

AREA PLANS SUB-COMMITTEE SOUTH

23 November 2016

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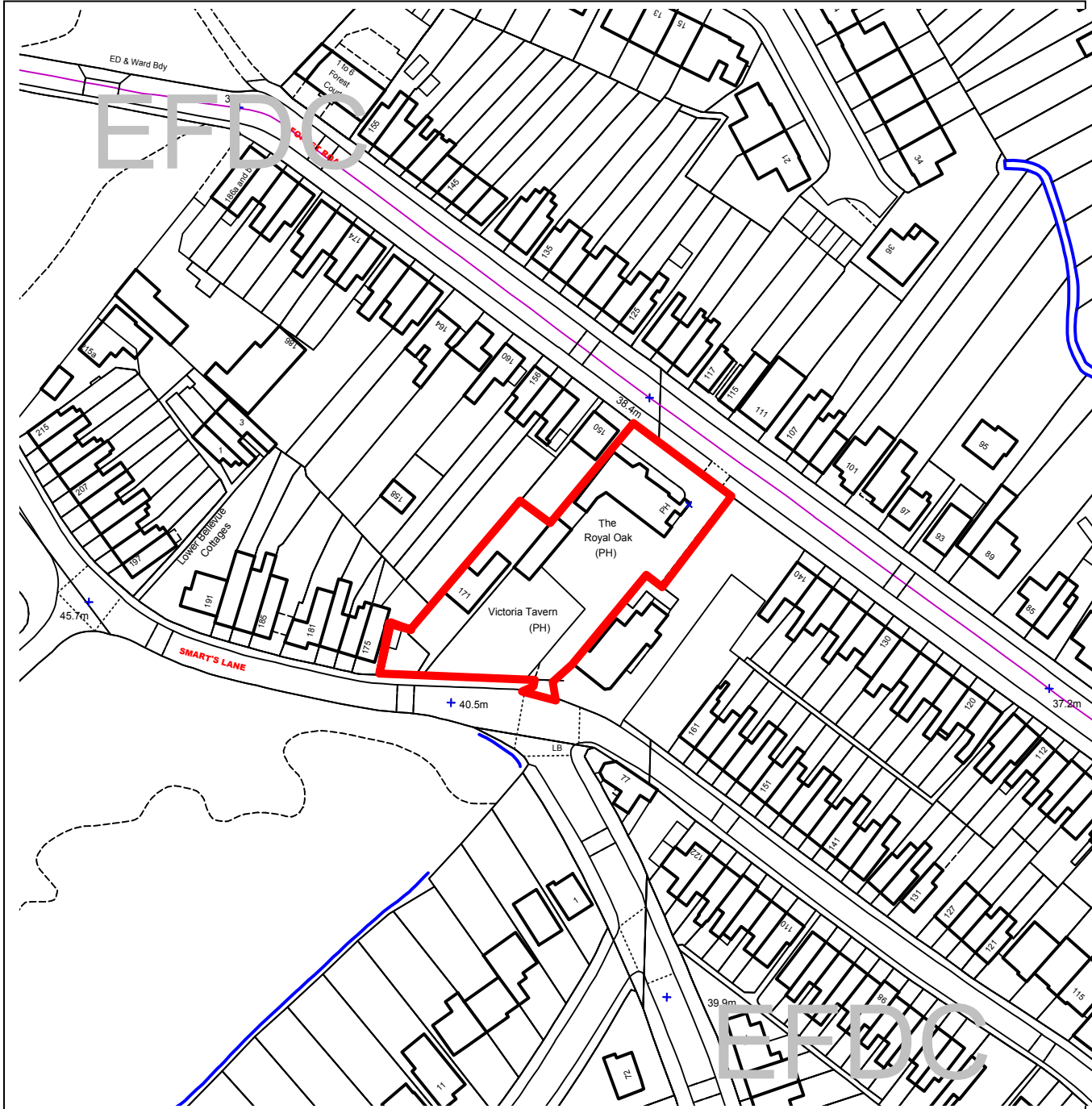
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2042/16
Site Name:	Royal Oak, Forest Road, Loughton, IG10 1EG
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2042/16
SITE ADDRESS:	Royal Oak PH Forest Road Loughton Essex IG10 1EG
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Steve Hancocks
DESCRIPTION OF PROPOSAL:	Partial demolition and extension of the former Royal Oak public house and change of use to provide 5 flats, demolition of 171 Smarts Lane and redevelopment for 9 flats, and associated parking and landscaping (14 flats in total).
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=586274

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: 1496-LOC, 914170E, 914170E3, 914170G, 914170_C, 914170R, 1496-P001, 1496-P002, 1496-P003, 1496-P004, 1496-P005, 1496-P101, 1496-P102, 1496-P103, 1496-P107, 1496-P108, 1496-P109, 1496-P110, 1500-P104 and 1500-P105.
- 3 No development shall have taken place until details of the types and colours of the external finishes, including windows and doors, have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening in the flank elevation of the main Public House building (extension) facing No. 150 Forest Road 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 Prior to first occupation of the development hereby approved, the proposed first floor window opening in the flank wall serving 'plot 14' as shown on plan no. 1496-P102 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.
- 6 Prior to first occupation of the development hereby approved, the proposed high level window openings in the first floor and above on the north west elevation shall be no lower than 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 8 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 9 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for the following all clear of the highway:
 - Safe access into the site
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel and underbody washing facilities

- 10 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.
- 11 Prior to the 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.
- 12 There shall be no discharge of surface water onto the Highway.
- 13 The footpath as shown on plan No. 1496-P001, known as Footpath 129, shall be permanently retained in a good state of repair and accessible by the public at all times unless otherwise agreed in writing with the Local Planning Authority.
- 14 No development shall take place until details of the construction of the footpath have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 15 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.
- 16 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.
- 17 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

Surface water run-off from the development restricted to no higher than 8l/s for all storm events up to the 1 in 100 inclusive of climate change (40%) storm event. This is subject to confirmation from the relevant authority to discharge up to this maximum rate into the off-site surface water drainage network.

Surface water managed on site up to the 1 in 100 inclusive of climate change (40%) storm event. It should be demonstrated that all properties are safe from flooding up to this design event.

Groundwater testing.

Final detailed modelling of the whole pipe network and storage on site.

An appropriate amount of treatment for all areas of the site which is demonstrated to

be in line with the CIRIA SuDS Manual C753.

Detailed engineering drawings of each component of the drainage scheme.

A final drainage plan highlighting conveyance and exceedance routes, location and sizing of storage features, FFLs and ground levels, outfalls and discharge rates from the site.

- 18 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- 19 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a Maintenance Company, details of long term funding arrangements should be provided.
- 20 The applicant or any successor in title shall maintain yearly logs of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These shall be available for inspection upon a request by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g)), 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) and since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site is an elongated irregular site covering the extent of the Royal Oak Public House and associated outbuildings and car parking areas along with No. 171 Smarts Lane. The site has frontages onto both Forest Road and Smarts Lane, with the main 2 storey Pub building fronting onto Forest Road with car parking to the rear and access to No. 171, from Smarts Lane. The site is currently hoarded up and the Pub has ceased trading for some time but access for the Public Footpath which runs through the site is still available. There are protected trees to the rear of the site (close to the Smarts Lane frontage) and the main Pub building is on the Council's Local List of Buildings of Local Architectural or Historic Interest. The site is located between Smarts Lane and Forest Road which are residential streets made up of two storey terrace housing predominantly. Directly to the south east is another Public House – The Victoria Tavern, with residential gardens and properties to the north east. To the south west is Forest land which is

within the Metropolitan Green Belt but this site is not within the Green Belt or within a Conservation Area.

Description of Proposal:

The application seeks consent for the partial demolition and extension of the Public House and change of use of this building to provide 5 flats, the demolition of No. 171 Smarts Lane and redevelopment of this and the land fronting Smarts Lane to provide 9 flats with associated parking and landscaping. The proposal retains the public right of way through the development which will lead onto Forest Road through an undercroft extension to the main Public House.

A projecting wing will link the main Public House building with the new elevation fronting onto Smarts Lane. Vehicle access will be from Smarts Lane with a parking court contained within the centre of the site. Parking spaces are also proposed in a driveway style to both the Smarts Lane and Forest Road frontages.

The applicant's Design 7 Access Statement indicates the mix of dwellings would be 2 x one-bedroom and 12 x two-bedroom units. However, having regard to the submitted floor plans Officer's understand the proposed mix is 1 x one-bedroom, 10 x two-bedroom and 3 x three-bedroom units. This report assesses the merits of the proposal on the basis of Officer's understanding.

Relevant History:

EPF/2508/14 - Demolition of existing building and redevelopment of the site to provide nine terraced houses, together with associated amenity space in the form of gardens, and car parking – Withdrawn (Royal Oak)

EPF/1488/16 - Demolition of existing dwelling and garage replacement with two maisonettes, associated garden bin store and car parking – Refused (171 Smarts Lane)

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP5 – Sustainable Building

CP6 – Achieving sustainable urban development patterns

CP7 – Urban Form and Quality

GB7A – Development adjacent to the Green Belt

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

HC13A – Local List of Buildings

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H2A – Previously Developed Land

H4A – Dwelling Mix

LL8 – Works to preserved trees

LL9 – Felling of preserved trees

LL10 – Adequacy of provision for landscape retention

LL11 – Landscaping schemes

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.

The site is listed in “Draft Policy P 2 Loughton”, which forms part of the Epping Forest District Draft Local Plan Consultation October 2016, as site SR-0527 for approximately 14 houses. At the current time, only limited material weight can be applied to the Draft Local Plan. However, the Draft Plan, and evidence base, should be considered as a material consideration in planning decisions. The site has been through the sifting process for suitable sustainable sites and has made the current Draft Local Plan that is currently out to consultation to which this proposal in principle is in accordance with.

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application on the following grounds.

The proposal was considered an overdevelopment of the site and the excessive bulk, out of character with the local area, which would cause loss of amenity to neighbours from overlooking. Members also voiced concern over the loss of the trees.

Members expressed concern that the Public Right of Way footpath was shown on the plans to be positioned in the middle of the access road to the development. This was considered to be dangerous to pedestrians using the PROW and therefore totally unacceptable and a highway safety issue.

The Committee was very concerned that the loss of parking was not taken into account into the scheme. The parking provision proposed was considered inadequate for the number of flats and the resultant on-street parking would exacerbate the existing congestion on Smarts Lane and Forest Road.

The Committee supported a member of the public’s concern that the plans did not appear to match the information given in the Design and Access Statement on the number of bedrooms of the flats in the scheme and that this should be clarified.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

133 Neighbours were consulted and two Site Notices posted. The following responses were received:

58 OBJECTIONS were received from the following addresses:

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP)

FOREST ROAD Nos: 37, 50, 67, 70, 75, 79, 95, 107, 110, 111, 115, 123, 128, 136, 139, 141, 150, 152, 153, 154, 2 Forest Court – 157, 156, 158, 160, 162, 170, 176 and 7 UNKNOWN NUMBERS ON FOREST ROAD

SMARTS LANE Nos: 24, 91, 112, 114, 116, 143, 151, 177, 175, 181, 185, 187, 203, 215, 2
LOWER BELLE VIEW COTTAGE, 3 LOWER BELLE VIEW COTTAGE and ONE UNKNOWN
NUMBER ON SMARTS LANE
HIGH BEECH ROAD Nos: 61 and 62
FOREST VIEW ROAD Nos: 4
MEADOW ROAD Nos: 34
COLES GREEN No: 3
1 UNKNOWN ADDRESS

The responses can be summarised as follows:

Objections to parking issues – already difficult in area due to commuter parking, High Street parking and local business parking, loss of parking due to parking proposed at Forest Road side, insufficient parking proposed. Area needs residents parking. Leading to problems of congestion and highway safety.

Out of character and unsympathetic to surrounding terrace properties, overdevelopment of the site, loss of a community facility, public right of way through site, disturbs Green Belt, concern over construction process (including further parking issues/congestion), loss of privacy, loss of value, loss of view, insufficient amenity space proposed, impact on local wildlife, impact on local schools, tower detail too high, concern with regards to refuse collection.

Issues and Considerations:

The main issues with this proposal relate to suitability of site, design and the Locally Listed Building, impact on amenity, highway/parking issues and tree and landscape issues.

Suitability of Site

The site is within the built up area of Loughton and is classed as a brownfield site. The site is within 1 km of Loughton Underground Station and within 500m of the extensive shops, services and facilities of Loughton Town Centre and therefore this is considered a very sustainable location.

The proposal provides for some communal amenity areas in the region of 250m² which is 100m² short of the policy requirement of 25m² per unit. The amenity space is also located in the main within the central courtyard area adjacent to the car parking area or to the front of the Smarts Lane elevation adjacent to the road which is not ideal. However, with access to Epping Forest just opposite the Smarts Lane access this is considered more than adequate for this town centre location.

Design and Locally Listed Building

The proposal was the subject of a pre-application process, with the original scheme proposing the demolition of the Public House main building. Officers were against the loss of this Locally Listed building and have negotiated for its retention with this current scheme.

The building was Locally listed in the main due to its prominent façade onto Forest Road and it was noted that it is:

'A two storey brick and render building with flank chimneys, half-timbered gables with strong barge board details and finials, casement windows with fan lights on the ground floor. There is a varying range of extensions and out buildings and the setting is dominated by car parking.'

The amount of demolition to the main building is minor. Areas that are being demolished offer little local architectural or historic interest and the bulk of the Public House is to be retained. Although the building will be extended to a large degree, the prominent façade which formed the main reason for its local listing is to be retained.

The proposed design of the extensions was also the subject of pre-application discussions and it is considered to be acceptable in that it preserves the special interest of the locally listed building. The design utilises traditional detailing, materials and massing and reads as additional accommodation and service buildings for the pub. The elevation fronting Smarts Lane consists of a row of three cottages that are sympathetic to the scale of surrounding buildings.

The extension directly to the rear of the existing Royal Oak building is unusual in that it is taller than the ridge height of the Royal Oak. This creates a feature element that forms a separation between old and new which is considered an acceptable feature.

The proposal will be a large addition to the rear of the Victoria Tavern, but it is not considered overbearing particularly given the level of separation. The Victoria Tavern has exceedingly small proportions and therefore it would be difficult to achieve a modern development to these proportions.

Amenity

The application site is bounded by the Victoria Tavern to the south east and residential dwellings to the north west of the site and dwellings opposite the site on Forest Road. Due to the dense character of the area it is likely that there will be some change to the amenities of surrounding neighbours.

With regards to No. 150 Forest Road, this is a bungalow with a garden parallel to the development site. The built form directly adjacent to No. 150 will remain broadly the same but with the removal of the large flat roof extension to the main pub building. There is a first floor side facing window proposed on the small first floor side extension, however this is secondary window for a bedroom and can be obscured glazed to avoid any actual, or perception of overlooking.

The removal of the flat roof single storey element will move development away from the shared boundary with No. 150, albeit now at two storey. A two storey with attic extension is proposed to the rear of the main Public House building which will link to the proposed development fronting onto Smarts Lane; however this will be set in from the shared boundary with No. 150 by a minimum of 7m. This is considered a sufficient distance to avoid the development appearing overbearing to No. 150 and the subsequent properties along Forest Road. Side facing windows are proposed along this two storey section, however these are high level windows to dual aspect rooms. Therefore it is considered that again this will mitigate against any actual or perception of overlooking from these windows across the rear garden of No. 150 Forest Road and beyond.

With regards to the rear facing windows from the block which fronts Smarts Lane there is a back to back distance of some 26m with the properties on Forest Road and 15m to the rear boundary of No. 150. This is just over the Essex Design Guide suggested 25m and will avoid any close overlooking with only far reaching views, if any possible.

The proposal will be located within 3m of a large swimming pool outbuilding located within the rear garden of No. 152 Forest Road which is 'L' shaped around the garden to No. 150. Concern has been raised by the neighbour regarding overlooking and loss of light to this outbuilding. There is a side facing window directly overlooking this building and the other Forest Road gardens beyond. Although this would only provide views over the rear, less private areas as it is a third window to a living space and therefore could be obscured glazed this would avoid any actual overlooking. With

regards to loss of light this is not considered a significant issue given the distance from the main house and that this is an outbuilding.

Parking is proposed on this boundary but it is not considered give rise to any excessive harm to amenity in terms of noise or disturbance above that of the use of the site as a Public House.

With regards to the element fronting Smarts Lane, this is set back from the road edge by a maximum of 15m which is far behind the building line of the adjacent terrace properties No. 175 onwards. Due to the orientation of the proposal against the existing properties it is not considered to result in any significant loss of light or outlook to this property.

Concern has been raised with regards to the proximity of parking spaces 18, 17 and 16 on Smarts Lane to No. 175. However, this is the garage forecourt area (presumably to 171 Smarts Lane) and parking could take place in this area in any event – it is therefore not considered to result in any excessive harm to the amenities of No. 175 above that of the existing situation.

To the south east of the site is the Victoria Tavern. The proposed extension to the main Public House will be within 1m of this shared boundary, however this is adjacent to the car park and no amenity issues are raised. The central connecting two storey with attic area will be within 5.5m of the shared boundary, however the first floor of the Victoria Tavern (which presumably is living accommodation) has no windows and therefore overlooking is not an issue. The 5.5m separation avoids any unacceptable loss of light to the ground floor windows of this building.

The proposal will certainly be visible to many surrounding properties due to its overall footprint and height, including those on the opposite side of the road but this does not harm the outlook to these properties. Loss of view is not a planning consideration.

Highways and Parking

A key issue raised by neighbours is the impact this proposal will have on the existing parking available for surrounding residents and the proposed number of parking spaces for the development.

Essex County Council Highways has no objection to the scheme in terms of highway safety but has requested conditions which include the requirement of a construction management plan to limit construction vehicles parking on nearby roads.

With regards to parking provision this is passed down to District level but the Highways Officer has commented that the development is *'in a very accessible location with regards to easy access to other modes of transport so a relaxation of the parking standards can be allowed'*. The proposal provides for 18 parking spaces for 14 flats which equates to 1 space per a dwelling, plus 4 visitor spaces. The Essex Parking Standards suggests parking provision should provide 1 space per a 1 bedroom dwelling and 2 spaces per a 2 bedroom (and above) dwelling together with 25% visitors parking, generating a total requirement of 34 parking spaces. However, this is caveated by the possibility that a reduction in standards can be applied *if there is development within an urban area (including town centre locations) that has good links to sustainable transport* (pg. 64).

It is appreciated from Officer site visits to the development site and from the neighbour objections received that parking along Smarts Lane and Forest Road can be difficult. However, as stated above this site is within the built up area of Loughton within walking distance of a good level of services, shops, facilities and public transport including the Central Line. It is therefore considered unreasonable to expect any further parking than that proposed given the very sustainable location.

The existing on-street parking offers limited scope to accommodate any additional on-street parking as it is restricted by private accesses and existing parking restrictions (i.e. double yellow lines at junction). Therefore it would be the case for future occupiers of 'buyer beware' as any further parking outside of the development site if required would be challenging – but this is not considered sufficient justification to refuse this development as sufficient parking is provided given the location of the development.

With the regards to the 'loss' of on-street parking, raised by neighbours, on Forest Road due to the proposed front 7 parking spaces, this area was the existing front forecourt of The Royal Oak when it traded as a Public House and this area was used for parking. As the site has been hoarded up, on-street parking currently continues across the full frontage, however, if the hoarding were removed only a small section of raised kerb would remain (offering on street parking for perhaps two cars) and therefore the resultant loss in on-street parking is considered minimal given the extent of the road frontage of the building.

It is also considered that the prevention of the development until such time as 'resident's parking' scheme is implemented would be unreasonable, particularly in the absence of a timetable of implementation. In addition resident's parking schemes are outside of any planning control and therefore not relevant to planning or to the development itself which provides sufficient parking.

In relation to a suggested condition prohibiting issue of residents parking permits to occupants of the development in the event of a residents parking scheme being introduced in the locality, that is considered to be both unreasonable and unenforceable. That is because no scheme is proposed, if one were it's operation would be outside of planning control and any enforcement action taken by the District Council would have to be against the District Council.

It is noted that the developer will have to relocate 2 lamp columns and a utility pole to provide the vehicular accesses as shown on the submitted plans. All costs associated with the aforementioned will be borne by the developer.

The proposal therefore complies with the Essex Parking standards and the proposal is not considered contrary to policies ST4 and ST6 of the Local Plan.

Public Right of Way

A Public Right of Way (PROW) runs through the site from Smarts Lane to Forest Road. The Essex County Council PROW Team has raised no objection to the proposal and are aware that the PROW will follow the vehicular access from Smarts Lane. It is noted that this is no different to the use of the PROW when the Public House was still trading as it was through the car park to this Public House.

Trees and Landscaping

The Tree and Landscape Officer has no objection to the proposal subject to conditions requesting tree protection and hard and soft landscaping. A protected Field Maple is to be removed as part of the development proposals, however the Tree and Landscape Officer has no objection on the basis that satisfactory replacement landscaping is to be implemented.

Other issues

- Refuse Collection

Concern has been raised by neighbours regarding the collection of refuse from the development a bin store that has been proposed within the extension to the main Public House building which will

open onto the walk through undercroft. The Council's Waste Management Team has no objection to the proposed arrangements for the storage and collection of waste.

- Discrepancies in plans

The plans were initially submitted incorrectly labelled for a site in Great Dunmow this was corrected by the Architects as soon as they were informed.

Concern has been raised by neighbours with regards to balconies shown on the floor plans of the Smarts Lane elevation block that are not shown on the elevation plans. These are not external balconies but full height voids to the floor below and the plans do accurately portray this.

An additional concern is the discrepancy between the proposed bedroom numbers in the design and access statement and those shown on the plans (the plans show more bedrooms or areas that could be used as bedrooms). It is the plans that are approved should planning permission be granted and it is clear from the plans the number of rooms proposed. The proposed mix as understood by Officer's is stated earlier in this report under the heading Description of Proposal. Officer's assessment the number of parking spaces required is on that basis.

Conclusion:

The proposal is considered acceptable retaining (albeit with extensions) the locally listed building, with a satisfactory design, resulting in limited impact on amenity and the development is in a very sustainable location. Although concerns have been raised regarding the existing parking situation, it is considered that the proposal provides sufficient parking for this town centre location and other factors outside of planning control (such as a residents parking scheme) may help to alleviate the existing parking problems. It is a site put forward in the Draft Local Plan currently out to consultation and the evidence basis supports the principal of the development and given that the proposal will make a meaningful contribution towards new homes in the District, in a desirable location outside of the Green Belt, approval with conditions is recommended.

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

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

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



Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/1904/16
Site Name:	Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/1904/16
SITE ADDRESS:	Land to the rear of Hatfield House E15 Acting School Rectory Lane Loughton Essex
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Mark Freeman
DESCRIPTION OF PROPOSAL:	Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highways works.
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=585934

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: 31464-IW-SA-00-DR-A-100 SITE LOCATION PLAN, 31464-IW-SA-00-DR-A-101 EXISTING SITE PLAN, 31464-IW-SA-00-DR-A-102 EXISTING SITE SECTIONS, 31464-IW-SA-00-DR-A-0001 PROPOSED GROUND FLOOR, 31464-IW-SA-01-DR-A-0001 PROPOSED FIRST FLOOR, 31464-IW-SA-XX-DR-A-0001 PROPOSED SITE ELEVATIONS, 31464-IW-SA-XX-DR-A-0002 EXISTING AND PROPOSED ELEVATIONS - EXISTING STUDIOS, 31464-IW-SA-XX-DR-A-0003 PROPOSED ELEVATIONS - TECHNICAL BLOCK AND LARGE STUDIO BLOCK, 31464-IW-SA-XX-DR-A-0004 PROPOSED ELEVATIONS - MAIN STUDIO BUILDING, 31464-IW-SA-00-DR-A-1010 PROPOSED SITE PLAN, 31464-IW-SA-XX-DR-A-1011 PROPOSED SITE SECTIONS and 31464-IW-SA-XX-DR-A-1012 PROPOSED LANSCAPING PLAN
- 3 Materials to be used for the external finishes of the proposed development shall match those as outlined within pages 32, 33 and 36 of the Design and Access Statement which corresponds with plan no's: 31464-IW-SA-XX-DR-A-0002 EXISTING AND PROPOSED ELEVATIONS - EXISTING STUDIOS, 31464-IW-SA-XX-DR-A-0003 PROPOSED ELEVATIONS - TECHNICAL BLOCK AND LARGE

STUDIO BLOCK and 31464-IW-SA-XX-DR-A-0004 PROPOSED ELEVATIONS - MAIN STUDIO BUILDING, unless otherwise agreed in writing by the Local Planning Authority.

- 4 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]
- 5 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]
- 6 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.
- 7 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.

- 8 The recommendations as shown in Innovation Group environmental services Phase 1 habitat survey dated May 2016 shall be followed unless otherwise agreed in writing with the Local Planning Authority.
- 9 No conversion/demolition or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.
- 10 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
 - Provision of infiltration tests results in line with BRE365. If infiltration is found unviable, the runoff discharged from the development should be limited to not more than 5l/s.
 - Provide attenuation storage for all storm events up to and including the 1 in 100 year storm event including 40% climate change uplift.
 - Provide detailed modelling of the different SuDS features i.e. source control features dimensions and storage volumes (including design drawings).
 - Provide demonstration of enough treatment from all parts of the development in accordance with the CIRIA SuDS Manual C753.
 - Provide details of the final outfall from the development/pond. If the final outfall is to the surface water sewers, provide written permission from the relevant Water Authority to discharge into their surface water network.
 - Provide a drainage layout showing the exceedance flow routes.
- 11 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented. The scheme shall be implemented as approved.
- 12 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.
- 13 The applicant or any successor in title shall maintain yearly logs of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These shall be available for inspection upon a request by the Local Planning Authority.

- 14 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 15 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.
- 16 No development shall take place, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 17 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 18 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 an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application forms part of the University of Essex drama and acting campus which includes the listed Hatfield House and also the listed Corbett Theatre. The application site is located directly to the rear of Hatfield House and is an open area of unmaintained land with two 'temporary' buildings used as studios to the south east of the application site. The land rises up and is higher than Hatfield House. To the north of the site are further university buildings, to the North West are relatively new residential dwellings that are part of the old Epping Forest College land estate. To the south west is a similarly unmaintained area of land which is understood to be within the ownership of Epping Forest College. The site is designated as urban open space. The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for the retention and upgrade of the existing 'temporary' studio buildings along with the erection of 3 two storey connected blocks providing additional teaching accommodation and studio/storage space for the University. The buildings will be contemporary in appearance and have flat roofs to a maximum height of 10m for a feature section. The proposals will be located around a central courtyard area which is accessed through an existing gap in a historic wall to the rear of Hatfield House. The proposals result in an increase in floor area of 3,551.4m. The proposal is due to the need to consolidate existing off site buildings (for example those in Oakwood Hill) to one campus site.

Relevant History:

EPF/0499/16 - Demolition of existing modern extensions, and erection of a part single-storey, part two-storey extension, with associated hard and soft landscaping – App/Con
EPF/0505/16 - Grade II listed building application for works in connection with the demolition of existing modern extensions, and erection of a part single-storey, part two-storey extension, with associated hard and soft landscaping – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP7 - Urban Form and Quality
ST1 – Location of development
CF5 – Educational buildings outside of the Green Belt
DBE1 – Design
DBE2 - Impact on amenity
DBE3 – Design in Urban Areas
HC12 – Setting of listed buildings
LL5 – Protection of urban open space
LL6 – Partial development of urban open space
LL11 – Landscaping scheme

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

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee has NO OBJECTION to this application.

45 Neighbours were consulted and a Site Notice posted: No responses received

Issues and Considerations:

The main issues with this proposal relate to the principle of the development, design and the setting of the Listed Building, impact on amenity and tree and landscape issues.

Principle of Development

The proposal is an extension to an existing educational facility. Policy CF5 promotes replacement buildings or extensions to educational buildings provided the proposal would not result in an excessive adverse effect on townscape due to loss of open space and that it does not involve the loss of playing fields. In this case only the first part of the policy applies, as no playing fields are to be lost. The proposals are located within a relatively well screened location with only residents to the north being able to view the site and the current unmaintained land certainly is not of any townscape merit.

The whole of the university site is classed as urban open space, as are the sites to the south and west forming quite a large continuous area of urban open space. Historically the site to the north west formed part of a school with playing fields but this has been developed in recent years with housing. Policies LL5 and LL6 do allow for partial development of urban open space provided there would not be any excessive adverse effect on the spaces or to the surrounding amenity. As stated above, the site has few public view points, no public access and is of little value as open space and therefore in terms of this policy the proposal is considered acceptable.

Although designated as urban open space the site is previously developed and therefore suitable for redevelopment. Additionally the site is well located close to Debden Station and to surrounding bus networks and the site is considered sustainable. Although there is no highways work proposed Essex County Council Highways were consulted on the scheme as it is a major application – they returned no objection and noted that:

The proposal is not going to intensify the vehicular use of the site and there is sufficient staff parking existing. It is noted that students are not allowed to park on site and the applicant is increasing the cycle parking accordingly. Further to this the site is extremely well located with regards to access to public transport. Consequently the proposal will not be detrimental to highway safety, efficiency or capacity at this location or on the wider highway network.

Design and setting of the Listed Building

The site is situated to the rear of Hatfield House, a grade II listed building dating from the late 18th with 19th century alterations. The building is yellow stock brick under a plain clay tile roof and benefits from a green and well-treed outlook to the front. The site to the rear is a mostly derelict

and unkempt piece of land behind a high red brick historic wall, with this area of land contributing little to the setting of the building, particularly as the brick wall offers a degree of visual separation between the building and the site.

The principle of redeveloping the vacant site to expand and improve the current campus raises no objections. The proposed buildings are large in scale and modern in design; however, they are considered to be well designed buildings with an appropriate landscaping scheme which will improve the appearance of the site. As an established acting school, the proposed buildings contribute to the present day character and appearance of the wider site and therefore do not appear as incongruous additions within the setting of Hatfield House.

The proposed contemporary design reflects the uses of the buildings and does not compete with the listed building, preserving it as the only traditional building on this part of the site and providing a clear visual distinction between the two building elements. The materials proposed balance both modern materials needed to achieve a finish appropriate to the contemporary design of the buildings, along with more traditional brickwork panels to integrate the proposed buildings into the site and into the setting of Hatfield House.

The buildings are centred around a courtyard, which is located adjacent to the existing opening in the historic wall and although the new development will be distinct from the historic wall and Hatfield House, this arrangement creates an effective link between the old and new parts of the site.

The upgrading and retention of the temporary buildings is also an acceptable part of the scheme as they make little contribution to the overall appearance of the site. Although they are located outside of the main courtyard area they have been incorporated into the overall scheme with an upgrading of the external materials which includes the replacement of fascias and the staining or cladding of external walls. This has removed the more temporary nature 'portakabin' appearance of these two buildings which forms a more acceptable development and one that can be considered to have a degree of permanence.

Amenity

The nearest residential properties are the relatively new build properties on Leaden Close. These properties are slightly to the west of the site and do not directly front onto the proposed development. However, the development will be very clearly visible and the nearest property will be within 20m of the proposed development. Although visible the proposal is not considered to result in any excessive harm to amenity given the offset location and the ample separation distance. No other amenity concerns are raised given the distances to next nearest properties.

Trees and Landscaping

The existing site is woefully lacking in any landscaping, other than some existing trees outside of the site boundaries. The proposal will introduce a significant amount of landscaping to the site boundaries and within the site itself, greatly improving the visual amenity of the site. The Tree and Landscape Officer has no objection to the scheme subject to conditions relating to tree protection and hard and soft landscaping.

Conclusion:

The proposal is a large scheme for consolidation of this existing educational facility within Loughton. It is considered a well designed development, with minimal impact on adjacent amenity or the adjacent listed building. Although it results in the loss of an area of designated urban open

space this was very poor quality and of little public value. On this basis the application is recommended for approval.

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

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

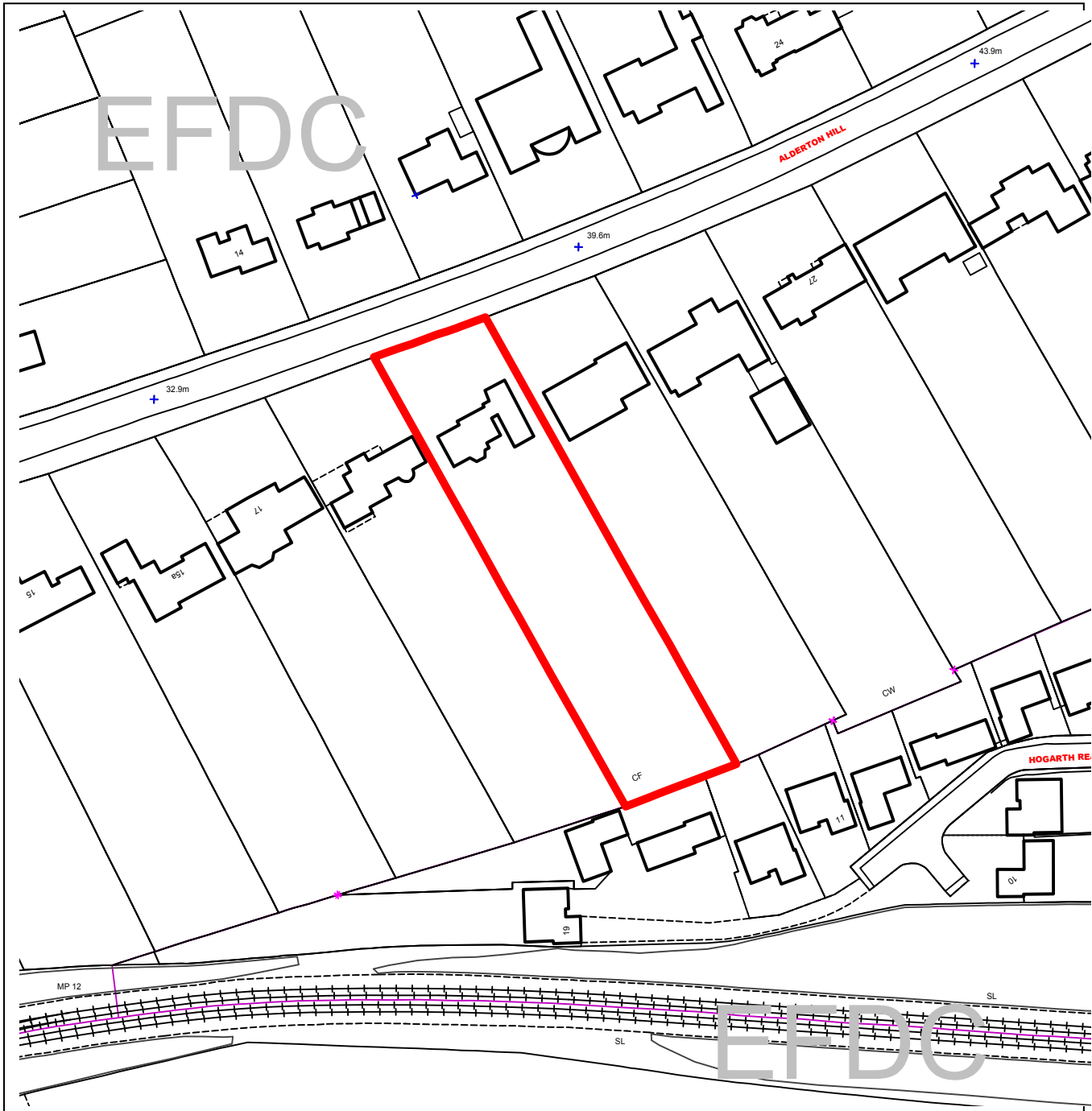
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/1665/16
Site Name:	21 Alderton Hill, Loughton, IG10 3JD
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1665/16
SITE ADDRESS:	21 Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Mr R Spencer
DESCRIPTION OF PROPOSAL:	Demolition of existing property and erection of a replacement dwelling.
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=585386

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
1915:01
1915:02
1915:11 revision E
1915:13 revision B
1915:21
1915:22
1915:23

- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as

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

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 Prior to first occupation of the development hereby approved, the proposed window opening in the western flank elevation shall be entirely fitted with obscured glass and have a fixed frame to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 8 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.
- 9 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:

Plot of a now demolished detached house on the southern side of Alderton Hill. The junction with Brook Road is nearby to the west. The property has an "in and out" driveway arrangement and has railings and two sets of double gates along the front boundary. A mature tree, the subject of a TPO, is set just behind the railings next to one of the pairs of gates.

This part of Alderton Hill is at the foot of the hill, not far from Loughton Brook to the west. Nevertheless there is a noticeable slope to the surroundings to the site with ground levels falling to the west, to the right hand side when viewing the front of the site, and rising to the east, to the left hand side when viewing the front of the site. The rear garden of the application property falls to the rear, to the south.

Description of Proposal:

Demolition of existing property and erection of a replacement dwelling.

The replacement house would be 20.8m wide across the front elevation leaving a space of 1.2m from the side boundary with no. 23 and a space of 2.2m from the side boundary with no. 19. The front elevation of the replacement house would have a centrally placed two-storey front bay 5m wide by 1.6m deep. The two-storey bay would have a front gable with a height to the ridge of 8.2m. A segment shaped balcony would be set across the width of the front bay. This balcony would be 1.8m deep at its centre and act as an open fronted and open sided porch at ground floor level. Ornamental pillars would be set on the front corners of the front bay at ground floor level, beneath the edges of the balcony. A Venetian style window would be set on the front bay at first floor level, behind the balustrade of the front balcony. The replacement house would have a crown roof with a maximum height of 9.3m and the front elevation would be some 5m to the eaves. Two gable roofed dormers would be set on the front roof slope, one to either side of the front gable of the centrally placed front bay. The front elevation would have a symmetrical design save for the vehicular door of an integral double garage to the right hand side of the house when viewed from the road.

External materials would essentially be of facing brickwork to the walls and a slate roof. Stone quoins, lintels and cills would be used and windows would have white uPVC frames with the elevational drawings suggesting that the windows would be of a vertical sash type. It is understood that the relatively recent house at 25 Alderton Hill has informed the applicant's choice of materials.

The front wall of the front bay would be set back some 14m from the carriageway edge of Alderton Hill.

The two-storey form of the house, beneath the crown roof, would have a footprint 20.8m wide by 16.2m deep (excluding the front bay). A single storey rear projection 3.3m deep would be set across the full width of the house. A rear balcony would occupy a width of 13m on the some 21m wide flat roof of the rear projection. The rear balcony would be set centrally. One side of the balcony would be some 5m from the boundary with no. 23, the other side of the balcony would be some 5m from the side boundary with no. 19.

Four flat roofed dormers, each 1.6m wide by 1.6m tall, would be set across the rear roof slope.

A single storey rear projection, 9m wide and 19.8m deep from the main body of the house, would create an “L” shaped footprint to the house as a whole. This element of the house would accommodate a swimming pool, 5m wide by 10m long, and a gym. A shower, changing room, sauna and steam room would be set off the pool room. This part of the replacement house would be set to the right hand side of the rear of the house when viewed from the rear garden and would be set 0.4m from the eastern boundary, the boundary with 23 Alderton Hill. The flat roof of the swimming pool rear projection would have a maximum height of 3.3m.

The replacement house would have six bedrooms, all with en-suite dressing rooms and bathroom or shower-room.

Relevant History:

EPF/2682/15 - Demolition of existing property and erection of a replacement dwelling. – Allowed at appeal 02/03/2016

EPF/0697/16 - Demolition of existing property and erection of a replacement dwelling. – Allowed at appeal 24/08/2016

Policies Applied:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of Rural and Built Environment
CP4	Energy Conservation
CP5	Sustainable Building
H3A	Housing Density
DBE1	Design of New Buildings
DBE2	Affect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car parking in new development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL7	Planting, Protection and Care of Trees
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
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.

SPG Essex Design Guide

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 12

Site notice posted: No, not required

Responses received:

19 ALDERTON HILL – object – limited space to sides of proposed house would appear more of a terracing effect, very little different from a previous proposal that was refused, the size of the proposed property is excessive, overall depth would be excessive presenting a long and unsightly

appearance from my property, balcony would be an incongruous feature and result in overlooking, width and depth much greater than adjoining dwellings, re-planting should be undertaken, adverse affect on adjoining properties, bulk of building when viewed from Alderton Hill would be too great.

16 ALDERTON HILL – object - over development, existing on going building has caused disturbance, would give the impression of terracing along this road, may effect the amount of light to our property, concerned about the amount of vegetation and mature trees that have been removed from the site and worry that sufficient landscaping plans have not been given thought to.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to the application which was considered an overdevelopment of the site, and overbearing in size and proportion on the neighbouring properties. Members were also concerned by the removal of the greenery from the site boundaries.

Main Issues and Considerations:

The main issue is whether the design differs materially from designs that were given planning permission at appeal. Both designs that were the subject of appeals were considered by the Local Planning Authority to be unacceptable due to an adverse impact to the occupiers of no. 19.

The Inspector commented that in the case of both appeal schemes the proposed development would result in a building being closer to the shared boundary between No 21 and No 19 Alderton Hill. Both previous schemes involved new built form 1.2m from the boundary with no. 19. In both schemes the sides of a rear balcony would have been 5.4m from each side boundary. The only difference between EPF/2682/15 and EPF/0697/16 is that in the later application a rear corner, adjacent to no. 19, was subtracted by a sufficient amount such that a line drawn at 45 degrees from a rear window of no. 19 did not cut across the proposed built form.

The scheme the subject of this report involves new built form 2.2m from the boundary with no. 19. In all other respects the design is the same as that for planning permission EPF/0697/16.

The Inspector considered that neither of the developments the subject of the appeals would have a detrimental effect on the living conditions of the occupiers of No 19 Alderton Hill. Consequently, no conflict with Policy DBE9 of the Local Plan was found.

Conclusion:

In the light of an Inspector's decision to grant planning permission for an almost identical design, approval of the application is appropriate.

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

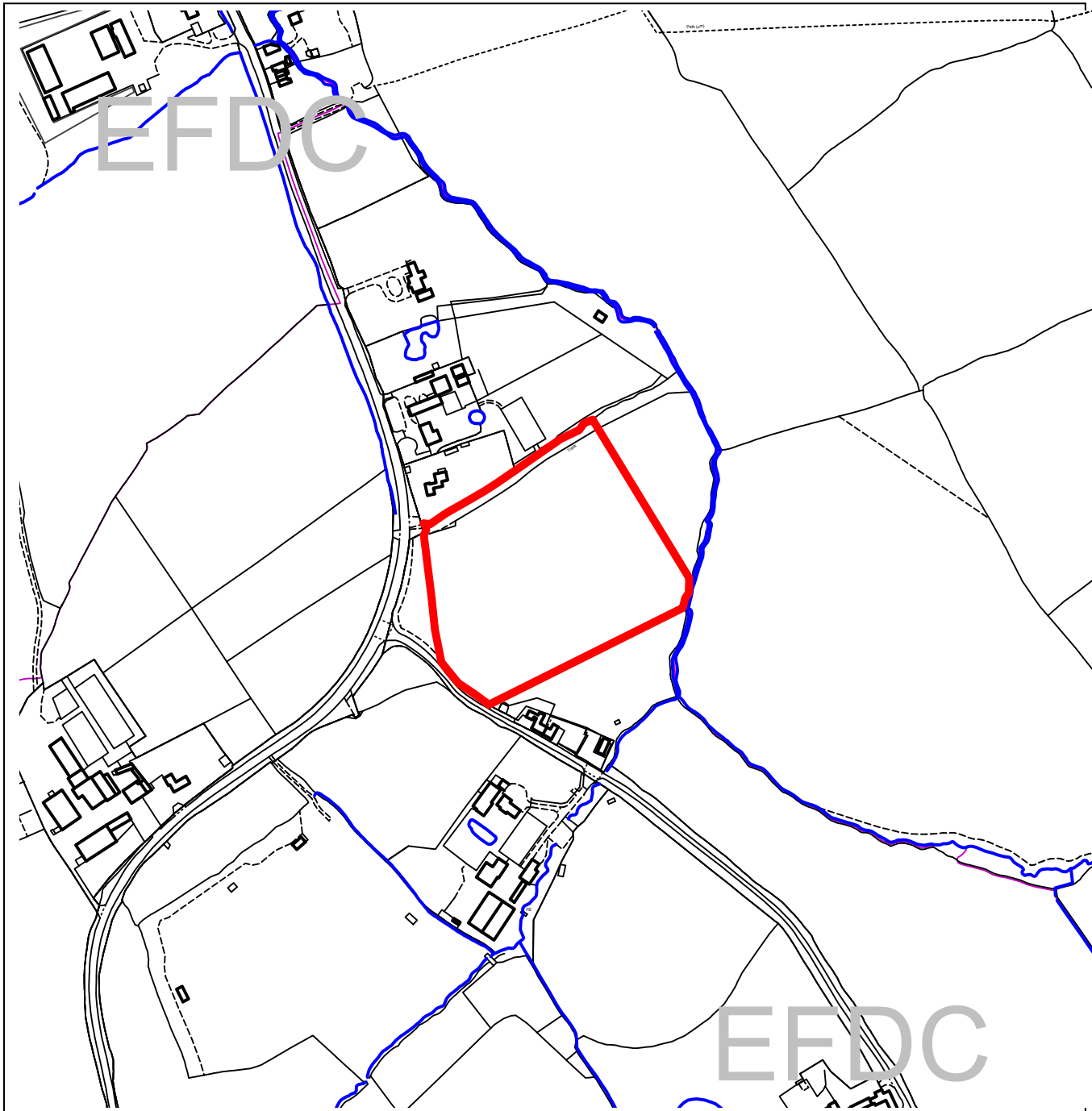
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2256/16
Site Name:	Willow Park Farm, Millers Lane, Chigwell, IG7 6DG
Scale of Plot:	1/5000

Report Item No: 4

APPLICATION No:	EPF/2256/16
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Tariq Hussain
DESCRIPTION OF PROPOSAL:	New single-family dwelling house
RECOMMENDED DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586813

REASON FOR REFUSAL

- 1 The proposal amounts to conspicuous and inappropriate development in the Green Belt that would have an excessive adverse impact upon the openness of the Green Belt for which appropriate special circumstances do not exist. The development is therefore contrary to policies CP2, GB2A and GB7A of the adopted Local Plan, and to the NPPF and National Planning Guidance.
- 2 The proposed development would have a detrimental impact on the character and appearance of the countryside in an area of local landscape significance for which no special demonstration of need has been put forward. The proposed development is therefore contrary to policies LL1 and LL2 of the adopted Local Plan and Alterations and the NPPF
- 3 Notwithstanding the first two reasons for refusal, the proposed building and associated development by reasons of its siting, bulk, mass and form would be a prominent and intrusive development out of character with the pattern of form of development in the area and detrimental the general amenity and the character of the area, contrary to policies DBE1 and DBE4 of the adopted Local Plan and Alterations and the NPPF.
- 4 Notwithstanding the first three reasons for refusal, the application is inadequate and deficient in detail in respect of the extent of the residential curtilage of the dwelling such that the Local Planning Authority is unable to fully satisfy itself that the proposed curtilage and associated managed landscape would not further impact on the open character of the landscape, contrary to policy GB4 of the adopted Local Plan and the NPPF

This application is before this Committee since it has been 'called in' by Councillor Knapman (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to an open field located on the north-east corner of the junction of Gravel Lane and Millers Lane. Access to the site is currently from a gated entrance at the northern end of the frontage to Gravel Lane and a single width track extends across the whole of the northern edge of the land, which contains no buildings.

The site address in the application is given as Willow Park Farm, the main buildings of which lie on the south east corner of the Gravel Lane / Millers Lane junction. There are no obvious visible connections between the two sites.

The site and surroundings lie wholly within the Green Belt. Three dwellings lie along the road frontage to the north and three immediately to the south fronting Millers Lane, otherwise the surroundings comprise open fields.

Description of Proposal:

The application proposes a detached dwelling house located centrally to the western half of the site. The building, in a mock Georgian style occupies three floors, the upper level in a mansard style roof. A driveway from the existing vehicle access is proposed to a frontage that includes 6 parking spaces: the Design & Access Statement is contradictory on this issue as it refers to a garage in the floor space figures but elsewhere refers to parking. It is noted that the building matches design of previously approved dwellings on the main Willow Park Farm site to the south.

The application has been revised to resolve inconsistencies in the original submission. The dwelling proposed would be intended to replace a dwelling approved under EPF/2862/15 which relates to the replacement of the existing dwelling on the land to the south, but with a 10% reduction in footprint on the previously agreed scheme. The applicant has indicated that they would enter a legal agreement to that effect.

Relevant History:

There are no previous applications identified specifically for the application site. Two dwellings on the land to the south have been permitted – EPF/2862/15 was a renewal of a 2012 permission to replace the existing dwelling and EPF/2864/14 replaces outbuildings to the rear (as previously developed land)

Policies Applied:

CP2	Quality of Rural and Built Environment
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
GB15A	Replacement dwellings
RP4	Contaminated land
RP5A	Adverse environmental impacts
DBE1	Design of new buildings
DBE2	Effect on neighbouring buildings
DBE4	Design in the Green Belt
DBE9	Loss of Amenity
LL1	Rural landscape
LL2	Inappropriate rural development

LL11 Landscaping schemes
ST6 Vehicle parking

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: Four
Site notice posted: 15 September 16

Responses received:

One objection received from neighbour at THRIFT HOUSE to the north stating that the development would be inappropriate to the area, would cause overlooking and loss of privacy, and that the building would be overbearing and out of scale and character with the area.

CHIGWELL PARISH COUNCIL: Objection

“The proposed development would be thoroughly inappropriate in the Green Belt and there are no special circumstances”

It should be noted that the Parish Council were not aware when they considered the application of the proposal to surrender the earlier permission for the adjoining site and this was a primary reason for the calling in of the application.

Main Issues and Considerations:

The application falls to be determined on the Green Belt issues. This site lies wholly in the Green Belt and is agricultural land that has not previously been developed in any form. The construction of any building on the site would evidently have an impact on openness and would be conspicuous, notwithstanding the approval of the same design of building on the other site, in this location proposed the building would be bulky and visually intrusive. Thus, the proposal is contrary to Green Belt policy

The applicant has offered to surrender the existing planning permission for the rebuilding of the existing dwelling on the land to the south. The building is designed in the same style as that approved with the 10% reduction in footprint referred to above. The applicant has argued that this should be considered as very special circumstances.

Officers consider that there are significant differences between the character of the two sites. The previously approved building lies within the setting of existing buildings, notwithstanding the permission that exists to replace some of these with a second dwelling. The proposal relates to land that is evidently open in character and not previously developed. As such the significant harm to the openness and the character of the Green Belt would not satisfy any special circumstances test.

The site has also been identified as being a positive representation of the local landscape character, while the application suggests the building can be screened, it appears too large for this to be realistic and in any event the change to the identified character would have a significant impact on its landscape function. The application also fails to identify a residential curtilage, implying the whole of the site could be turned to curtilage garden with further impact on landscape character.

Representations from the neighbouring owner relating to direct impact on living conditions of Thrift House would be difficult to support, particularly as the proposed building is some 45 metres from the boundary.

Conclusion:

The Green Belt issues in this case appear to be clear and the proposal would represent inappropriate development adversely affecting the Green Belt and the local landscape.

Officers have considered the proposal to provide this as a replacement for the previously approved dwelling on the adjoining land but for the reasons set out regard this as falling substantially and fundamentally short of constituting recognised special circumstances to justify such a harmful development.

Accordingly, the application should be refused.

Way forward

For the avoidance of any doubt, the development is unacceptable in principle and Officers consider there is no way forward.

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***

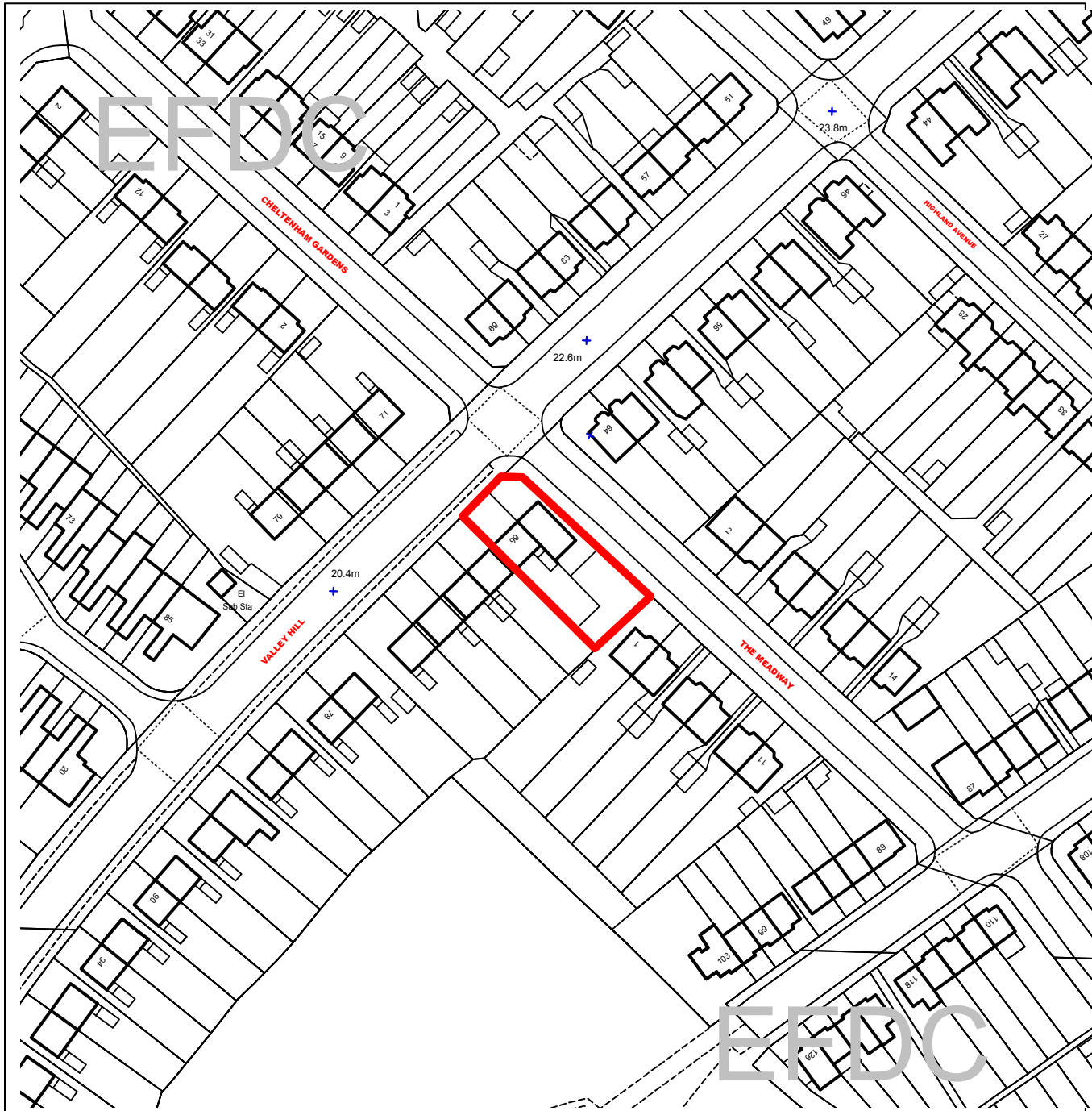
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Agenda Item Number 5



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Application Number:	EPF/2445/16
Site Name:	Flat C, 66 Valley Hill, Loughton, IG10 3AT
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2445/16
SITE ADDRESS:	Flat C 66 Valley Hill Loughton Essex IG10 3AT
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Robin Minchin
DESCRIPTION OF PROPOSAL:	Provision of studio flat in roof space, formation of car park to rear and landscaping of front garden area.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587734

CONDITIONS

- 1 Within one month of the date of this permission, a scheme for the re-instatement of the former front garden, the area between the entrance door serving flats B and C and the footway with Valley Hill, shall be submitted in writing to the local planning authority. Such scheme is to include details of the planting of a tree, ground surface treatment and means of enclosure at the boundary with the highway. Within two months of the date of written approval of such scheme the scheme is to be implemented and retained as such.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site location plan
Block plan
R.4.A. Revision B
- 3 Within one month of the date of this permission, a scheme for parking and landscaping to the area to the rear of the flats, to the western side of The Meadway, shall be submitted in writing to the local planning authority. Within two months of the date of written approval of such scheme the scheme is to be implemented and retained as such.
- 4 Within two months of the date of this planning permission, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include five one day travel vouchers for use with the relevant local public transport operator. The Residential Travel Information Pack for sustainable transport, including vouchers,

shall be delivered to all three flats within the building hereby granted planning permission for a third flat within four months of the date of this planning permission.

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 a two-storey building, made up of an original end of terrace house with attached flats designed to appear as a single end of terrace house. The flats are a one-bedroom flat on the ground floor, a one-bedroom flat on the first floor and a studio flat in the roof space. The site is at a corner of Valley Hill with The Meadway.

The site has no listed building and is not in a conservation area.

Description of Proposal:

Provision of studio flat in roof space, formation of car park to rear and landscaping of front garden area.

The studio flat has been created within the roof space of the flatted part of the building. It is accessed via an entrance door in the front elevation that also provides access to the first floor flat. The studio flat is essentially of an open plan arrangement with a food preparation and dining area within a rear gable and a sleeping and sitting area taking up the remainder of the floor space. The kitchen type area is illuminated by two roof lights on a north-eastern side roof slope and the remainder of the floor space is illuminated by a window in a side facing gable.

The flat is in addition to the two flats approved under planning permission EPF/2384/10. The development includes external changes to the building comprising the provision of a gable end to the rear bay, two roof lights, a window in the side gable and an entrance door in the side elevation to serve the previously approved ground floor flat. The entrance door to the upper flat has been built in a recessed position thereby losing a sloping roof above the entrance door. The gable ended front bay has been built wider than previously approved plans and the ridge back from the apex of the gable end has been built level with the main roof ridge.

The application also proposes the formation of a 5 space car park in the rear of the site to serve all three flats and the original house. The car park would be accessed via an existing vehicular access off The Meadway. A hedge on the boundary with The Meadway would be retained as part of landscaping proposals that would achieve the greening of the front garden area of the site and its enclosure by a 0.9m picket fence.

Relevant History:

EPF/2384/10 Proposed 2 no. one bedroom maisonettes. – Granted 10/01/2011

ENF/0283/15 Investigation of alleged formation of flat in loft. Found breach of planning control had taken place and developer requested to submit a planning application for the flat.

EPF/2597/15 Retrospective application for studio flat on second floor. – Refused 06/05/2016, appeal withdrawn 04/10/2016 (*parked cars dominating streetscene, inadequate landscaping, failure to represent high quality design*)

Policies Applied:

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
H4A	Dwelling Mix
DBE2	Effect on Neighbouring Properties
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE11	Sub-Division of Properties
LL11	Landscaping Schemes
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: 11
Site notice posted: No, not required

Responses received:

1 THE MEADWAY – object – garden area to flats remains an unsightly mess, parking has caused problems, inconsiderate parking on The Meadway could block emergency vehicles and has created a hazard to for parents and children walking to a primary school off The Meadway, there is not enough amenities for three flats, the three proposed parking spaces does not belong to this plot and a right of way would prevent implementation of the parking layout.

LOUGHTON TOWN COUNCIL: Objection

The Committee deplored this retrospective application. Members OBJECTED to this application, which was considered an overdevelopment of the site. With reference to EPF/2597/15, members remained concerned by the lack of parking provision and private amenity space, and questioned whether there was now sufficient provision on these issues for the three flats. Members also commented about the lack of windows in the built studio flat.

Noting the previous application EPF/2384/10 included a tree planting scheme, the Committee expressed doubt whether the magnolia tree, shown on the current plan, would be planted on the site.

ECC Highways – confirmed in writing no comment.

Main Issues and Considerations:

The main issue is whether the design adequately overcomes the reason for refusal to the previous application, ref EPF/2597/15.

The reason for refusal to the previous design (the design as built) was:

The studio flat has necessitated physical alterations from a previously approved design. The alterations, in combination, have created a building and layout of an insufficient standard to represent high quality design. The design for which planning permission is sought in this application causes parked cars to visually dominate the streetscene and fails to provide adequate landscaping. As such the design is contrary to Policies CP2 (iv), DBE6, DBE11 (i) and (iv) and LL11 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

The alterations from the design granted planning permission, EPF/2384/10 are broadly described above. The site is set in a suburban environment characterised by interwar housing, though with varied built development around the wider setting, which has had various modifications. Given the nature of the site and its setting it is considered that a refusal based solely on modifications made from the design approved would not be supported at appeal.

The design has been significantly altered from that previously refused in that the front garden would not to be used as a parking area. Since the site visit for the refused application this part of the site has had a 0.9m height picket fence erected around it and a bed created that could be planted up. Records show that a magnolia tree previously existed in the position contained by the picket fence. Subject to a condition to require a replacement tree, as originally envisaged when planning permission was granted for the two flats, it is considered that this aspect of the currently proposed design would be acceptable.

The current design shows 5 car parking spaces for the occupiers of the house at no. 66 and the three flats. The parking area would be largely hidden behind a privet hedge and use an existing access to the highway. The plans approved for the house at no. 66 and the two flats showed 5 car parking spaces though in a somewhat contrived arrangement that would have necessitated another dropped kerb. The presently proposed arrangement is considered to have a more acceptable arrangement and better integrates the development within the street scene.

In relation to the number of parking spaces proposed, that accords with adopted parking standards. It is noted the site is in a reasonably sustainable location with the Local commercial centre of Roding Road/Valley Hill some 400m away. Valley Hill is on a bus route. It is considered that a refusal based on parking provision would not be sustainable.

The quality of accommodation proposed is referred to in consultation responses. The Town Council's comments refer to numbers of windows for the studio flat. A neighbour refers to amenity space provision. In relation to the Town Council's comments, there is opportunity to provide additional windows for the flat in the front and rear gables that may have an acceptable appearance. This will be explored with the Applicant's Agent prior to the meeting and addressed verbally.

In order to meet the Council's adopted parking standards there has been a significant reduction in private amenity space for the flats and slight reduction for the original house compared to the originally approved development. The usable space would be reduced from some 60m² for two flats to approximately 40m² for three, whereas adopted amenity space standards require the provision of 75m² for the flats. That shortfall is somewhat mitigated by easy access to good public open space within 300m of the application site. In these circumstances it would be difficult to defend a reason for refusal on the basis of insufficient amenity space provision.

On the above analysis it is concluded the quality of accommodation proposed is adequate with some scope for improvement, which will be explored.

Conclusion:

The principle reason for refusal to the previous application was the poor appearance of parking accessing directly onto Valley Hill. It has been overcome in the current application. Other matters including the overall provision of off street parking spaces and their manner of provision together with the quality of accommodation have been assessed as adequate. Subject to a condition to require landscaping, in the form of a magnolia tree to replace one previously at this position, the three flats have no adverse impact of a degree sufficient to justify refusal.

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:

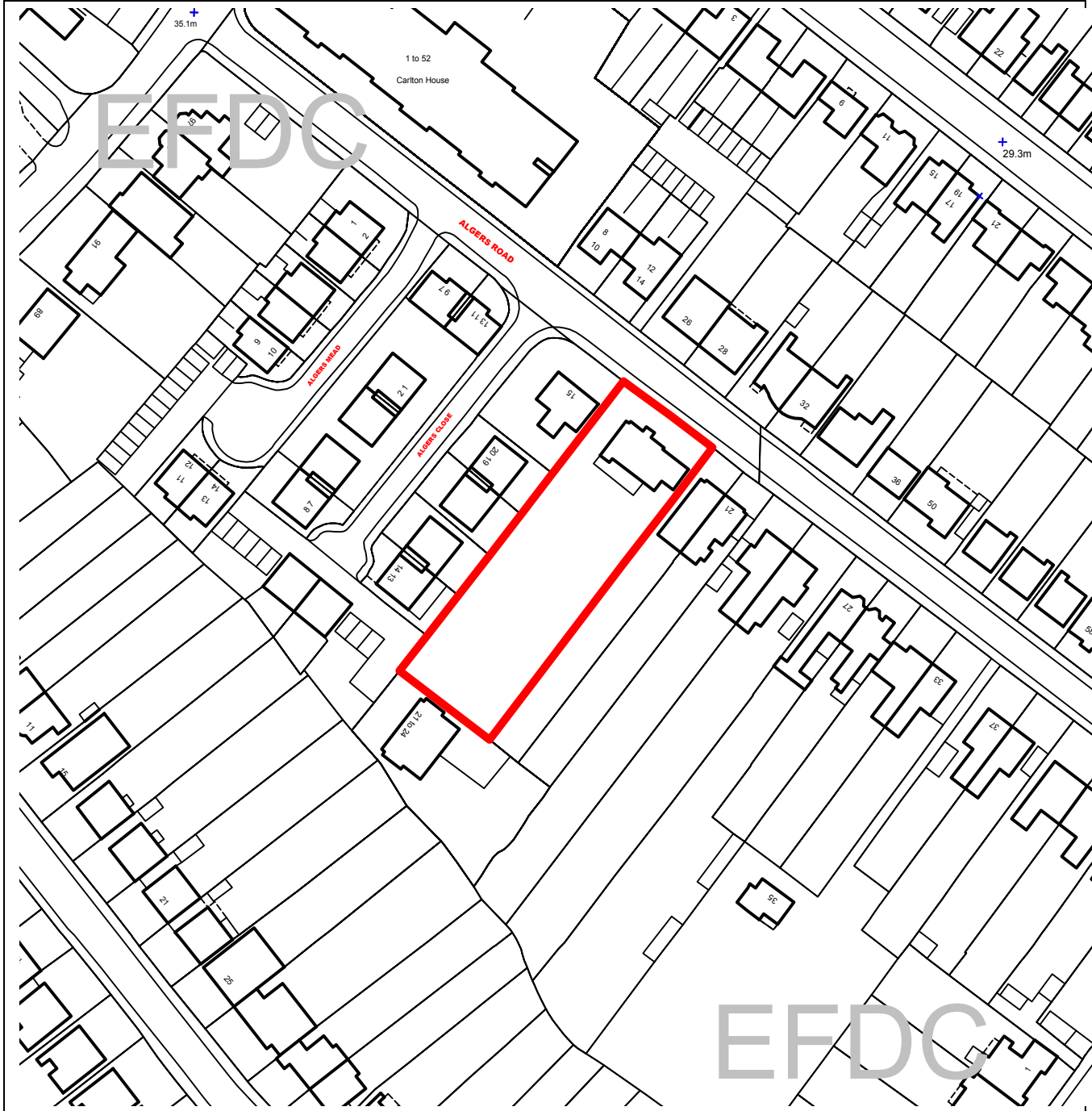
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 464103***

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/1214/16
Site Name:	17 Algers Road, Loughton, IG10 4NG
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1214/16
SITE ADDRESS:	17 Algers Road Loughton Essex IG10 4NG
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Ms Valerie Martin
DESCRIPTION OF PROPOSAL:	Siting of a mobile home in rear garden for use as a "granny annexe" - amended scheme deleting access from Algers Close
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=584426

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 proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 17 Algers Road, Loughton.
- 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 development generally permitted by virtue of Classes E and F of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal. In addition, the development is of a type 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)

Description of Site:

The application site comprises of a detached two storey dwelling house located on the south west side of the road. The site occupies a significantly wider plot than others in the vicinity with a double garage to the east side of the frontage. As a result the property has a substantial rear garden of around 900 sq.m.

The site lies within a wholly residential area; properties on Algiers Road are primarily two storey, single dwellings. Much of the north western site boundary abuts properties in Algiers Close which comprise two storey purpose built flats, and the rear part of the flank adjoins a parking and turning area within Algiers Close.

Description of Proposal:

The application seeks consent for the installation of a mobile home on the rear most part of the site for use by a dependant relative. The unit measures 12.8 metres in length, 4 metres in width and 3.3 metres in height and is indicted as being sited east-west across the rear of the site. A terrace is provided along the north and east sides of the building which is sited 6 metres from the rear site boundary, 4.9 metres from the west side and 5.9 metres from the east side.

The application has been revised and all access to the unit is from the existing Algiers Road frontage.

Relevant History:

None

Policies Applied:

CP2	Quality of rural and built environment
DBE2	Effect on neighbouring properties
DBE9	Loss of amenity
DBE10	Residential extensions
ST6	Vehicle parking

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: 29
Site notice posted: No, not required

Responses received:

All neighbour responses have been received from residents of ALGERS CLOSE; individual objections have been received from 10 properties (nos. 1, 7, 13, 14, 15, 18, 19, 20, 23 and 24) and a petition signed by owners and or occupiers of 17 of the properties in the Close. Residents were re-consulted after the plans were amended. Objections raise the following issues:

- Noise and disturbance from use
- Visual impact of the building on immediate neighbours and on general character

- Overlooking
- General parking issues in the area
- Loss of trees from the site (including general site maintenance works that had already been undertaken including some removal of unprotected trees)
- Concern at possible future use – selling the site off, occupation by others etc.
- Siting – other locations within the site, including adjacent to the building, are more suitable

Comments were also made about the initial proposal to provide access to the site from Algers Close but this has now been removed. Comments were also made in respect of matters of sewage capacity and the impact on property values.

THE LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP has also objected arguing that the proposed building is not a mobile home and concerned at the possible sub-division of the plot (an issue in the way the original site plan was submitted). If Committee is minded to approve, conditions relating to future occupation and hours of work are suggested.

LOUGHTON TOWN COUNCIL: Objection

Loughton Town Council objected to the original application which was considered a garden grabbing proposal contrary to National Planning Policies. Members were concerned by the separate entrance proposed at the rear to facilitate access to the mobile home. There was also concern for the loss of amenity to neighbours. If the Committee was minded to grant this application the Committee requested a condition to ensure ancillary use of the mobile home with the main dwelling only.

On re-consultation on the revised scheme, the Committee reiterated the previous comments made.

Main Issues and Considerations:

The mobile home is a maximum of 3.3 metres high and is located a minimum of 4.9 metres from any boundary. It is therefore significantly smaller than a garden building that could be constructed as permitted development. Thus the scale of the building is not inappropriate in this location, nor could it be argued that it has a significant physical impact on surrounding occupiers.

The application must be considered on the basis of the submitted information, that it is to be used for occupation by a member of the applicant's family and should thus be considered as a similar 'granny annexe' type building. In this regard, the character of the use and the level of activity and potential for disturbance are considered to have a minimal impact on general amenity of surrounding properties. The frontage of the building

It is evident that much local concern arose from the details submitted in the original application, particularly around the inclusion of an access from Algers Close and the resultant nominal site boundary that implied sub-division of the plot. Algers Close is a private road and the owners have made it clear that they would not permit this to be used. As a result the application drawings have been amended to remove any doubt on both issues.

There is a growing need for accommodation for dependant family members and there are no specific policies which would preclude such accommodation, provided it can be safeguarded against future changes to independent accommodation and sub-division. National planning policy encourages in general terms a flexible approach to ensure accommodation is adaptable to meet changing needs, and officers consider such facilities are consistent with this approach.

Conclusion:

The application should be considered on the basis of the revised submission only and should not be unduly affected by the initial suggestion of a separate access or concerns over future uses which would need to be subject to further applications.

The principle of providing additional accommodation for dependant relatives is well established and can be adequately controlled by condition. In all other regards, the building is well sited in relation to surrounding properties, is smaller than an outbuilding that could be built under permitted development and will not generate such activity as to cause undue disturbance.

The application is therefore recommended for approval.

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

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

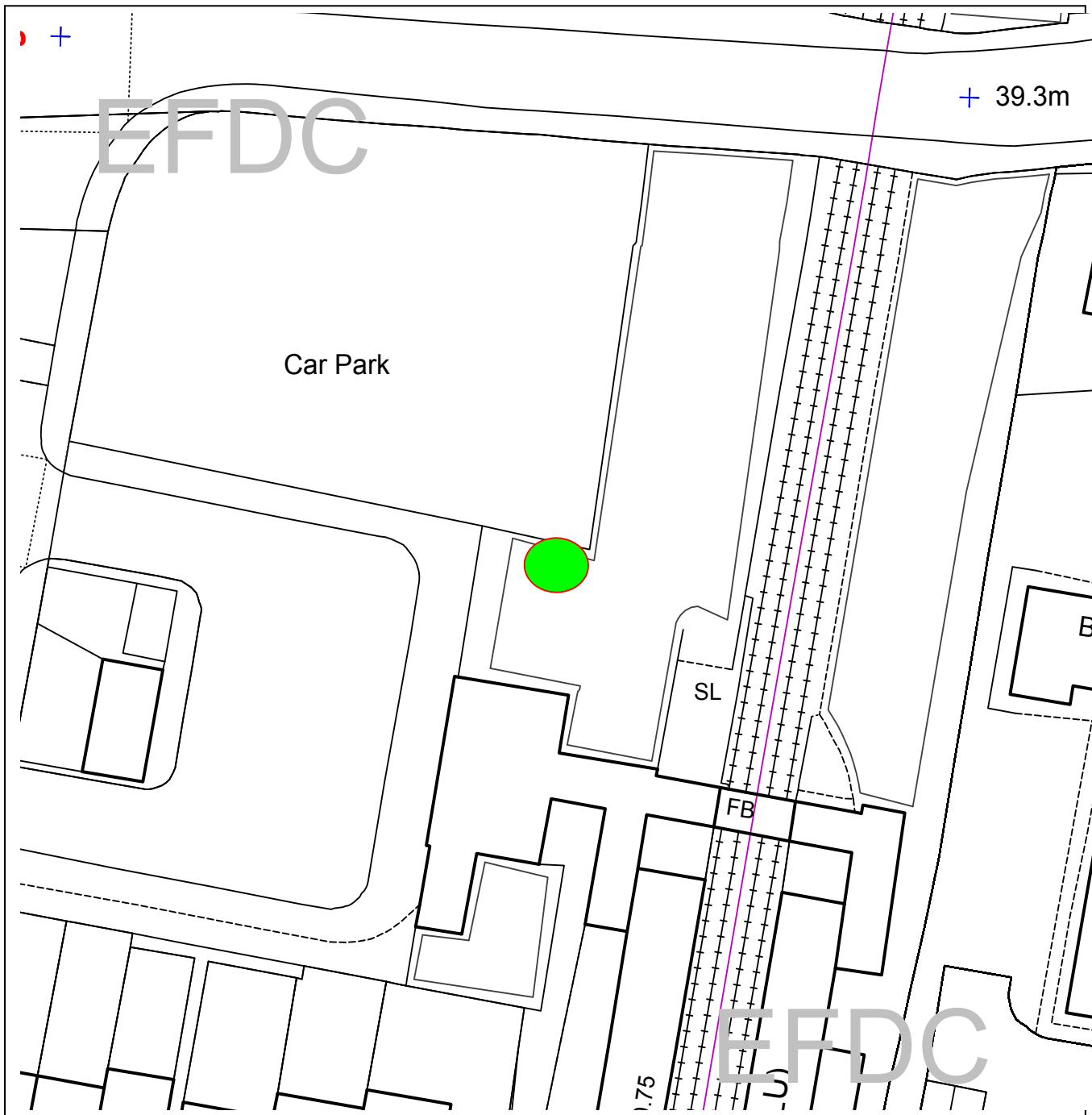
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Agenda Item Number 7



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Application Number:	EPF/2817/16
Site Name:	Car park adjacent to Buckhurst Hill Underground Station, Victoria Road, Buckhurst Hill, IG9 5ES
Scale of Plot:	1/500

Report Item No: 7

APPLICATION No:	EPF/2817/16
SITE ADDRESS:	Car park adjacent to Buckhurst Hill Underground Station Victoria Road Buckhurst Hill Essex IG9 5ES
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	CTIL (Vodafone and Telefonica)
DESCRIPTION OF PROPOSAL:	Prior notification application for a telecommunications installation comprising of the erection of a 12.5m high Pandora Pole supporting 3 no. shrouded antennas, the installation of 2 no. equipment cabinets located within a compound at ground level and associated development. To be located in the south east corner of the car park 8m away from the station building.
RECOMMENDED DECISION:	Prior Approval Required and Granted

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=588778

This prior approval application for a telecommunications installation is before this Committee since a decision needs to be arrived at in 55 days, and objections to the proposal may be received from Buckhurst Hill Parish Council or from 3 or more neighbours.

Description of Site:

The site is a small area of fenced off land (belonging to Transport for London) that lies between the side of the Buckhurst Hill underground station building and the commuter car park that serves the station.

Description of Proposal:

Prior approval determination for a telecommunications installation consisting of the erection of a 12.5m Pandora street works pole with 3 no. shrouded antennas, together with two ground level cabinets, to be located in an enclosed compound.

Policies Applied:

U5 - masts and aerials under 15m

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.

Relevant History:

EPF/0401/11 was a refusal of prior approval for a 12.5m high pole with cabinets on a site near to the station on the south west corner of Palmerston and Victoria Roads. It was refused on grounds including its proximity to homes and adverse effect on residential amenity, and the impact of a 'pavement' installation on visual amenity in the street scene.

EPF/2649/15 was a refusal of a planning application to erect a 20m high pole with cabinets on a site some 300m to the south of the station building - in the south west corner of the Queens Road pay and display car park. It was refused on grounds including its height would make it conspicuous in the outlook residents enjoyed from their nearby homes, and that it adjoined rear domestic gardens and would therefore detract from residential amenity and security.

Summary of Representations:

At the time of writing this report only some 9 days of the 21 day consultation period has expired.

PARISH COUNCIL – comments not yet received – to be reported verbally at Committee.

76 neighbouring properties have been consulted and as yet no replies have been received. Any replies received will be reported verbally at Committee

TRANSPORT FOR LONDON – I confirm that the applicants have been in contact with us and subject to legal requirements being in place we have no objections to this proposal.

Issues and Considerations:

Telecommunication poles/columns up to 15m in height lie can be erected as permitted development. However, mobile phone companies must first of all obtain prior approval from local planning authorities (LPA's) before being able to utilise this permitted development right, and LPA's can only consider issues of siting and appearance in their assessment of whether prior approval should be granted or refused. Section 5 of the NPPF supports the development of high quality communications infrastructure, and advises Local Planning Authorities to deal with applications in a positive and constructive manner.

This proposed monopole installation would be shared by two mobile phone companies Telefonica (O2) and Vodaphone. The application is accompanied by various written submissions and one section states that *'coverage plots are submitted with this application and it can be seen that there are (network) coverage holes. The site will provide much needed coverage and capacity to this area of Buckhurst Hill where there are no other existing sites, or suitable buildings where there is a willing landlord.'*

In refusing the 2011 prior approval proposal at the corner of Palmerston Road and Victoria Road planning officers suggested that a less problematic site could be the station car park to this underground station. However the agents have stated that at that time TFL 'did not work with' telecommunications operators – but this position has now changed – and hence this new application has been submitted.

The site comprises a small section of the car park and a slightly larger area of enclosed land also in TFL's ownership. Trees around the car park site provide some screening of the site from a majority of dwellings in the neighbourhood. However 3 houses at 11, 13, and 15 Palmerston Road do not have intervening screening trees - but the proposed pole would lie some 58m from the front windows of these houses. At this distance the proposed pole, of a relatively modest height of 12.5m, will not cause a significant loss of outlook, and nearby trees on the railway embankment to

the immediate east of the installation, together with the backcloth of the station building, will also help to reduce the conspicuousness of the proposed pole. Furthermore the applicants have agreed to paint the pole and cabinets dark green rather than steel grey and this too will help in making the pole less strident in appearance. For these reasons the proposed pole will not unduly detract from the visual amenity of residents living in the locality.

In terms of visual amenity in the street scene, or rather in the station forecourt, the pole structure will have some detrimental impact. However the general appearance of the station car park and surroundings is somewhat utilitarian in nature. In addition the ground level cabinets will be screened from view by an existing front wall and in this respect the proposals will be an improvement on other installations that are found in more open positions on the back edge of street pavements.

Conclusions:

It is difficult to find an ideal site for a telecommunication pole and associated cabinets. The better sites are those where trees and greenery provide some of screening or background, and where installations are not close to windows of houses. This particular site goes some way to meeting these general requirements, and given the need for these installations to improve personal and business communications, and general Government support for them, it is recommended that prior approval be granted.

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

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

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



Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/2269/16
Site Name:	16 Scotland Road, Buckhurst Hill, IG9 5NR
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/2269/16
SITE ADDRESS:	16 Scotland Road Buckhurst Hill Essex IG9 5NR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Vijay
DESCRIPTION OF PROPOSAL:	Two storey rear extension (Revision to withdrawn application EPF/0899/16)
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=586894

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations of the extension hereby approved and of the original house 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 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 is a two storey semi-detached property with two storey flat roof side extension located on the south side of Scotland Road within the built up area of Buckhurst Hill. Scotland Road has a mix of detached and semi-detached properties of varying designs. The property follows the same building line as those to the west but is set some 11m forward of the unattached property at No. 14 Scotland Road. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for part single storey, part two storey rear extension. The single storey element will have a maximum depth of 4.5m and have a slightly angled side wall to the east due to the angled boundary. The first floor element will have a depth of 3m and width of 3.9m and located centrally on the main house. The first floor element will have a pitched roof with the remainder of the single storey element having a flat roof. The proposal also shows some new windows – a Juliet balcony to the rear, and side facing ground and first floor windows.

Relevant History:

EPF/0899/16 – Two storey rear extension – Withdrawn

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

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

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

EPF/1090/15 - Proposed loft conversion with rear dormer and juliet balcony, 3 x roof lights on front roof slope, 1 x roof light on rear flat roof – Refused

EPF/2949/14 - Change roof form to extend pitched roof across to side. Flat roofed rear dormer with Juliet style balcony. Two rooflights on front roof slope. Rooflight on side roof slope. Rooflight on rear roof slope – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Design

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

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL: Objection – Concerns over the first floor design. Out of keeping with the rest of the building.

11 Neighbours consulted:

14 SCOTLAND ROAD – Strong Objection concern from new side facing windows due to overlooking, litter throwing, loss of security, trespassing

Issues and Considerations:

The main issues with this proposal are considered to be impact on neighbours and design.

Neighbouring Amenity

The proposal results in a 4.5m deep single storey rear extension at the boundary with the attached property (No. 18). Although relatively deep it is not dissimilar to other neighbouring extensions. The roof height will be kept low at 2.9 and therefore this will mitigate against any excessive loss of light or outlook. The first floor element is set in from the shared boundary with No. 18 by 2m and respects the 45 degree rule in plan form from the nearest first floor window. In terms of light to the ground floor window there may be some loss of light but given the relatively low height of the two storey element and the 2m set in from the boundary again this is not considered so excessive to justify a refusal.

With regards to the unattached neighbour at No. 14, the existing relationship between these two properties is poor due to the set back from the road edge of No.14. The single storey element is set in from the shared, angled boundary by a minimum of 0.5m and due to this angle will not be prominently visible from No. 14 particularly given the existing fencing and low roof height. It is unusual as this 'rear' extension will in part be to the front of No. 14 but this is alone is not justification for refusal. The first floor element is set in from the shared boundary by a minimum of 1.9m to a maximum of 2.9 and this set in, coupled with the overall low height is again considered to minimise any excessive impact on the amenity of No. 14 and does not exacerbate the existing unusual situation.

The neighbour at No. 14 has particular concerns with regards to the side facing windows on the existing gable. Planning permission is not required for the proposed windows provided any first floor side facing windows are obscured glazed. The relationship between the two properties, as stated above, is unusual and the concerns of the neighbour are noted, however the proposed windows do not require planning permission in their own right. However, as they have been shown on the proposed plans, for the avoidance of any doubt in the future, it is considered reasonable to condition that all side facing windows on both the existing and the proposed extension are obscured glazed to avoid any overlooking issues.

Design

The proposed design is considered acceptable. It follows a withdrawn design which was for a two storey flat roof addition the full width of the main house. Although there is a two storey flat roof side extension it was not considered appropriate to repeat this to the rear. The proposed extension is subservient to the main house and although slightly unusual, as it results in a double ridge, is considered to complement the existing property. In addition there is no uniformity to the extensions to properties in Scotland Road.

The proposal will be partly visible from the streetscene due to the large set back of the neighbouring property. However as the two storey element is set in from the side boundary it will not result in any excessive increase in the size of the large flank wall.

Conclusion:

The proposal is not considered to cause significant harm to the amenity of neighbours given the modest height and set in from the boundaries and is considered an acceptable design therefore approval with 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

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Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/2295/16
Site Name:	33 Amberley Road, Buckhurst Hill, IG9 5QW
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/2295/16
SITE ADDRESS:	33 Amberley Road Buckhurst Hill Essex IG9 5QW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Paul Hiam
DESCRIPTION OF PROPOSAL:	Single storey side extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587095

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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 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.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

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

Description of the Site:

A chalet bungalow with rooms in the roof space, located on irregular shaped but a generous corner plot, at the junction of Russell Road and Amberley Road. Ground levels fall towards the west and north of the site. As such, the existing building sits on lower ground levels. The site is well screened from all the surround roads by a timber fence of about 1.8m high. The site is not in a conservation area and the property is not listed.

Description of the Proposal:

Single storey side extension.

Details of Proposal:

- Depth: 5.57m
- Width: 3.5m
- Height: 5m
- Roof: Pitched with roof light to front and rear roof slope.
- Set in by: 1.66m from the front wall of the original house.
- Set in by: 2.3m from the rear wall of the original house.
- Set down by: 1m from the ridge of the original house.
- External materials/finish: White painted render & grey weather boarding.
- Due to site constraints, ground will be excavated to create a favourable level to sit the extension –a condition will be required to remove excavated materials.
- Retaining wall is proposed with wider access around the development from the front to the rear.

Site History

No relevant planning history.

Policies Applied

Local Plan Policies:

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

The National Planning Policy Framework (NPPF) has been adopted as national policy since 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 11
Site notice posted: No, not required

Responses received:

Two responses were received from neighbours at 26 and 28 Amberley Road objecting to the proposed development on the following grounds:

- Objections from 26 AMBERLEY ROAD:
 1. Unacceptably high density of the development.
 2. Impact on adjacent trees; I would prefer TPO trees to remain.
 3. Similar development was refused in December 2001.

- Objections from 28 AMBERLEY ROAD;
 1. I did not receive a notification letter from the Council but I am on neighbours list.
 2. Overdevelopment of the site.
 3. Unacceptable high density.
 4. Impact on adjacent trees; the tree officer's concerns should be dealt with.

BUCKHURST HILL PARISH COUNCIL: Objection

Unacceptably high density and overdevelopment of the site.
Tree Officer's concerns shared.

Trees and Landscaping Team: No objection in principle subject to a tree related condition which will be reflected on the decision notice in the event that the application was approved.

Main Issues and Considerations:

The main issues in this case are:

- Design.
- Living Conditions.
- Impact on Trees.

Design:

- The design complements the character and appearance of existing building, particularly in terms of scale, form and materials.
- The extension has been set in from the front and rear wall, and also set down from the ridge of the existing building. As such, it will not dominate the original house in terms of size and height.
- The design takes into account the changes in ground levels within the site. It has a substantial setback from Amberley Road which, together with the screening effect of existing timber fencing around the site boundaries, will ensure the proposal would have limited visibility from any vantage point.
- On the matter of design, it is concluded the proposed side extension will harmonise well with the original appearance of the building itself and would not be detrimental to the character and appearance of the street scene and general locality.

Living Conditions:

The proposed side extension is positioned away from any neighbouring boundaries and it would therefore not result in any harmful impact upon the living conditions of neighbouring occupiers.

Impact on Trees:

There are trees adjacent to the development, which are the subject of Tree Preservation Orders (TPO). The Council's tree and landscaping team was consulted on the application. It initially commented that the submission did not include sufficient information regarding all the trees in the vicinity of the development and requested the submitted tree report be updated to deal with those matters. The requested information was subsequently submitted and assessed by the tree and landscape officer who stated she has no objection to the approval of the proposed development in principle. Notwithstanding the submission of additional information, the tree and landscape officer requests a standard planning condition dealing with the protection of trees in the course of construction.

Discussion of objection received:

Buckhurst Hill Parish Council objected to the proposed development primarily on the grounds that it considers the proposal to result in an unacceptably high density of development amounting to an overdevelopment of the site. The application site is a corner plot. Whilst this site is constrained by significant changes in ground levels, there is sufficient land to the west which would be more than enough to accommodate the proposed development without resulting in a cramped appearance.

In addition, number 33 Amberley Road on which the proposal relates is the only building on site. This existing building is a bungalow that occupies a footprint of 75.2m². The proposed extension would project from the site of the existing building into a rising land by way of some excavation work. Retaining walls will be constructed and a path around the extension from the front to the rear shall be created, ensuring circulation around it and site. The proposal would occupy a footprint of about 20m², which is considered proportionate in relation to the footprint of the existing building and the size of the application site.

In light of these findings, there would be no way the proposed development could be said to have resulted in unacceptable density or overdevelopment of this site. Indeed, it would make the best use of that part of the site. The Local Planning Authority could therefore not refuse the application on these grounds.

Objections were also received from the occupiers of neighbouring properties no.26 and 28 Amberley Road. However, these objections have generally been covered in the body of this report.

Conclusion:

The proposal represents a simple and well designed single storey side extension that would sit comfortably within this corner plot without harming the character and appearance of the locality. In addition, the design approach makes the best use of the existing site levels to screen the development. Furthermore, circulation around the development and the site in generally is taken into account which will ensure no cramped appearance would result from this scheme. Therefore, having taken all the material considerations into account, including the objections received from the Parish Council and neighbours, it is concluded the proposal is acceptable. 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: Moses Ekole
Direct Line Telephone Number: 01992 564109

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



Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/2406/16
Site Name:	131 Queens Road, Buckhurst Hill, IG9 5BH
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2406/16
SITE ADDRESS:	131 Queens Road Buckhurst Hill Essex IG9 5BH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Mark Sathyaseelan
DESCRIPTION OF PROPOSAL:	Rear extension, of a single storey, with a floor level set some 0.7m lower than the floor level of the lower ground floor; with a floor level 3.5m lower than natural ground level. Sunken courtyard to side of proposed extension with steps up to rear garden.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587594

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 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.
- 3 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

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 property is a detached house on northern side of Queens Road. It is set 1m from the site boundary with 129 A Queens Road, three-storey house set at slightly lower ground level. The western flank of the house is set on the boundary with 133 Queens Road. The house at no 133 projects 1.2m beyond the adjacent rear elevation of the house at the application site and is set at slightly higher ground level.

The existing rear elevation consists of a lower ground floor, ground floor and first floor then side gable roof. There is a rear projection adjacent to the boundary with 129A Queens Road. It is set approximately 1m from the common boundary. Off the lower ground floor, between the rear projection and boundary with 133 Queens Road, is a small courtyard set below natural ground level. The courtyard is some 1.8m in depth. Steps lead up from the courtyard to the garden. The courtyard is accessed from the house by a door at lower ground floor level. A door at first floor level has steps leading directly down to the garden.

The application property is not listed nor in a Conservation Area.

Description of Proposal:

Rear extension, of a single storey, with a floor level set some 0.7m lower than the floor level of the lower ground floor; with a floor level 3.5m lower than natural ground level. Sunken courtyard to side of proposed extension with steps up to rear garden.

The proposal is essentially for a basement with a side access to an enlarged open courtyard. A replacement side boundary wall and two balustrades would be the only elements that would be above natural ground level.

The open courtyard would have open steps up to the rear garden. A glass balustrade would be set around one side and the rearmost edge of the open courtyard. The side of the open courtyard on the boundary with no. 133 would be a retaining wall continued up 1.2m in height above natural ground level.

The property as existing has a sunken courtyard next to the boundary with no. 133 measuring 4.2m wide (including the steps) by 1.8m long back into the rear garden. The sunken courtyard as proposed would be 2.2m wide by 7.4m long into the rear garden.

The basement would have a side elevation onto the open courtyard. This elevation would consist for the greatest part of full-height glazed sliding doors. Another extensive glazed area would be set on the rear elevation of the existing footprint of the lower ground floor and this would face onto the sunken courtyard.

The lower ground floor of the house as existing is set 2.75m below natural ground level. The floor of the proposed basement would be set another 0.7m lower, at 3.5m below natural ground level.

The rear extension/basement would be 7.5m wide by 7.4m long into the rear garden.

The sunken courtyard as proposed and rear extension/basement would take up the full width of the house.

Relevant History:

EPF/1419/16 Rear extension at lower ground floor level with excavated area for lower ground floor courtyard. Rear extension at ground floor level with full-height glazed section to side and rear sliding doors. – Refused 22/07/2016

EPF/2321/16 Extension of lower ground courtyard. Extension of ground floor with new rear sliding doors and new brickwork to match existing stock. – Undetermined, recommended for approval on this agenda.

Policies Applied:

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

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. 21
Site notice posted: No, not required

Responses received: No response received from neighbours.

BUCKHURST HILL PARISH COUNCIL: OBJECTION.

Over-bearing in character and appearance to Neighbours. Unacceptably high density. Visual impact of the building, particularly at the rear. Adverse effect on the residential amenity of neighbours, by reason of overlooking and loss of privacy.

Main Issues and Considerations:

The main issue with this application is considered to be whether any adverse impact would result to any neighbour.

Although the proposal involves extensive glazing on a side elevation to a rear extension, this rear extension would be below ground. The extensive glazing would look onto a retaining wall to the sunken courtyard.

The design the subject of this application has something of a similarity with the non-contentious part of a proposal previously refused, application ref EPF/1419/16.

This proposal effectively relates to the below ground level works only. Since they would be below adjacent ground level, there is no possibility of them causing any harm to the living conditions of neighbouring houses. Those elements above ground level – a 1.2m high above ground projection of a retaining wall and glazed balustrades – would also have no adverse impact on the living conditions of neighbouring houses.

Having regard to the objections raised by the Parish Council, they appear to be more relevant to application EPF/2321/16 for a ground floor addition. That application is assessed elsewhere on this agenda. Of the objections raised, that relating to density, which is equivalent to scale of development at the site, is relevant. In this case the house to be enlarged is a large structure. Furthermore, the size of the rear garden at just under 11m wide and over 30m in length is also considerable. Having regard to that context it is considered that the proposed below ground level rear addition would not amount to a disproportionate enlargement of the house and would not

amount to a quantum of built form on the site that is inconsistent with the prevailing pattern of development.

Conclusion:

As a below ground level structure, the proposal would not result in any harm to the living conditions of neighbours. Moreover, the proposal would not result in a disproportionate enlargement of the house or amount to development that does not respect the character of the locality. On that basis it is concluded 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

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Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/2321/16
Site Name:	131 Queens Road, Buckhurst Hill, IG9 5BH
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/2321/16
SITE ADDRESS:	131 Queens Road Buckhurst Hill Essex IG9 5BH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Mark Sathyaseelan
DESCRIPTION OF PROPOSAL:	Extension of lower ground courtyard. Extension of ground floor with new rear sliding doors and new brickwork to match existing stock.
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=587213

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 Brickwork of external walls of the proposed development shall match that 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 rear elevation to the cloakroom shall be entirely fitted with obscured glass and have a fixed frame to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no window or other opening shall be created to either flank of the rear extension hereby permitted at ground floor level without the prior written permission of the Local Planning Authority.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 6 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 7 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 property is a detached house on northern side of Queens Road. It is set 1m from the site boundary with 129 A Queens Road, three-storey house set at slightly lower ground level. The western flank of the house is set on the boundary with 133 Queens Road. The house at no 133 projects 1.2m beyond the adjacent rear elevation of the house at the application site and is set at slightly higher ground level.

The existing rear elevation consists of a lower ground floor, ground floor and first floor then side gable roof. There is a rear projection adjacent to the boundary with 129A Queens Road. It is set approximately 1m from the common boundary. Off the lower ground floor, between the rear projection and boundary with 133 Queens Road, is a small courtyard set below natural ground level. The courtyard is some 1.8m in depth. Steps lead up from the courtyard to the garden. The courtyard is accessed from the house by a door at lower ground floor level. A door at first floor level has steps leading directly down to the garden.

The application property is not listed nor in a Conservation Area.

Description of Proposal:

It is proposed to enlarge the existing lower ground courtyard and construct a single-storey rear extension to enlarge the ground floor of the house. This application proposal is designed to overcome the reasons for refusal of application reference EPF/1419/1.

The extended courtyard would be set 0.5m deeper into the ground, infilling the area between the existing rear projection and boundary with 133 Queens Road at lower ground floor. Adjacent to that boundary a replacement flight of steps leading up to the garden would be constructed beyond the rear of the courtyard. The courtyard and steps would be contained by a retaining wall on the boundary with 133 that would project 1.2m above the ground level at 133.

The proposed rear extension would wrap around the rear and side of the existing rear projection, oversailing half the width of the proposed lower ground floor courtyard. The extension would have a flat roof enclosed by a parapet that would be 3.4m above adjacent natural ground level. The roof would be a sedum green roof surface and contain two roof lights. The extension would project some 3.5m beyond the rear wall of the existing rear projection. It would project 6.8m from the

recessed rear wall of the house and be set 2.5m from the common boundary with 133 Queens Road. Patio doors would be provided in the rear elevation and external materials would match those of the existing house. No windows would be in the flank walls.

Nearly all of the rear elevation of the rear extension would be taken up by full-height glazed double doors. The current proposal differs from the previous application in that both side elevations to the rear extension would be solid, without glazing, being wholly of matching brickwork. The previous proposal that was refused included a substantial amount of glazing on the side elevation facing no. 133 Queens Road.

Relevant History:

EPF/1419/16 Rear extension at lower ground floor level with excavated area for lower ground floor courtyard. Rear extension at ground floor level with full-height glazed section to side and rear sliding doors. – Refused 22/07/2016

- 1. The proposals, by reasons of the position and relative height to natural ground level of the glazing on the western elevation of the ground floor rear extension and of the proximity to the boundary and relative height to natural ground level of the roof at the side of the lower ground floor rear extension, would result in overlooking of the property at 133 Queens Road to an extent that would be materially detrimental to the residential amenity of the occupiers of the property. As such the proposals 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.*
- 2. By reason of a combination of the overall height of the proposed extension, its siting adjacent to the boundary with 129A Queens Road, the fact that the application site is at higher level than 129A Queens Road together with the distance the ground floor of the proposal would project adjacent to the boundary with 129A Queens Road, the development is likely to appear excessively overbearing when seen from the rear garden of 129A Queens Road. As a consequence, the proposed development would cause significant harm to the living conditions of 129A Queens Road, contrary to Local Plan and alterations policy DBE9, which is consistent with the National Planning Policy Framework.*

EPF/2406/16 Rear extension, of a single storey, with a floor level set some 0.7m lower than the floor level of the lower ground floor; with a floor level 3.5m lower than natural ground level. Sunken courtyard to side of proposed extension with steps up to rear garden. – Pending decision, reported elsewhere on this agenda.

Policies Applied:

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

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. 21
Site notice posted: No, not required

Responses received: No response received from neighbours.

BUCKHURST HILL PARISH COUNCIL: OBJECTION.

Over-bearing in character and appearance to Neighbours. Unacceptably high density. Visual impact of the building, particularly at the rear. Adverse effect on the residential amenity of neighbours, by reason of overlooking and loss of privacy.

Main Issues and Considerations:

The main issue is whether the current application is to a design which sufficiently overcomes the previous proposal's two reasons for refusal: loss of privacy to 133 and overbearing nature to 129A. The proposals relate to the rear of the house and would not be seen from the public realm.

The current application differs from that previously refused principally by the deletion of glazing on a side elevation facing no. 133 Queens Road. Subject to a condition that no glazing be added at a later date without details being submitted, the proposal is now considered acceptable with regard to the living conditions of no. 133 since there would be no possibility of it giving rise to excessive overlooking of that neighbour. The previously refused extension would not have resulted in any excessive loss of privacy for 129A Queens Road and that remains the situation for the current proposal since the only windows proposed are in the rear elevation of the proposed extension.

The extension would be to the northern elevation. The existing built form of the house creates a shadow to neighbours. It is considered that the proposed extensions would make no material difference to existing overshadowing that could reasonably form a reason for refusal.

In relation to no. 133 Queens Road, the rear extension would be set 4m from the nearest flank of no 133, placing it outside of a 45 degree line taken from the nearest edge of the adjacent rear window at no. 133. As a consequence, the extension would not only have no impact on light, it would also not have any harmful impact on outlook from no. 133.

In relation to no. 129A Queens Road, the depth of the proposed rear extension has been reduced such that it would project 0.55m less than the depth of an existing rear extension to 129A. The reduction in depth in relation to no. 129A, together with the fact that it would be set 1m from the common boundary and approximately 1.8m from the flank of 129A, is sufficient to ensure the proposal will not appear overbearing when seen from the rear garden of 129A Queens Road. Moreover, no harm to outlook would arise and, as indicated above, there would be no impact on light.

In addition to raising concerns about the potential impact of the proposal on light, outlook and privacy, which are considered above, the Parish Council raises concern about the scale of the development and its impact on the appearance of the building. These matters, although not part of the reasons for refusal of application EPF/1419/16, are considered below.

In relation to scale, having regard to the large size of the existing house and the size of the rear garden (just under 11m wide and over 30m in length), it is considered the proposed single-storey extension would be a proportionate enlargement of the existing house that would respect the character of the locality. That conclusion is reinforced by the finding that the proposal would safeguard the living conditions of neighbours. In relation to design, the proposal would be of simple form that would not dominate the rear elevation. Such designs are not uncommon and it is concluded the proposal, which it to the rear elevation of a house, would complement the appearance of the existing house.

Conclusion:

This amended design, with glazing to the side elevation deleted and a reduction in depth to rearward projection, successfully overcomes the reasons for refusing application EPF/1419/16. The proposal safeguards the living conditions of neighbours and is a proportionate enlargement of the existing house that complements its appearance. It therefore 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