Housing Group |
| DESCRIPTION OF PROPOSAL: | Demolition of garages and erection of a pair of semi-detached 2 storey affordable homes, and a third affordable home in the form of bungalow, together with 7 parking spaces. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579861

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: 612/058/PL01, 612/058/PL02, 612/058/PL03 Rev B, 612/058/PL04 Rev B, 612/058/PL05 Rev A, 612/058/PL06 Rev D, 612/058/PL07 Rev B, 612/058/PL08, 612/058/PL09 Rev A and 612/058/PL10 Rev B.
- 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 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 extensions, roof enlargements or erection of outbuildings larger than 10 cubic metres generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 5 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 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.
- 7 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 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 development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 12 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 13 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 14 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 15 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 16 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 18 There shall be no discharge of surface water onto the Highway.
- 19 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 20 The development hereby approved shall not be commenced until a scheme of external lighting for the accessways serving the site together with vehicle parking and circulation areas has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved external lighting scheme.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3). It is also 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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site comprises Council owned 37 garages bounded by the rear gardens of houses fronting Etheridge Road, Etheridge Green and Rochford Avenue. The site rises from north to south with houses and Gardens at Etheridge Road and Etheridge Green at somewhat lower level than the site while those at Rochford Green are at higher level. Vehicular access to the site is off Etheridge Road, between numbers 72 and 74. A further pedestrian access is via Rochford Avenue between numbers 24 and 26. Houses and maisonettes adjacent to the site are two-storey with pitched roofs and arranged in terraces.

The application site is not in a higher risk flood zone and is not in a conservation area.

Description of Proposal:

It is proposed to demolish the existing garages at the site and erect three houses. All the houses would be affordable in that they would be allocated to persons on the Council housing waiting list.

The details of the proposal have been changed significantly in the course of considering this application, the most significant change being repositioning the semi-detached houses from a position adjacent to the boundary with properties facing Etheridge Road to a position adjacent to the boundary with properties facing Rochford Avenue. The following is a description of the present form of the proposals.

A single house at the western end of the site, bounded by properties in Etheridge Green and Rochford Avenue, would take the form of a pair of semi-detached 2 storey affordable homes, and a third affordable home in the form of a two-bedroom bungalow. It would be set 1m from the boundaries with neighbouring gardens and have a 6m deep rear garden giving a private amenity area of approximately 72m². It would have a shallow pitched hipped roof with a ridge height of 4.4m. Two parking spaces would be provided in front of the house.

The remaining two houses would take the form of a pair of two-storey semi-detached houses with similarly shallow pitched hipped roofs. Their first floor would be partially contained within the roofspace such that their ridge height would be 7m. The houses would be sited in the approximate centre of the site, 1m from the site boundary with properties facing Rochford Avenue and 4.6m from the site boundary with properties facing Etheridge Road. The houses would have different size gardens, that to the south being approximately 41m² and that to the north approximately 80m². Five parking spaces would be provided in front of the houses.

Access to the site would be as existing. The accessway off Etheridge Road is 4.5m wide with a carriageway width of 3.2m and a single footway adjacent to no 72 Etheridge Road and narrow verge adjacent to 74 taking up the remaining width. It has a length of 31m.

A turning head would be provided at the end of the accessway, which would continue along the southern site boundary between the proposed semi-detached houses and the rear gardens of houses fronting Etheridge Road to provide access to the proposed bungalow.

Relevant History:

None

Policies Applied:

| | |
|-------|---|
| CP2 | Quality of Rural and Built Environment |
| CP3 | New Development |
| CP7 | Urban Form and Quality |
| RP4 | Contaminated Land |
| H2A | Previously Developed Land |
| H5A | Provision for Affordable Housing |
| DBE1 | Design of New Buildings |
| DBE2 | Effect on Neighbouring Properties |
| DBE6 | Car Parking |
| DBE8 | Amenity Space |
| DBE9 | Loss of Amenity |
| DBE10 | Residential Extensions |
| LL10 | Adequacy of Provision for Landscape retention |
| LL11 | Landscaping Schemes |
| ST4 | Road Safety |
| ST6 | Vehicle Parking |

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

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: The proposal has changed form twice in the course of considering the application therefore 3 consultation exercises were carried out. The consultation exercise on the proposal now before Members included writing directly to 74 addresses.

Site notice posted: Yes

Responses received: Due to the extent of revision to the proposal, only the responses to the consultation on the scheme now before members are reported. Four responses were received from neighbours, as follows:

11 Etheridge Green Objection

- the buildings will still be intrusive
- the area in which you are planning to build is a very odd shape and is not suitable for houses or a bungalow, it really in our opinion fit for the use it already has = garages.
- our view from the back of the house would be obstructed by these houses.
- 8-13 Etheridge Green would have their privacy invaded.
- noise from the building work will be very disruptive and add to stress.
- access road to this garage site is very narrow, we do not understand how large lorries can manoeuvre around there on a constant basis without causing damage how would the emergency vehicles be able to navigate through that small space.
- How is affordable housing defined?

68 Etheridge Road Objection

- The amended position of the service road and slight displacement of the proposed two houses would be a slight improvement. Nevertheless, the new dwellings would continue to have a detrimental impact on my house and garden due to their elevated position and the slope of the

land. They would cause overshadowing of my rear garden.

- The loss of garages would exacerbate existing parking stress and the problem of existing informal parking on adjacent greens, to the detriment of the amenities of the locality. I would refute The Lambeth Survey pertaining to the parking on Etheridge Road. A survey after 6:30 pm (rather than between 12:30 and 5:30pm) would no doubt have been more useful.
- I do not believe care has been taken to incorporate the needs of infirm and disabled people as well as those requiring a wheelchair or people pushing prams.
- The provision of a temporary refuse collection area adjacent to the site access would obstruct pedestrian movement through the site to the detriment of pedestrian safety.
- Emergency access is not satisfactory.
- There are many more suitable sites for affordable housing.

28 Rochford Avenue Objection

- The revisions place the houses closer to mine and are likely to cause overlooking from upper level windows.
- A bungalow rather than a pair of two-storey houses would be a better form of development.
- Proposed levels are unclear and it is not clear who would be responsible for boundaries.
- Demolition and construction work may result in damage to neighbouring properties.
- Contamination is an issue that needs to be dealt with carefully as does the matter of drainage.
- External materials proposed are out of keeping with those of existing houses.
- Street lighting on the accessway is necessary for security, but none is proposed.
- Access for emergency and refuse vehicles is unclear and could prove problematic, causing harm to neighbours amenities should refuse not be collected.
- Proposals for the existing pedestrian access are unclear. Existing lighting does not work.
- Access is likely to be dangerous for pedestrians.
- Parking problems in the locality would be exacerbated by the proposal.

32 Rochford Avenue Objection

- Loss of a garage that we have rented since we bought our house from the GLC is unfair.
- Garden boundaries would be exposed by the development, causing a security risk.
- Emergency vehicles will not be able to access the site.
- The site will continue to be used for dumping rubbish.
- Damage to fences attached to the garages is an issue that needs to be addressed.
- The proposal will exacerbate parking problems.
- Flooding may be an issue.
- Refuse collection arrangements are not adequate.
- The development will not be a safe place to bring up children.
- What about all the screaming school children who use the site as a short cut to school!

Loughton Town Council: Objection

"The Committee OBJECTED to this application, which was considered contrary to Policy DBE1 of Epping Forest District Council's local Plan & Alterations, on the following grounds.

1. The detrimental impact of the new houses on the neighbouring properties in Etheridge Road owing to the slope of the land, as this plot is in an elevated position.
2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
3. The long narrow, single track access road to the plot was considered inadequate for vehicles.
4. The proposal for the collection of the occupants refuse bins from the site entrance was unacceptable in view of point 3 above."

Main Issues and Considerations:

The proposed development is designed and proposed for the purpose of contributing to meeting the need for affordable housing in the locality and would achieve that by way of reusing previously developed land. On that basis there is no objection to the principle of the development. Indeed, the provision of affordable housing is a planning policy objective for the Council that has been persistently difficult to achieve. That is underscored by the Council's present inability to demonstrate a 5 year land supply for housing. Although a relatively small development, in the circumstances it is necessary to give significant weight to the extent to which the proposal will meet the policy objective in achieving affordable housing. Nonetheless, the proposal must also be acceptable in its own right. The main issues to consider when assessing this proposal, therefore, are the consequence for parking stress, safety, living conditions of neighbours, and design.

Parking stress:

The application is accompanied by a transport statement. Contrary to comments made by an objector, the parking survey informing the transport statement was carried out on two consecutive days between 02:00am and 03:30am. It looks at available parking within 200m of the application site. The survey found that parking stress in the locality is low, at 22%.

It is known that 5 of the garages are let to people with addresses outside of the locality, therefore displacement from them is very unlikely to impact on the locality. Although evidence indicates such garages are not generally used for parking vehicles, the Applicant's have taken a precautionary approach and assumed all the garages are used for parking. On that basis they found displacement from all the remaining garages (31) would increase parking stress on roads within 200m of the site to 44%. It was therefore concluded there is more than adequate spare capacity to accommodate this potential displacement of vehicles from the garages.

There is no evidence to contradict the findings of the transport survey in relation to parking stress. Moreover, the Highway Authority comments that while it does not necessarily endorse on-street parking, the reality is, there will be fewer vehicles displaced from the garages than the worst case scenario considered in the parking survey since a reasonable proportion of them will not be used for parking in.

The development itself would be unlikely to have any significant impact on parking stress since it complies with the adopted Vehicle Parking Standards.

Safety:

The vehicular access provides adequate visibility for the design speed of Etheridge Road. Due to the relatively short length of the access road and the provision of a turning area appropriate provision is made for vehicles to pass each other having regard to the scale of the development. In these respects, the proposal, which would result in less vehicle movements than the existing garage site could potentially generate, is not only safe, but an improvement on the present position in respect of highway safety.

The temporary refuse collection area has generated concern, but due to its scale and the infrequency of use, it is acceptable in terms of safety.

The Highway Authority has assessed the proposal and concluded it will not adversely affect highway safety or efficiency. It is noted that pedestrian movement through the site would be unaffected by the proposal. Moreover, the provision of a turning area within the site at the end of the access road (8m by 8m) assists access by emergency vehicles, especially ambulances.

Clearly, should the development be implemented, it will have to comply with the Building Regulations in relation to access for emergency vehicles therefore this matter is also controlled under other legislation. The advice given by the Highway Authority takes into account the requirements of the Building Regulations. In addition to requesting conditions dealing with safety, the Authority also requests the following informative setting out the Building Regulations access requirements for fire engines. *“Under Building Regulations B5, access for fire tenders is required to a point not further than 45 metres from the entrance to the dwelling. Any road or private drive forming part of such a fire access must be no less than 3.7 metres wide between kerbs (this may be reduced to 3.1 metres for a gateway or similar short narrowing) and should have a minimum centre line bend radius of 6.55 metres. The access way should be capable of carrying a 12.5 tonne vehicle. A cul-de-sac which is more than 20 metres long must have a turning head of a least Size 3.”*

The Council's building Control Team has considered the proposed layout. Having regard to the submitted layout plan it is clear that the design of the accessway would have to be modified to achieve 3.7m width. There is sufficient width to achieve that. However, there is insufficient space within the site to provide for a turning area of sufficient size for a fire engine and since the accessway is over 20m long one would be required. Informal advice from the Building Control Team is that it may be possible to nonetheless comply with the Building Regulations through fire management proposals but it would be inappropriate at the planning stage to anticipate what those may be.

Since the matters of fire engine access and fire safety are controlled under the Building Regulations, it would not be reasonable to withhold planning permission for any development on the basis of not demonstrating compliance with the Building Regulations in relation to those matters. By way of clarification, Members are advised that should planning permission be granted the developer will have to demonstrate compliance with the Building Regulations in order to carry out the development. In the event that the developer cannot, it will not be able to implement the development.

Living Conditions:

Revisions to the proposal in the course of dealing with the application have primarily been directed towards addressing the potential for development on the site to cause harm to living conditions of neighbouring dwellings. The main difficulty, as pointed out by some objectors and the Town Council, is the change in levels on the site causing the original proposal to intercept a rising 25 degree line taken from the rear of neighbouring dwellings. Due to its low height the impact of the proposed bungalow on its neighbours has never been assessed as harmful. However, as originally sited adjacent to the gardens of properties fronting Etheridge Road, the pair of semidetached houses, even when modified to include part of the first floor in the roof space, were likely to appear excessively overbearing when seen from the rear gardens of those houses fronting Etheridge Road. This matter has been the subject of much discussion between Officers and the Applicant and the current proposals ensure no excessively overbearing impact when seen from any neighbour.

The lack of harm is demonstrated on an additional drawing showing the relationship of the proposed semi-detached houses to neighbours that would arise if the revised layout siting them nearer houses on Rochford Avenue were implemented. Since land rises to the south the proposal would remain at lower level to the houses and gardens on Rochford Avenue. Consequently a 25 degree line taken from as low as 1m above ground level adjacent to the rear of houses fronting Rochford Avenue would not be intercepted by the proposal. The movement of the houses from their original position adjacent to Etheridge Road houses towards Rochford Avenue houses also ensures a similar 25 degree line taken from the rear of houses fronting Etheridge Road would not be intercepted by the proposal. On the basis of this analysis it is concluded that no part of the proposal would cause an excessive loss of light to neighbouring properties or appear excessively

overbearing when seen from them. In the circumstances it is also concluded that the potential harm to outlook from neighbouring dwellings would not be harmful.

In relation to the potential for overlooking, it is inevitable there would be some overlooking from first floor windows of the proposed semi-detached houses to neighbouring gardens. However, since that would primarily take in the very ends of the gardens or be long views, the degree of overlooking would not be excessive and consequently no excessive harm would arise.

Amenities for the occupants of the site would be acceptable. Although one of the pairs of semi-detached houses would have limited private garden area, it is considered adequate in the context of easy access to much larger areas of public open space in the locality.

Design:

Due to the siting of the development rear of existing houses the proposal would not be appreciated within the street scene. The scale of the proposals is proportionate to the site and in terms the detailed design of the proposals, they are harmonious and would respect their setting. Concern has been expressed about the indicated choice of materials. The materials indicated are not yet finalised and would be the subject of a condition on any consent given in order to ensure the proposal complements neighbouring buildings.

Other matters:

Issues of potential land contamination and the need to address drainage are recognised. Advice is that it is appropriate to deal with such technical matters by way of condition since the feasibility of the proposal is not in doubt. Refuse collection arrangements are acceptable and the matter of lighting within the site should also be addressed by condition in order to achieve an appropriate balance between security/safety and safeguarding the amenities of neighbours.

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

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

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 2



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|---|
| Application Number: | EPF/0265/16 |
| Site Name: | Land adjacent to 2 Mount Pleasant Road, Chigwell, IG7 5ER |
| Scale of Plot: | 1/1250 |

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/0265/16 |
| SITE ADDRESS: | Land adjacent to 2 Mount Pleasant Road Chigwell Essex IG7 5ER |
| PARISH: | Chigwell |
| WARD: | Grange Hill |
| APPLICANT: | Balmoral Homes 2014 Ltd |
| DESCRIPTION OF PROPOSAL: | Proposed 4 bed detached dwelling. (Please note amended address) |
| 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=582333

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site location plan
Block plan
BMEF/15/04
BMEF/15/02B
BMEF/15/01A
BNEF/15/WD/01C
BMEF/15/WD/02A
BMEF/15/WD/03
BMEF/15/WD/04A
- 3 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 extension, roof enlargement or porch generally permitted by virtue of Classes A, B or D of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the western and northern elevations above ground floor storey 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 The landscaped area adjoining the entrance path, as shown on approved drawing BMEF/15/01A, shall be retained for soft landscaping and shall not be hardsurfaced.
- 6 Prior to first occupation of the development any redundant dropped kerb and footway along the site frontage shall be fully reinstated to full height.
- 7 There shall be no discharge of surface water onto the Highway.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

Parcel of land behind two storey building used as solicitors' offices. There is a detached garage with vehicular access onto Mount Pleasant Road on the northern side of the site. Surrounding land rises to the rear of the site, to the southwest. Surrounding land also rises somewhat to the northwest, to the right hand side of the plot when viewing the frontage onto Mount Pleasant Road.

Not Listed nor in Conservation Area.

Description of Proposal:

Proposed 4 bed detached dwelling.

The proposal is an amendment to a previously approved development for a 4 bedroom house - EPF/1111/15. That development was not implemented, but this scheme is similar with some variations over that scheme. This scheme has started construction but was not finished at the time of the officers site visit. .

The amended house is set at least 1m from the northern side boundary of the plot, on the right hand side of the plot when looking at the front of the plot. Two car parking spaces would be set in front of the house. The depth of the parking spaces and the depth of the proposed house would take up nearly all of the depth of the plot; the garden to the house would be set to the left hand side of the house.

The house would appear as two storey with a side gable roof. A dormer window would be set on the front of the main roof slope.

The ground floor of the house would predominately consist of two main rooms rather than an open plan living area/dining area/ kitchen as previously approved. As before, folding full height glazed doors would lead from the left side of the house into the garden. A living room with folding glazed doors leading onto the garden would also be on the ground floor. The first floor would consist of three bedrooms, one with a walk-in wardrobe and en-suite facilities, and a bathroom. The bedroom with the en-suite facilities, bedroom 1, would have folding full-height glazed doors leading onto a balcony looking onto the garden to the side of the house. Bedroom 2 would have a window looking to the side, onto the garden. Bedroom 3 would have a window to the front elevation. On the second floor, the attic storey, there would be a large bedroom, bedroom 4, with a window to the side, in in the approximate centre of the main gable end, overlooking the garden, and a window to the front elevation, the window of the front dormer.

Relevant History:

EPF/1111/15 - Proposed 4 bed detached house – Granted 09/07/2015

ENF/0232/16 - House being erected EPF/0265/16 not decided

Policies Applied:

| | |
|------|--|
| CP2 | Quality of Rural and Built Environment |
| H2A | Previously Developed Land |
| DBE1 | Design of New Buildings |
| DBE2 | Effect of Neighbouring Properties |
| DBE3 | Design in Urban Areas |
| DBE6 | Car Parking in New Development |
| DBE8 | Private Amenity Space |
| DBE9 | Loss of Amenity |
| ST1 | Location of Development |
| ST6 | Vehicle Parking |

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 18

Site notice posted: No, not required

Responses received: 1 MOUNT PLEASANT ROAD – object - the front of the property has been allowed to project further than its peer dwellings on the same side of the street.

3 MOUNT PLEASANT ROAD – object - it is now different to the plans that were shown to us earlier in the year, out of character with the rest of the street.

4 MOUNT PLEASANT ROAD – object - in front of the other houses on the road, loss of light to our property, not in keeping with the style/format of other houses on Mount Pleasant Road.

6 MOUNT PLEASANT ROAD – object - out of keeping with the building line, overbearing and domineering

Parish Council: The Council notes that NO OBJECTION was made to the related application EPF/1111/15. Consequently the Council cannot comment, unless the newly proposed development is significantly larger than the aforementioned application. If this proposal is of similar dimensions to EPF/1111/15 then the former comments remain valid.

Main Issues and Considerations:

The main issue is considered to be whether the changes from previously approved plans constitute matters that could justify refusal. Changes from the previously approved design are minor.

A ground floor window has been added to the left hand side of the entrance door. Internally alterations have been made from the previously approved plans; a utility room and wc have been replaced by a living room. A door has been added to the northern elevation, to replace a high level window. A roof light would be set on the rear roof slope, on the side of the roof towards the northern gable. This would be at high level and serve the walk in wardrobe to bedroom 4.

In terms of the streetscene, the site relates to a semi-detached house to the right hand side that has been extended to the side to form an integral garage with roof space above with front dormers. To the left hand side is the two-storey building of the solicitors' office in a mock Tudor style and with a hipped roof. The side gables to the house are at variance with roof forms on adjacent plots and the gable fronted two-storey front bay of the house has come forward of a building line on the western side of this part of Mount Pleasant Road. A number of neighbours have expressed an opinion that this unacceptable in design terms. However, this was part of the design of the house as previously approved. In terms of the position of the site and how it forms part of the streetscene, the singular form and particular character of the house would be considered acceptable in the streetscene due to the end of the row nature of the site. Indeed, the feature design has terminated the end of the series of houses well. When completed the house would have a good appearance in the streetscene.

The detailed design of the proposal would safeguard the living conditions of neighbours. A balcony to bedroom 1 would have sides of solid walls to limit the field of view from the balcony. A window to the rear, to a walk-in wardrobe, and a window to the side, to a bathroom, could be conditioned to be obscure glazed. On the second floor the windows to bedroom 4 would be to the side and to the front.

Two car parking spaces, side by side, would be provided for the property. Occupiers of the proposed house would have a side garden of some 126 sq m. The proximity to a commercial use in the form of a solicitors' office is envisaged as being acceptable to future occupiers of the house.

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

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 3



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|---|
| Application Number: | EPF/0837/16 |
| Site Name: | 53 Queens Road, Buckhurst Hill, IG9 5BU |
| Scale of Plot: | 1/1250 |

Report Item No: 3

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/0837/16 |
| SITE ADDRESS: | 53 Queens Road Buckhurst Hill Essex IG9 5BU |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| APPLICANT: | Mr Howard Winston |
| DESCRIPTION OF PROPOSAL: | Conversion and extension of existing premises. Retention of Class A1. Retain unit on-street frontage. Change of use of first floor from use ancillary to A1 use to class C3(a) residential. Rear part of existing retail unit to change use from A1 to class C3 (a) residential. |
| 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=583620

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to the commencement of the development, details of the refuse and cycle storage area shown on the approved plan, including details of enclosures and roofing, shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the residential units hereby permitted.
- 4 The ground floor commercial unit shall be first used for retail purposes as defined by Class A1 of the Town & Country Planning (Use Classes) Order 1987, as amended, unless otherwise agreed by 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 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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site comprises part of a two storey building on the north side of Queens Road. The ground floor is a shop unit used as a dry-cleaners while the upper floor is used currently only used as ancillary space for the dry-cleaners. The upper floor has access from the rear. Pedestrian access is available on the east side of the building, shared with the neighbouring property.

The building that includes the application site comprises two shop units with the application site comprising around two thirds of the width. The second unit houses an opticians and has residential accommodation above.

The site lies towards the lower eastern end of the designated District Centre where a wide mix of building styles exist although predominantly two storey.

Description of Proposal:

The application proposes extensions to the building at ground first and roof floor and the formation of three residential units, while retaining a reduced retail element at the front. At ground floor, a rear extension projects to the depth of an existing rear addition and extends across the full width of the building. At first floor, two extensions project around 2.8m from the existing rear walls and at roof level the ridge is raised by around 1.2m with accommodation including three front dormers and one at the extreme rear where the roof extension projects over the first floor.

A retail unit of around 20 square metres is proposed with a new shopfront. Front access is then provided to the residential accommodation, comprising 3 x 1 bed flats, one on each floor. The ground floor unit will have use of a rear garden and refuse and cycle storage space is also indicated at the rear.

Relevant History:

Records suggest the property was originally a dwelling converted into a shop in the 1960s/70s.

Policies Applied:

| | |
|------|--|
| CP1 | Achieving sustainable development objectives |
| CP2 | Quality of Rural and Built Environment |
| CP3 | New Development |
| CP7 | Urban Form and Quality |
| TC1 | Town Centre Hierarchy |
| RP5A | Adverse Environmental Impacts |
| DBE2 | Effect on neighbouring properties |
| DBE5 | Design and layout of new development |
| DBE9 | Loss of Amenity |

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

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 30

Site notice posted: No, not required

Responses received: Objections have been received from occupiers of 51 and 55 Queens Road. The occupier of no.51 is concerned about loss of light to a living room.

The occupiers of 55a also raise concerns at loss of light, particularly from the first floor extension, and lack of parking provision.

Buckhurst Hill Parish Council initially objected on grounds of overdevelopment and raised concerns at the size of residential units and quality. Following amendments to the scheme, the Town Council were reconsulted and maintained their objection citing the same grounds.

Main Issues and Considerations:

In determining the development, consideration needs to be given to the role of the site within a highly accessible town centre location. There are a wide variety of built forms in the immediate vicinity, including three storey buildings to the east. Such a location, close to public transport and a wide range of local services should be expected to accommodate a higher density of development, to provide accommodation for smaller households and to assist to relieve development pressure elsewhere.

In considering the application, officers have also had regard to a recent appeal decision at 71-73 Queens Road issued in March 2016. The proposal (EPF/2345/14) involved extensions including a substantial roof extension and proposed six flats on the upper floors. The Inspector commented on the character of Queens Road:

'Queens Road benefits from a wide range of properties of differing heights, scale and appearance. There are terraces with ground floor retail units, two storey dwellings, large three storey premises and others with accommodation in the roof space. These buildings and their varied architecture together with the mix of residential and commercial uses combine to form a diverse and interesting built environment.'

On the design of the extensions, the Inspector concluded:

'However, such changes would provide a well balanced and proportioned building that in terms of height, scale and mass would not be out of place with other buildings that front and form part of the street scene along Queens Road'.

The current proposals are more modest than the appeal scheme and have been carefully designed to be so. The dormers in the front elevation are designed to align with the windows below but are made subordinate in both width and depth. The steeper pitch of the main roof has been designed to fit around the existing chimney stack, thereby providing a more coherent finish abutting the front gable of the adjacent property no 55. There is a greater mass to the rear elements but in design terms these elements are consistent with the overall form, are largely screened by the adjoining buildings and trees at the rear where the site abuts Back Lane. Thus, officers consider the scale and design of the building to be appropriate to the character and scale of its surroundings.

In terms of the effect on neighbours, it is noted that comments made by neighbouring occupiers relate to north facing rear windows. The upper floors project around 2 metres beyond the rear wall of no. 51 where it lies closest to the boundary, the main living accommodation being set off the boundary and projecting beyond the proposed extension. The first floor extension referred to in the objection form the resident at 55a Queens Road projects no more than 3 metres and given that any residential windows are on first floor, this would appear to have limited impact. While noting the comment in respect of the window to the ground floor commercial use, limited weight is attached to this aspect. Taking these matters into account, the impact on neighbours is acceptable.

Consideration has also been given to the nature of the accommodation, both residential and commercial. The applicant has submitted comments from a local letting agent who confirms there is demand for commercial units of the size proposed while the overall living conditions for residents are considered satisfactory. Provision for bin and cycle storage is also provided at the rear, accessed from the side of the building from Queens Road.

Conclusion:

While recognising that the development proposed is relatively intensive, officers give considerable weight to the Inspectors assessment of the character of the area. In this context the development can be seen as consistent in that its overall scale is not excessive in light of other substantively larger buildings in the vicinity, including the Waitrose store and full three storey buildings to the east. The extensions have been carefully designed in order to minimise the mass on the frontage in particular such that the works are considered to be of suitable overall appearance.

Officers are further satisfied that the standard of accommodation is appropriate to a highly sustainable location and that impact on immediate neighbours is minimal.

Development is therefore considered to be consistent with national and local policy.

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

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

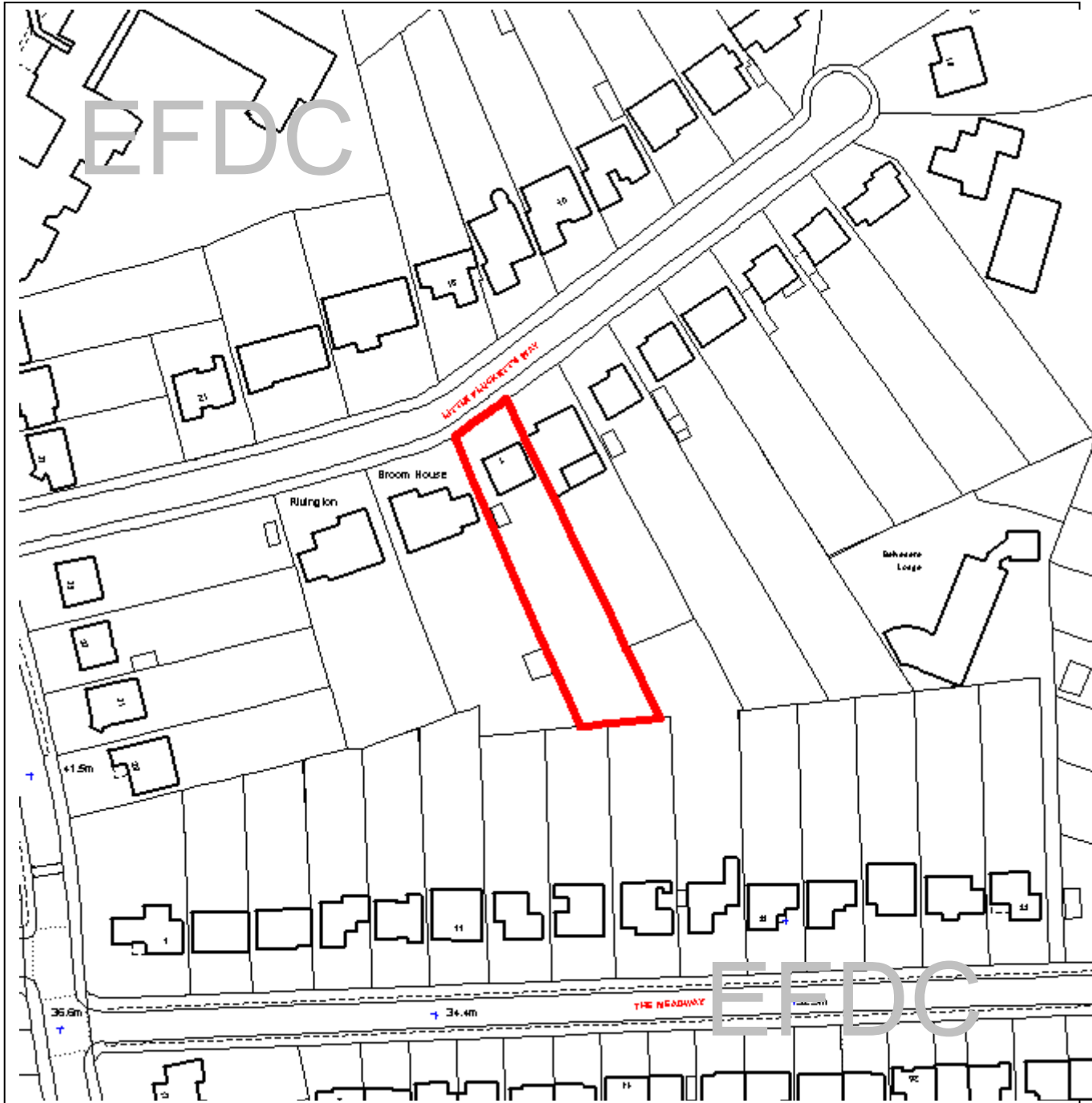
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 4



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|---|
| Application Number: | EPF/1472/16 |
| Site Name: | 1 Little Plucketts Way, Buckhurst Hill, IG9 5QU |
| Scale of Plot: | 1/1250 |

Report Item No: 4

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1472/16 |
| SITE ADDRESS: | 1 Little Plucketts Way Buckhurst Hill Essex IG9 5QU |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| APPLICANT: | Mr Harnaik Johal |
| DESCRIPTION OF PROPOSAL: | Double storey rear extension (Revised application to EPF/0446/16) |
| 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=584956

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development 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 other than that shown on the submitted plans shall be installed above ground floor level to either flank elevation 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 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: Scheme of Delegation, Appendix 3)

Description of Site:

Detached four bedroom house.

The rear garden falls in level to the rear, to the south.

Neighbouring properties are Broom House, to the west, and no. 2 Little Plucketts Way, to the east (properties on Little Plucketts Way are numbered consecutively).

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

Description of Proposal:

Double storey rear extension (Revised application to EPF/0446/16). The development has been commenced.

The two storey rear extension would be a maximum of 8.1m in depth (4.8m in depth from the end of a previously existing single storey rear bay). The extension would be 8.5m in width, the full width of the existing house. The plan of the first floor would have a rear wall indented by 2m on the side next to no. 2. The single storey element of the rear extension would have a sloping roof.

On the rear elevation of the extension at ground floor full height glazed folding doors would give access between an open plan kitchen, dining area and sitting room and the rear garden. Two side windows would look toward the side boundary with Broom House.

The proposals would create five bedrooms. Two bedrooms would share en-suite facilities. One bedroom would have dedicated en-suite facilities and access to a windowless room to be used as a dressing room. A side window at first floor level, on the side nearest no. 2, would be to an en-suite. An existing bedroom with a rear window would have a replacement window on the side elevation nearest Broom House.

To the side of the house, infilling between the part of the flank of the house and the side boundary with Broom House, a garage would be created 3.4m wide by 7.9m deep. The front of the garage would come level with the adjoining front wall of the house. The garage would have a sloping roof, 3.9m in height where it would adjoin the existing flank wall of the house and sloping down to 3.0m in height on the side boundary with Broom House.

The roof form behind an existing ridge forming the highest part of the roof would change such that a crown roof, no higher than the existing highest part of the roof, would be created and the rear extension would have hipped ends to its roof. A chimney stack would be removed.

Relevant History:

EPF/1523/01 - Demolition of existing garage and the erection of an attached garage. – Granted 24/09/2001

EPF/0672/02 - Demolition of existing garage and the erection of an attached annexe to the main dwelling, and the provision of a car port. – Granted 10/05/2002

EPF/1914/12 - Proposed demolition of existing dwelling and erection of replacement dwelling. – Granted 10/12/2012

EPF/0025/16 - Prior approval application for an 8.0m deep single storey rear extension, height to eaves 3.0m and maximum height of 3.0m. – Prior approval required and granted 15/02/2016

EPF/0446/16 - Double storey rear extension. Front porch. – Refused 15/04/2016 for the following reasons:

1. The two-storey rear extension, by reasons of its depth, height, and proportions in relation to the existing house, would appear as a disproportionate and over-dominant enlargement of the existing house. As a consequence, the proposal fails to complement the appearance of the house and would be harmful to the character and appearance of the locality. The proposal is therefore contrary to policies CP2 (iv) and DBE10 of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework requiring high quality design.
2. The two-storey rear extension, by reasons of its depth, height, bulk and proximity to a side boundary with 2 Little Plucketts Way, would be materially detrimental to the residential amenity of the occupiers of 2 Little Plucketts Way by reason of overbearing impact and loss of outlook to first floor rear windows and loss of light to part of a patio immediately to the rear of the house. As such the development would be contrary to policy DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework requiring high quality design.

EF\2016\ENQ\00592 – Rear first floor extension and garage.

Policies Applied:

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

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 7

Site notice posted: No, not required

Responses received:

2 Little Plucketts Way: – object - loss of sun and light to house, garden and patio; adverse affect to the value of my property; extension is going well past anything on my plot and number 3.

Buckhurst Hill Parish Council: Objection. Depth of the development is over-dominant and is harmful to the character and appearance of the locality. Adverse effect on the residential amenity of neighbours by reason of overbearing impact.

Main Issues and Considerations:

This application differs from a previous application (EPF/0446/16) that was refused in two respects; the addition of an attached garage and in that a hip end, rather than gable end, is now proposed for the rearmost part of the two-storey extension nearest the boundary with no. 2. The previous application had two grounds of refusal; the first may be summarised as that of failing to complement the appearance of the house, the second of an adverse impact to no. 2 in terms of overbearing impact and loss of outlook to first floor windows and loss of light to part of a patio. However, both aspects to the previous proposal were to some degree finely balanced and

following discussion with the applicant an amended design with supplementary material in support of the proposal has been submitted.

The rear extension would be of matching materials and the roof of the extension would now relate well to the rest of the house.

The side garage would essentially fill the width of the plot with built form but only at ground floor.

It is considered that the crown roof, with the flat roofed element taking a small part of the roof, would read convincingly as a hipped roof.

The design in relation to the existing house would be acceptable.

Broom House is the neighbour to the west. The proposed rear extension would be nearly 4m off the common side boundary with this neighbour. Broom House has been extensively extended to the rear, most recently in connection with planning permission reference EPF/1155/11. Broom House has a ground floor side window. This previously directly faced a space immediately in front of the previously existing detached garage. This window will now directly face a space immediately behind the proposed garage. Furthermore records (EPF/1155/11) show that this window is to a garage. No material adverse impact sufficient to justify the refusal of the application is envisaged in relation to the impact on the neighbours at Broom House.

2 Little Pluckett's Way is the neighbour to the east. The extension would be roughly level with the end of a single storey element of no. 2 that is hard on the side boundary. Behind the single storey bay is an area of decking which is at a significantly higher level than the ground level of the application site. First floor rear windows of no.2 are roughly level with the existing first floor of the application property, i.e. the proposal would be some 8m deeper into the plot than the rear elevation at first floor level of no. 2. However, the rear corner of the first floor of no. 2 is some 2m off the side boundary and the proposed rear extension would be some 1.5m off the side boundary. Given a combination of no. 2 being at a higher level and the orientation, the rear elevation of no. 2 facing south by southeast, it considered that no material loss of outlook from the first floor windows of no. 2 would occur that would be sufficient to justify refusal.

The proposal would now on balance adequately safeguard the living conditions of neighbours.

Conclusion:

The proposal would have no impact to neighbours that would be to an extent sufficient to adequately justify refusal and accordingly it is recommended that planning permission be granted.

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

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

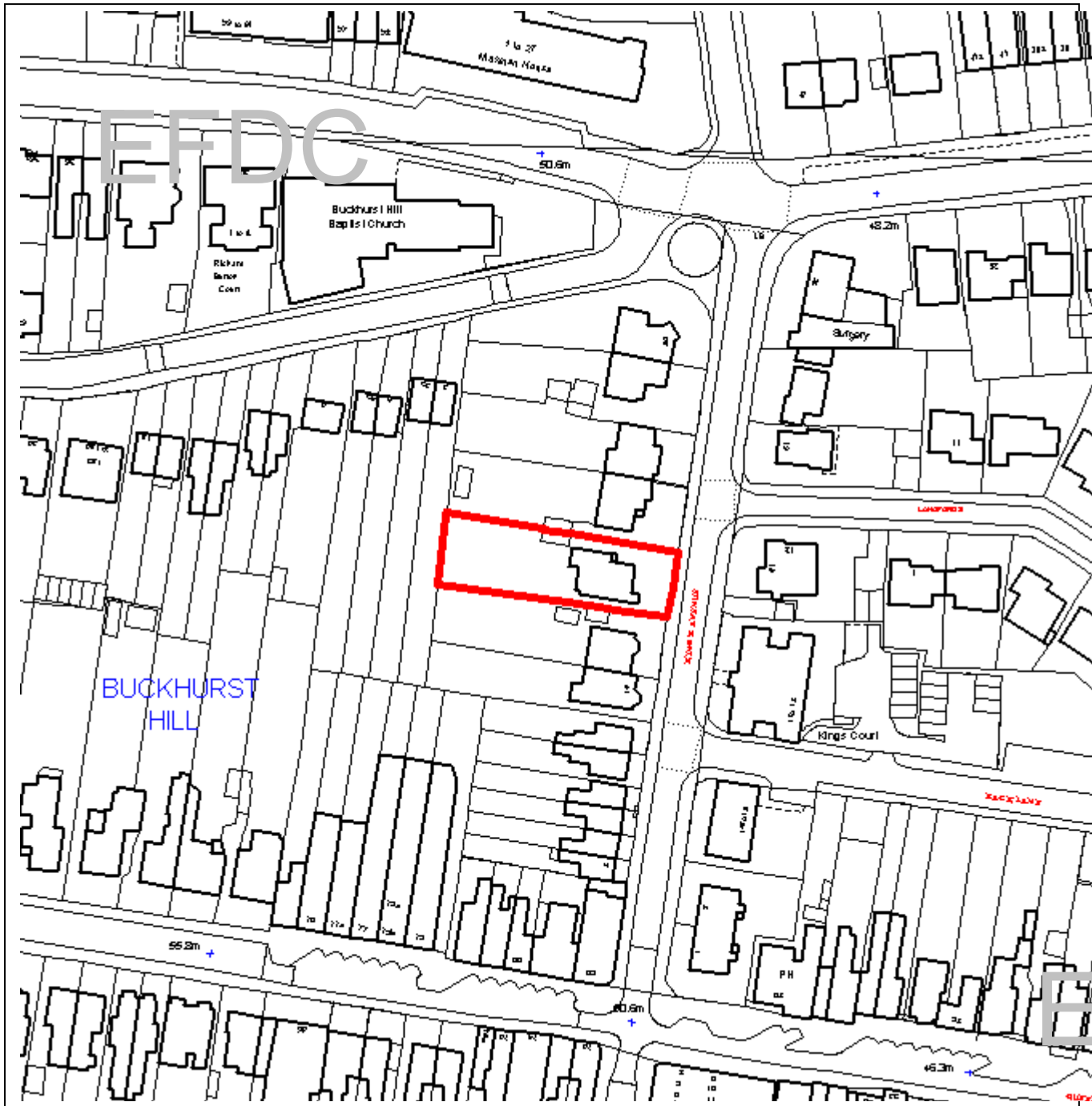
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 5



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|--|
| Application Number: | EPF/1562/16 |
| Site Name: | 18 Kings Avenue, Buckhurst Hill, Essex, IG9 LP |
| Scale of Plot: | 1/1250 |

Report Item No: 5

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/1562/16 |
| SITE ADDRESS: | 18 Kings Avenue Buckhurst Hill Essex IG9 5LP |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| APPLICANT: | Mr Trevor Shiers |
| DESCRIPTION OF PROPOSAL: | Two new dormers to existing north facing roof slope. Removal of part of extension to front elevation. Replacement of flat roof with pitched roof. Erection of ground floor extension to rear/side elevation. |
| 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=585195

CONDITIONS

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

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

Description of Site:

A detached two storey Victorian house, with rooms in the roof, located on the west side of Kings Avenue. The property is not a listed building, nor does it lie in a conservation area

Description of Proposal:

Replacement of flat roof on two storey side extension with a pitched roof, and provision of two new front windows in this two storey side extension. Provision of two new dormer windows to north facing roof slope. Other alterations include the removal of the projecting ground floor front porch extension and erection of ground floor side extension.

Relevant History:

CHI/0096/66 gave planning approval for a 2 storey side extension to the house, and this approval was implemented.

Policies Applied:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.

National Planning Policy Framework

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – object because of detrimental impact on a locally listed building.

NEIGHBOURS - 6 consulted and one reply received:-

16, KINGS AVENUE – the unsightly flat roofed two storey side extension approved in 1966 was built on the side boundary with our house, which is a locally listed building. The erection of a pitched roof over would extend its bulk further which would lead to an increased sense of enclosure to our property particularly to our main entrance which is at the side. It would also detract from the outlook of our side facing dormer window. The new roof would look cumbersome in profile and would appear over dominant in relation to our house. There is no objection to the removal of the front ground floor projection but we have concerns about treatment of the gap on the boundary that will be formed. We also have concerns about the style of brickwork to be used in the new gable end if the new roof is approved, and about the glazed rear roof and other alterations.

Issues and Considerations:

This house forms one of 7 attractive and substantial red brick Victorian houses, although apart from the application property the others are semi detached dwellings. 4 of these 7 dwellings are locally listed, including the neighbouring no.16 from which an objection to this application has been received.

The two storey side extension has a depth of 2.65m. It is acknowledged that the provision of a pitched roof over this side extension, which will present a brick faced triangular gable end to no.16, will have some additional impact on the outlook and amenity of no.16. However, it is not considered that this additional impact, mainly to the side of no.16, would be significant enough to justify a refusal of permission. Additionally, the replacement of a flat roof with a pitched roof over will improve the appearance of the dwelling. This pitched roof addition would not provide additional

accommodation but it does facilitate provision of windows of increased height at ground, and particularly at first floor level, which would match the size and design of windows elsewhere on the front elevation. For these reasons therefore the appearance of the new roof, and related changes to fenestrations, will be acceptable in the street scene.

Two dormer windows are proposed in the side roof facing no. 20 Kings Avenue. This latter property, apart from a small roof light window, does not contain any side facing windows at first floor or roof level, and the proposed dormers will not give rise to any appreciable loss of privacy. Additionally side facing dormers are a feature of this row of 7 large houses.

Other changes proposed in the application, for example, the removal of the projecting ground floor element of the flat roofed side addition, erection of side extension and glazed area, are not elements that require planning permission.

With regard to the parish council objection the neighbouring no.16 Kings Avenue is locally listed but the application property is not. As explained above it is not considered that the proposed new roof would significantly affect the amenity and character of no.16.

Conclusions:

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

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

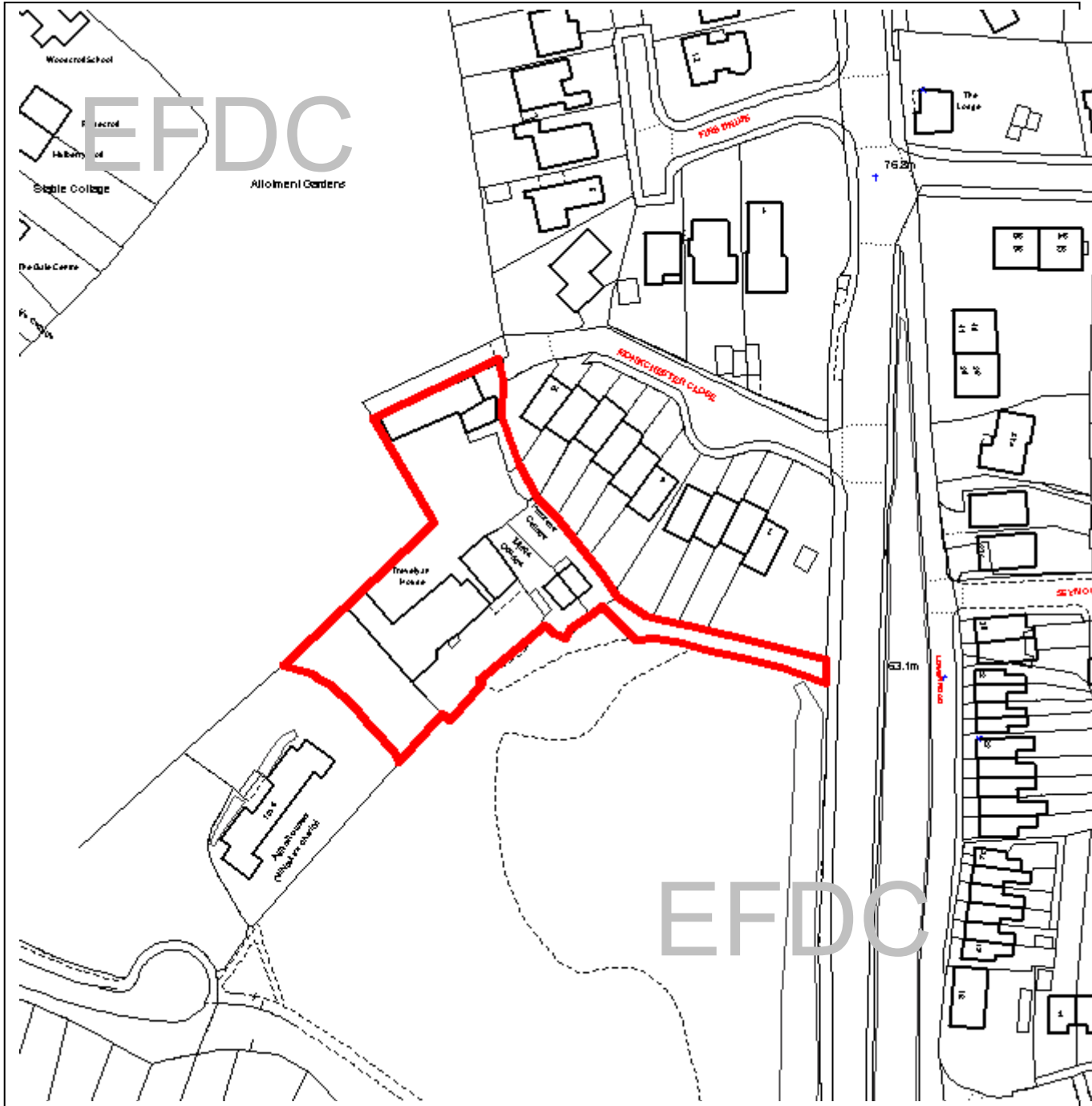
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Agenda Item Number 6



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|--|
| Application Number: | EPF/1578/16 |
| Site Name: | Trevelyan House, Goldings Hill, Loughton, IG10 2SP |
| Scale of Plot: | 1/1250 |

Report Item No:6

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1578/16 |
| SITE ADDRESS: | Trevelyan House Goldings Hill Loughton Essex IG10 2SP |
| PARISH: | Loughton |
| WARD: | Loughton St Johns |
| APPLICANT: | Trevalyn House Ltd |
| DESCRIPTION OF PROPOSAL: | Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking 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=585233

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: FFK_001A, FFK_002, FFK_100 D, FFK_101, FFK_102, FFK_103, FFK_104, , FK_105, FFK_110 A, FFK_111A, FFK_112A, FFK_300J, FFK_3-1, FFK_302, FFK_303, FFK_304, FFK_310, FFK_311, FFK_312, FFK_313A, FFK_314A, 315, FFK_316, FFK_317, FFK_320, FFK_321, FFK_322A, FFK_323, FFK_324, FFK_325, FFK_326A and FFK_330
- 3 No development shall have taken place until samples of the types and colours of all external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works

shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

- 7 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.

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

- 9 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The

completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

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

- 10 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 11 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 12 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 13 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.

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

- 15 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.

- 16 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

- 17 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

- 18 Prior to the commencement of works or any site clearance, the developer shall submit for approval to the Local Planning Authority, details of the proposed boundary treatments. This shall include details new boundaries and those to be retained and shall give consideration for the requirement for, provision and retention of, retaining walls around the site.

- 19 Prior to the commencement of works a detailed drainage survey of the piped watercourse is required. This shall include a CCTV survey with details of the location, pipe size, condition and outfall information.

- 20 The development shall be carried out in strict accordance with the approved ecology information and recommendations supplied in the letter dated 29th April 2016 by AA Environmental Landscaping Limited.

- 21 Prior to first occupation of the development hereby approved, the proposed second floor front facing window opening on plot 5 (for the avoidance of any doubt the most southerly terrace) shall be entirely fitted with obscured glass to a height of 1.5 metres and have fixed frames to a height of 1.8m above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is before this Committee since 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: Scheme of Delegation, Appendix 3); it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3) and since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The site is located off Goldings Hill with access predominantly achieved from Monkchester Close and a small access further south serving the front elevation of the properties on site. The City of London own this access. Easements over this road exist at the discretion of the Conservators of Epping Forest.

To the south of the site is a small forested area owned by the City of London and an associated pedestrian access and informal parking area serving the same. To the southwest are the Grade II Listed Almshouses, to the north of the site are a number of historic and well used allotments (known as the Potato ground) and to the east is Monkchester Close. The Almshouses and these allotments form part of the Baldwins Hill Conservation Area. The Conservation Area also includes a narrow strip of land within the site adjacent to the southwest boundary.

Trevelyan House includes generous accommodation and a number of outbuildings, some of which are in residential uses and some of which are used as a motor repair garage. Myrtle Cottage and Primrose Cottage are traditional style cottages. The Conservation Officer has previously visited the site to view the existing properties, however, whilst they are older properties, they have not been considered worthy of retention or any heritage status.

The site has a steep gradient, rising towards the allotments from Goldings Hill, and a number of trees on site which are of significant value. Positive discussion with Officers prior to application has resulted in the proposed retention of a Monkey Puzzle which is of high landscape value.

The surrounding area has a residential character at low densities with various house types in the area, but generally a two storey character prevails across an area with very differing ground levels.

No part of the site or neighbouring land is in within the Green Belt.

Description of Proposal:

This application seeks planning permission to demolish the existing three properties on the site. The proposed development is a revised scheme and would comprise 8 new dwellings with associated parking and garden areas. The proposals are for 4 x 4 bedroom properties and 4 x 3 bedroom properties forming a mix of terrace, semi-detached and detached properties around a cul-de-sac.

The new development would gain vehicle access from Monkchester Close and a pedestrian access retained from the south of the site to Goldings Hill.

The proposal includes 18 parking spaces (10 for residents plus 8 visitor spaces) and a turning area for refuse vehicles. The proposed gardens range in size from 62m² to 138m².

Relevant History:

EPF/2608/14 - Demolition of three existing properties and associated buildings to be replaced with 10 no. new dwellinghouses, new access road, parking and landscaping – Refused and Dismissed at appeal.

Previous reasons for refusal:

- 1. By reason of its scale and cramped layout the proposal would appear as an uncharacteristically dense form of development in the locality to the detriment of its character and appearance. Accordingly the proposal is contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE(i), which are consistent with the National Planning Policy Framework.*
- 2. The proposal fails to adhere to the adopted Parking Standards 2009, providing significantly less off-street parking than required. The lack of parking provision would be likely to lead to an excessive demand for on-street parking to the detriment of the amenities of the occupants of the development and existing houses at Monkchester Close. Accordingly, the proposal is contrary to local Plan and Alterations Policies CP7 and ST6, which are consistent with the National Planning Policy Framework.*

The Inspectors decision is attached to this report in full.

Policies Applied:

Adopted Local Plan and Alterations

| | |
|------|---|
| CP1 | Achieving Sustainable Development Objectives |
| CP2 | Protecting the Quality of the Rural and Built Environment |
| CP3 | New Development |
| CP6 | Achieving Sustainable Urban Development Patterns |
| CP7 | Urban Form and Quality |
| HC6 | Character, Appearance and Setting of Conservation Areas |
| HC7 | Development within Conservation Areas |
| H2A | Previously Developed Land |
| H3A | Housing Density |
| H4A | Dwelling Mix |
| DBE1 | Design of New Buildings |
| DBE2 | Affect on Neighbouring Properties |
| DBE3 | Design in Urban Areas |

DBE6 Car Parking in New Development
DBE7 Public Open Space
DBE8 Private Amenity Space
DBE9 Loss of Amenity
LL11 Landscaping Schemes
ST1 Location of Development
ST2 Accessibility of development
ST4 Road Safety
ST6 Vehicle parking

Also relevant are the policies and planning principles contained within the National Planning Policy Framework ('The Framework').

Summary of Representations:

Notification of this application was sent to Loughton Town Council and to 72 neighbouring properties and a site notice was erected.

LOUGHTON TOWN COUNCIL:

The Committee OBJECTED to this application and reiterated comments previously made on this application for EPF/2608/14, which were:

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the site, which would be visible to the neighbouring heritage area owned by the City of London and the almshouses bordering the plot.

There was concern for highway safety as the existing Monkchester Close residents had difficulty exiting onto the busy and steep Goldings Hill, the A121, which was a gateway road into Loughton and congested on a daily basis during peak travel hours.

Furthermore, members were concerned by the narrow entrance to the site, which was less than four metres in width, and that there was no clear ownership of the land where the adopted highway ended and the site's access started.

The Committee also had the following concerns.

1. The four proposed dwellings on the south western section of the site were situated on land within the Baldwins Hill Conservation Area and their design did not complement those of the adjoining protected almshouse buildings.
2. The development would be overbearing on these neighbouring almshouses in Arewater Green.
3. Concern was voiced over the ownership of this land bordering the south western section of the site that appeared to have previously been part of the garden for the almshouses. Members commented that it was not clear how the land had become part of the Trevelyan estate and separated from the almshouses' grounds.
4. There was concern that three TPO trees seemed to have been omitted from the current plans.

However, if the District Council was minded to grant this application, the Committee asked for a condition to enforce its recommended hours of working to minimise disruption to residents in Monkchester Close during the construction phase.

9 letters of objection/comment have been received from the following:

6 MONKCHESTER CLOSE
10 MONKCHESTER CLOSE
MONKCHESTER CLOSE RESIDENT
LOUGHTON POTATO GROUND

9 ASHLEY GROVE
NIMROD, 19 STONY PATH
GALE CENTRE, STABLE COTTAGE, WHITAKER WAY
LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP)
HILLS AMENITY SOCIETY (PLANNING)

The grounds for objection are summarised below:

Concern over land ownership, access width too narrow, turning space not sufficient, highway safety issues for both vehicles and pedestrians, insufficient parking, disruption to residents during building, protection of trees during development/future, inaccurate plans, loss of view.

Issues and Considerations:

The primary issue to be considered is whether this revised scheme has overcome the previous reasons for refusal relating to the character and appearance of the area and to the provision of parking for the development.

Beyond overcoming the reasons for refusal the main issues relate to the principle of the development, the general design, impact on neighbouring amenity, heritage issues, highways (specifically safety and access –not parking) and landscaping and these issues in light of the revisions are also assessed below. Although the proposal is for a revised scheme it is considered that much of the previous assessment in relation to those other main issues still applies.

Reason 1 (character and appearance):

The previous reason for refusal related to the scale, cramped layout and uncharacteristically dense form of development resulting in harm to the character and appearance of the area. The Inspector considered that *'Although the orientation of the dwellings and plot layout would be different to the nearby almshouses and dwellings in Monkchester Close, the height, scale and form of the dwellings would be appropriate for the surrounding area, and the density would be broadly comparable'*.

However, the Inspector considered that the proposal would result in an unacceptably cramped appearance as *'the parking provision would be inadequate for the number of dwellings proposed. The shortfall in parking provision would lead to vehicles being parked on the road within the development. This would dominate the streetscene, and would result in an unacceptably cramped appearance'*.

This revised proposal has reduced the number of dwellings from 10 to 8 and has increased the parking provision from 16 spaces to 18 spaces and therefore the proposal is considered to have overcome this previous reason for refusal as the proposal is a more spacious design with sufficient parking provision.

Reason 2 (parking):

10 dwellings were previously proposed with 16 parking spaces and this was considered an unacceptable level given the size of the properties that would result in an unacceptable level of on street parking within the development and onto Monkchester Close.

The Inspector concurred with the insufficient parking numbers but felt that this would only result in an unacceptable level of parking on street within the development site considering that any new occupiers of the development would be unlikely to park in Monkchester Close given *'the high gradient leading up from the site to Monkchester Close and the distance from the site access'*. Although she conceded that some vehicle owners may choose to park in Monkchester Close.

The proposal has been revised and now proposes 8 dwellings with 18 car parking spaces, this results in 2 spaces for each dwelling with 2 visitor parking spaces which meets the requirements of the Essex Parking Standards. The reduction in the number of units and the increase in the parking is considered to provide an acceptable level of parking that will avoid an unacceptable level of on-street parking and therefore the proposal is considered to have overcome the reason for refusal relating to parking provision.

Principle

The application site is on the outskirts of Loughton, north of the main centre. The site is not within the Green Belt. The proposals result in the demolition of extensive structures on site, and the loss of three properties, two of which date from the mid-19th Century, but do not benefit from any formal protection. The loss of the existing structures is acceptable in principle and the provision of new homes on the edge of the District's largest town, outside of the Green Belt is acceptable subject to siting, design, access, and impact to neighbouring properties.

Design

The design of the proposal has varied little since the previous submission and result in a contemporary appearance but with the use of traditional materials (e.g. timber windows). The layout was the subject of discussion with Officers prior to the first submission and a feature of the site, the Monkey Puzzle tree, has been retained and made a focal point of the development.

Plot 1 located at the north of the site by the vehicle entrance is located in the area of an existing larger outbuilding on the site and the access and turning area is located where there are existing storage buildings, so this area would be opened up to a greater degree than on the existing site. Plots 2-5 are located on the area furthest from Monkchester Close, where ground level is at its lowest point, these properties are based in part where existing extensions to Trevelyan House are positioned, but would be greater in height. To the rear of these plots the existing extensive and mature landscaping would be retained as a screen. From this area of the site it is difficult to achieve views towards the Almshouses due to ground level change and the maturity of landscaping.

Heritage

The views of the Conservation Officer were sought on the loss of the existing buildings on site, the proximity to the new Baldwins Hill Conservation Area and also in relation to the potential impacts on the setting of the Listed Almshouses and the Conservation Officer has no objection to the principle of the development.

Neighbouring Amenity

The design and layout of the scheme has been derived from ground levels and existing structures on site. This is to ensure that the relationship to neighbouring properties is retained as much as possible.

The development would be clearly visible for residents in Monkchester Close, in particular for Nos. 5-10 Monkchester Close. However being visible alone is not harmful and whilst the scheme has been designed to largely retain existing views, a view is not protected by planning policy. The development would be sufficiently separated from neighbouring properties to ensure no overshadowing or loss of immediate outlook. Separation from neighbouring plots exceeds the requirements of the Essex Design Guide. The reduction in the number of dwellings has opened up the site further than that previously proposed and this is considered a positive alteration in terms of the impact on neighbouring properties.

The proposed new dwellings have been designed to ensure that plots 6-8 achieve an outlook no different to the existing Trevelyan House and adjacent cottages. Plot 1 sides onto the Potato ground and fronts onto the proposed access road and is orientated and positioned such that it will

avoid any direct overlooking to the rear of No. 10 Monkchester Close. Plots 2 - 5 are separated from the boundaries with Monkchester Close properties by some 45m. To the rear the Almshouse footprint is 15m from the building footprint at the closest point (this has been increased by an additional 2m since the previous submission) but landscaping and ground levels mean the structures cannot be easily viewed from one another.

A concern was raised by Officers with regards to a poor level of amenity with regards to any future occupiers concerning the 2nd floor front balcony area at plot 6 with the proximity and layout of the private garden area of plot 7 and the possibility of overlooking. The applicant has now altered the proposal so that the gable window appears the same as the rest within the terrace, albeit with obscured glazing up to a height of 1.5m. Significantly, that window will not have a balcony area. A roof light has been added to the south elevation to provide an additional source of light and outlook to this room. This is considered to overcome Officer concerns and no further amenity issues are raised regarding the future occupiers of the site.

The result of the layout is that the overlooking of neighbouring properties should not be any greater than may currently exist, albeit the number of occupiers would clearly vary. The relationship between properties accords with the objectives of policies DBE2 and DBE9 in this respect and exceeds the requirements of the Essex Design Guide.

Highways (access and safety)

The access to the proposed development has been assessed by County Highway Officers against current national and local policy and safety guidelines and has been found acceptable. The Highway Authority is satisfied that the proposed development will not have any detrimental impact upon highway safety, efficiency or capacity on Monkchester Close or on the wider highway network.

The turning area is provided centrally in the development and this area is policy compliant and adequate for delivery and refuse vehicles. The Waste Management Officer has confirmed that the width of the access road is acceptable for access for collection vehicles.

Landscaping and garden provision

The on site tree retention and landscaping provision has been agreed with the Council's landscaping team prior to submission and the Tree and Landscape Officer has no objection to the revised plans subject to conditions.

Garden areas proposed broadly accord with the requirements of policy DBE8, the spaces provided are useable, private and comparable in scale with those of neighbouring properties.

Other Matters

Land ownership:

Concern has been raised by residents regarding land ownership, however no conflicting evidence has been produced. The applicant's have signed 'Certificate A' of the application form to state they own the land. It is understood that when the previous application was submitted it included a red-line ownership plan, which incorrectly identified a strip of land belonging to the Loughton Potato Group as being within the application site. The applicant was advised of this issue and asked to investigate. The applicant subsequently revised the red-line plan to correct the error. This did not impact on the layout of the proposed development and this correction has been carried over to this current application.

Contamination:

The history of the site is such that the Council's Contamination Officer considers there may be contaminants present on site. As such de-contamination assessments and potentially associated works should be carried out. As such a number of standard conditions have been suggested.

Ecology:

The application was accompanied by details of an initial ecology site survey due to the site's proximity to the Forest, which the Council's Countrycare team have assessed. There are no ecological concerns identified for this site.

Conclusion:

In light of the above appraisal, it is considered that the redevelopment of this site is acceptable, and the proposal has overcome the previous reasons for refusal and Officers consider the scheme acceptable and recommend approval 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: 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

Site visit made on 16 September 2015

by Claire Victory BA (Hons) BPI MRTPI

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

Decision date: 07/01/2016

Appeal Ref: APP/J1535/W/15/3028109

Trevelyan House, Arewater Green, Loughton, Essex IG10 2SP

- 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 Trevelyan House Ltd. against the decision of Epping Forest District Council.
 - The application Ref EPF/2608/14, dated 4 September 2014, was refused by notice dated 4 February 2015.
 - The development proposed is the demolition of three existing properties and associated buildings to be replaced with 10 no. new dwellinghouses, new access road, parking and landscaping.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The appellant has confirmed that the red line boundary as originally submitted included a strip of land not within their ownership. This has now been corrected and I was aware of the correct boundary in determining this appeal.

Main Issues

3. The main issues in the appeal are:
 - the effect of the proposed parking and access arrangements on the safety and convenience of users of the highway network in the vicinity of the appeal site; and
 - the effect of the proposal on the character and appearance of the area.

Reasons

4. Trevelyan House is a detached property, with several outbuildings, including a large workshop in the north east of the appeal site. Two semi-detached cottages also form part of the site, which is bounded by allotment gardens, known as the Loughton Potato Ground to the north, Grade II listed almshouses to the south west, residential properties on Monkchester Close to the north east, and Arewater Green, a wooded green space to the south east that forms part of Epping Forest.
5. Ground levels vary significantly throughout the site, with the land rising towards the Potato Ground and Monkchester Close, and sloping down towards the south east. The site is generally secluded, with screening from mature

trees along the south east and south west boundaries, although the northern part of the site is overlooked by the rear gardens of properties on Monkchester Close, that are set higher than the ground level within the site.

Proposed parking and access arrangements

6. The proposal would involve the demolition of the existing buildings and construction of 10 new dwellings. Policy ST6 of the Epping Forest District Council Local Plan and Alterations (LP) (2008) requires developments to provide on-site car parking in accordance with the Essex County Council Car Parking Standards 2001 or successor document. The latest iteration of the parking standards (2009) require minimum car parking standards for dwelling houses. It notes that the 2001 maximum standards for residential uses were ineffective in discouraging car ownership and dwellings, as trip origins, should provide sufficient vehicle parking arrangements for residential properties in Essex.
7. The parking standards require 2 off-street car parking spaces for each dwelling formed of two bedrooms or more, and 0.25 visitor spaces per dwelling, rounded up to the nearest whole number. 10 allocated car parking spaces are proposed, one for each dwelling, and six unallocated spaces for visitors. The appellants contend that there would be a minor shortfall against these standards. However, whilst the full requirement for unallocated visitor parking would be met, there would be a 50% shortfall of allocated parking for each dwelling when assessed against the standard.
8. The parking standards state that a relaxation of the standards may be appropriate within urban areas with good links to sustainable transport. Although there are local shops nearby on Goldings Hill and Lower Road, and bus stops some 200m from the site, serving the centres of Loughton and Debden centres, the site is on the edge of Loughton, and the dwellings are all large three or four bedroom properties. It is reasonable to expect that the occupiers of some of these family dwellings would have at least two cars.
9. The proposed layout includes a shared pedestrian and vehicular access road, and the sole access for the site would be from Monkchester Close via Old Lane. However, space is limited within the site itself for additional on-street parking as there are parking spaces along much of the length of the access road. The Highway Authority made no comment on the assessment of parking provision, noting that it was the remit of the Council as Parking Authority. Whilst there is provision for flexibility in applying the car parking standards, in these particular circumstances, the level of off-street car parking proposed is inadequate to serve the needs of the future occupiers of the development, and the shortfall of 10 allocated car parking spaces within the site would be likely to result in vehicles parking within the road or turning area. This would cause inconvenience for pedestrians, cyclists and drivers of other vehicles using the shared space and increase risks to highway safety.
10. Within the wider area, parking is restricted along Goldings Hill, but not on Monkchester Close. Houses in that road have some off-street parking and there is some on-street parking capacity, albeit this is reduced somewhat by the garages serving properties on Firs Drive. It has also been pointed out that there is a greater level of parking demand within Monkchester Close during particular times, for example school drop off and pick up times.

11. Photographs submitted by the appellant, taken at approximately 11:30 on a weekday indicate that there was some capacity for on-street parking in this location at that time. This correlates with observations at the site visit, undertaken at about the same time of day. Photographs submitted by a third party show a greater number of cars parked on-street, albeit the time the photographs were taken is not stated. Although the photographs submitted are merely a snapshot in time, on balance, the available evidence does not suggest that the area currently suffers from a high level of parking stress.
12. Due to the high gradient leading up from the site to Monkchester Close and the distance from the site access to most of the proposed dwellings, I consider most occupants would choose to park within the appeal site closer to their properties, but it is likely that there would be some overspill parking on Monkchester Close. Whilst this would not be a sole reason to justify dismissal of the scheme, it would add to the harm I have already identified.
13. Turning to the adequacy of the site access, whilst the access would be relatively narrow in width, a tracking plan has been submitted to show that a refuse vehicle could enter and leave the site in forward gear, and the proximity to the Potato Ground access combined with the gradient of the road within the appeal site means that vehicles would be expected to travel at low speeds when entering and leaving the site. In addition, the existing access road from Goldings Hill would be blocked up with bollards to prevent vehicular access to the proposed dwellings, and this could be secured by condition. As such I find no compelling evidence to disagree with the Highway Authority's view that there would be no highway safety or capacity issue with the proposed access.
14. Taking all of the above into account, I conclude that although the access would be satisfactory, the proposed parking arrangements would have an adverse effect on the safety and convenience of users of the highway network. The development would thus be contrary to policies ST6 and CP7. Policy CP7 states that development in all urban areas which results in overdevelopment, unsympathetic change or loss of amenity will not be permitted. It would also conflict with the Framework, insofar as it requires a high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Character and appearance

15. The site is situated on the edge of Epping Forest and adjacent to the Potato Ground, but lies within the built up area and the proposed houses would cover broadly the same footprint as existing buildings on the site. Although the orientation of the dwellings and plot layout would be different to the nearby almshouses and dwellings in Monkchester Close, the height, scale and form of dwellings would be appropriate for the surrounding area, and the density would be broadly comparable. The dwellings on plots 3 to 6 would be three storeys in height. Whilst most dwellings in the immediate vicinity are two storeys, the proposed three storey houses would not be significantly out of scale with other dwellings in the locality, taking into account the lower ground level at the south western end of the site.
16. The proposed dwellings are of a simple contemporary design. The appellant has indicated that traditional materials would be used in their construction, such as weather-boarding, render, and brick and the details of exact types and

colours of the external materials could be secured by condition. Turning to landscape, the scheme would retain the large Monkey Puzzle tree and a number of other significant trees within the site which are covered by a Tree Protection Order. Conditions could be put in place to ensure that these trees, along with the hedge and sections of the original fence along the boundary with the Loughton Potato Ground would be retained and protected during construction, should the development be acceptable in all other respects.

17. Whilst the general design, scale and form of the dwellings would be acceptable, for the reasons I have described, the parking provision would be inadequate for the number of dwellings proposed. The shortfall in parking provision would lead to vehicles being parked on the road within the development. This would dominate the street scene, and would result in an unacceptably cramped appearance.
18. For these reasons I conclude that the proposal would cause material harm to the character and appearance of the surrounding area. It would be contrary to policies CP2 (iv), CP7 and DBE (i), which seek, amongst other things, to safeguard and enhance the setting, character and townscape of the urban environment, make the fullest use of existing urban areas whilst protecting them from overdevelopment, unsympathetic change or loss of amenity, and respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing. It would also conflict with the Framework, insofar as it seeks to reinforce local distinctiveness.

Other Matters

19. The Almshouses to the west of the appeal site are grade II listed. However, due to the separation of the proposed dwellings from these buildings and the substantial screening provided by a tall Yew hedge along the common boundary, I concur with the Council that the effect of the proposed development on these listed buildings would be neutral.
20. It has been put to me that the appellant has no rights of access across a section of the access road immediately adjacent to the appeal site. However, this is a private legal matter and outside the scope of this appeal. I have had regard to all other matters raised, including biodiversity, subsidence, and potential for noise and disturbance arising from the location of the site access, but none of these matters, either individually, or cumulatively, would lead me to any different overall conclusion.

Conclusion

21. For the above reasons I conclude that the appeal should be dismissed.

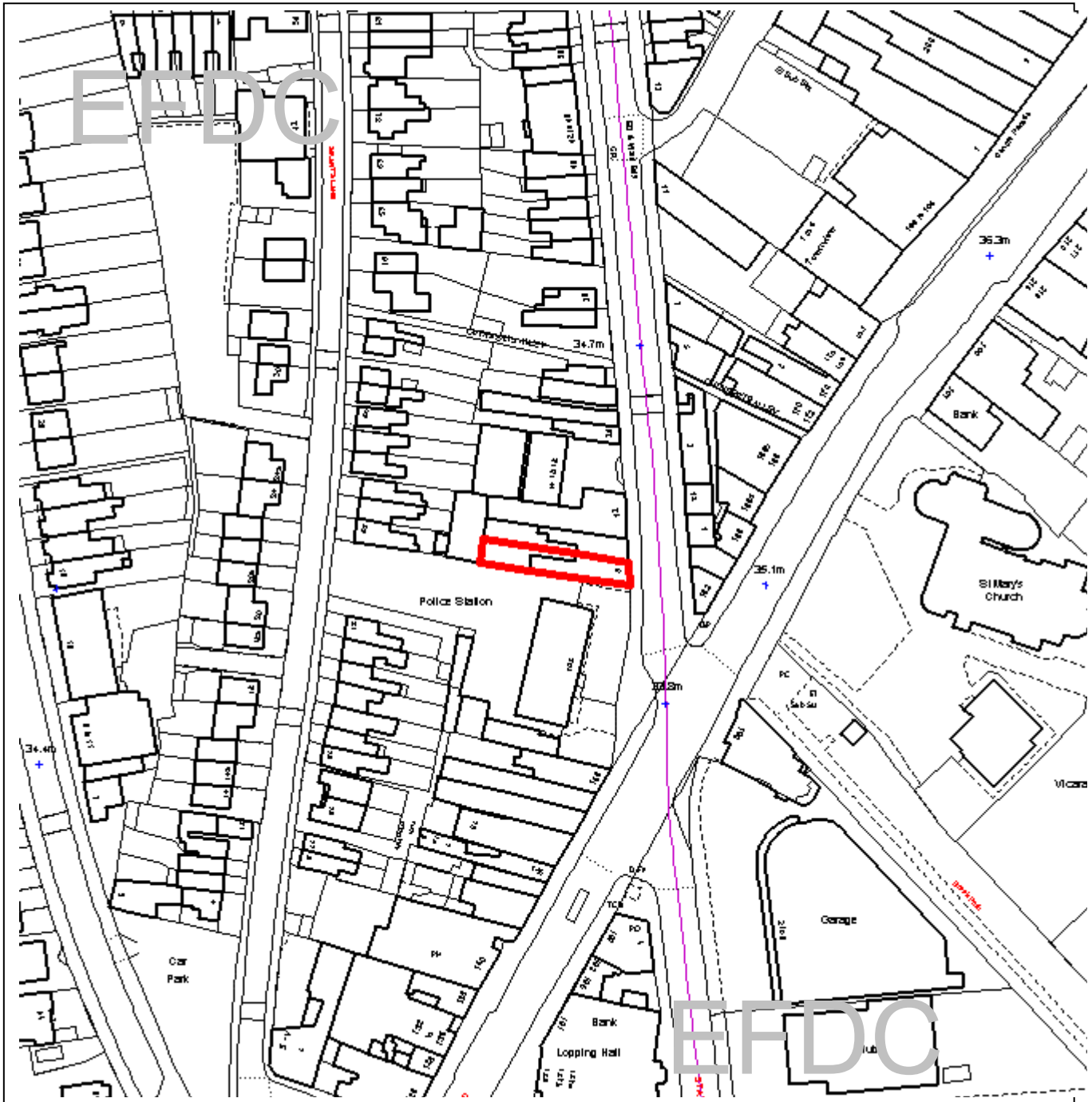
Claire Victory

INSPECTOR



Epping Forest District Council

Agenda Item Number 7



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

| | |
|---------------------|---|
| Application Number: | EPF/1680/16 |
| Site Name: | Ground and First Floor, 8 Forest Road, Loughton, IG10 1DX |
| Scale of Plot: | 1/1250 |

Report Item No: 7

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1680/16 |
| SITE ADDRESS: | Ground and First Floor 8 Forest Road Loughton Essex IG10 1DX |
| PARISH: | Loughton |
| WARD: | Loughton Forest |
| APPLICANT: | Priors Medical Limited |
| DESCRIPTION OF PROPOSAL: | Advertisement consent for display of an advertisement banner on an external flank wall in connection with the applicants business at 8 Forest Road. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585401

CONDITIONS

- 1 The advertisement hereby permitted shall be used only as an advertisement for the business(es) operating from 8 Forest Road and for no other form of advertising.

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: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to a two storey end of terrace building on the west side of Forest Road. The building is currently being used for consulting rooms for cosmetic enhancements and sales of body care products. A separate planning application has been submitted for a more comprehensive use that would if granted include some surgical procedures but consultation on that application had not been completed prior to the deadline for this report.

The site abuts Loughton Police Station, which has a car park to the front. The property is one of a group of small commercial units at the southern end of Forest Road close to the High Road junction.

Description of Proposal:

The application seeks advertisement consent for the display of a non-illuminated signboard at first floor level on the flank wall of the building, replacing the existing temporary panel. The panel is non-illuminated and indicated as being of canvas construction. The panel is set back from the building frontage by 0.5m and measures 4.01 m wide and 3.78m deep, the base would be 3.8m above ground level. The panel will be an advertisement specifically for the business operating on the premises.

Relevant History:

A/CHI/0010/69 Illuminated sign on flank wall – refused
EPF/1158/80 Change of use from shop to building society approved
A/EPF/0001/81 Retention of non-illuminated sign on flank wall and illuminated sign above fascia approved.

Policies Applied:

CP2 Quality of Rural and Built Environment
DBE9 Loss of Amenity
DBE13 Advertisements

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

Consultation Carried Out and Summary of Representations Received

Date of site visit: 04 August 2016
Number of neighbours consulted: Seven
Site notice posted: No, not required
Responses received: No response received from neighbours.

Loughton Residents Association Plans Group have objected stating '*The existing advertisement is oversize and wholly out-of-keeping in this position. To allow an advert of this size, let alone to double the wall-space covered, would be completely inappropriate*'. It should be noted that the application does not relate to the panel currently displayed on the building.

Parish Council: Loughton Town Council objected to the use of the flank wall for any form of advertising but was particularly concerned by the large dimensions of the advertising banner already installed.

Main Issues and Considerations:

It is evident that the flank wall of building has been used to display advertisements relating to the businesses in the premises for many years, as evidenced by the consent granted in 1981 for such a panel. Photographic evidence submitted with the application shows a series of subsequent advertisements in this location throughout the last 15 years.

It should also be noted that Members are not considering the advertisement currently displayed on the property but a panel significantly smaller in width and of smaller depth.

The advertisement subject of the application is consistent with previous panels on the site. It sits centrally into the front section of the wall (as defined by the lower parapet, relates to the business operating from the premises and is non-illuminated. The premises are located in the town centre but in a secondary location not readily identifiable from the main road, thereby assisting with identifying the location. The panel has no impact on highway or pedestrian safety and is considered appropriate in the town centre.

Conclusion:

The proposal has limited impact on the character and appearance of the town centre, has positive benefits to the occupiers in identifying the site and does not affect highway safety. ,

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

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

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