

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

AREA PLANNING SUBCOMMITTEE SOUTH **Wednesday, 21st January, 2009**

Place: Roding Valley High School, Brook Road, Loughton, Essex

Room: Dining Hall

Time: 7.30 pm

Democratic Services Officer: R Perrin- Office of the Chief Executive
Email: rperrin@eppingforestdc.gov.uk Tel: 01992 564

Members:

Councillors J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, R Barrett, D Bateman, K Chana, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, R Law, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe and H Ulkun

A PLAN SHOWING THE LOCATION OF RODING VALLEY HIGH SCHOOL IS ATTACHED TO THIS AGENDA. A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP SPOKESPERSONS OF THE SUB-COMMITTEE, AT 6.30 P.M. PRIOR TO THE MEETING

WEBCASTING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy and copies made available to those that request it.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area

If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast;
2. Members are reminded of the need to activate their microphones before speaking; and
3. the Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be filmed live for subsequent uploading to the Internet and will be capable of repeated viewing.

If you are seated in the public seating area it is possible that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast although Officers will try and avoid this.

This may infringe your human and data protection rights and if you have any concerns about this you should speak to the Webcasting Officer.”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

3. MINUTES (Pages 9 - 24)

To confirm the minutes of the last meeting of the Sub-Committee.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

7. DEVELOPMENT CONTROL (Pages 25 - 54)

(Director of Planning and Economic Development) To consider planning applications as set out in the attached schedule

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. SECTION 106 AGREEMENT – EPPING FOREST COLLEGE, BORDER’S LANE, LOUGHTON (Pages 55 - 58)

(Director of Planning and Economic Development) to consider the attached report.

9. DELEGATED DECISIONS

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

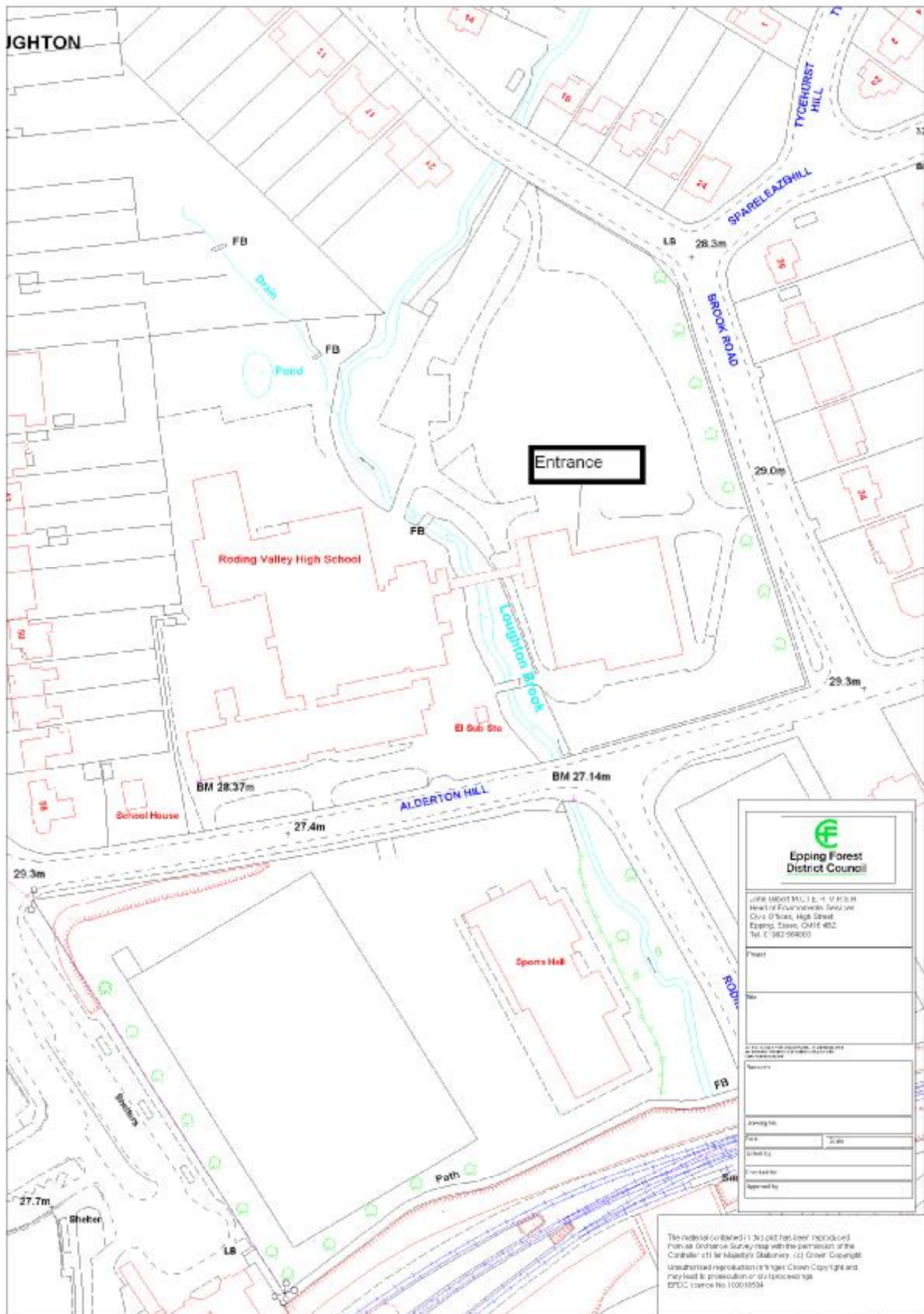
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

Area Plans Subcommittee South – Location Plan



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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 17 December 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.15 pm

Members Present: K Chana (Chairman), B Sandler, R Barrett, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, R Law, Mrs C Pond, Mrs P Richardson and P Spencer

Other Councillors:

Apologies: J Hart, Mrs L Wagland, K Angold-Stephens, D Bateman, Mrs S Clapp, J Markham and Mrs J Sutcliffe

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

76. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

In the absence of both the Chairman and Vice-Chairman, the Democratic Services Officer opened the meeting and requested nominations for the role of Chairman. Following his acceptance by the Committee, a nomination was requested by the Chairman for the role of Vice-Chairman.

RESOLVED:

- (1) That Councillor K Chana be elected Chairman for the duration of the meeting; and
- (2) That Councillor B Sandler be elected Vice-Chairman for the duration of the meeting.

77. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

78. MINUTES

RESOLVED:

That the minutes of the meeting held on 26 November 2008 be taken as read and signed by the Chairman as a correct record.

79. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillors R Barrett, R

Law, Mrs C Pond and Mrs P Richardson declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2202/08 1 Connaught Avenue, Loughton; and
- EPF/2040/08 10 Valley Hill, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillors R Barrett and Mrs C Pond declared a personal interest in the following items of the agenda, by virtue of being a member of the Loughton Residents Association. The Councillors had determined that their interest was not prejudicial and would remain the meeting for the consideration of the application and voting thereon:

- EPF/2202/08 1 Connaught Avenue, Loughton; and
- EPF/2040/08 10 Valley Hill, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman and B Sandler declared a personal interest in the following items of the agenda by virtue of being a member of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2081/08 Woolston Hall, Abridge Road, Chigwell;
- EPF/1968/08 Woolston Hall, Abridge Road, Chigwell;
- EPF/2027/08 106 Lambourne Road, Chigwell;
- EPF/2071/08 13 Brook Parade, High Road, Chigwell;
- EPF/2090/08 Rowans, 223 Lambourne Road, Chigwell;
- EPF/2097/08 49 Lee Grove, Chigwell; and
- EPF/2155/08 3 Forest Terrace, High Road, Chigwell.

(d) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in the following item of the agenda, by virtue of being a close neighbour of the application. The Councillor had determined that his interest was not prejudicial and would remain the meeting for the consideration of the application and voting thereon:

- EPF/2027/08 106 Lambourne Road, Chigwell.

80. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

81. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

In relation to the site at 1 Connaught Avenue in Loughton, Councillor M Cohen stated that he would not be commenting upon the application following the upholding of the appeal for the previous application at this site by a Planning Inspector.

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

82. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2202/08
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Amendment to EPF/1783/07 for a two-storey side extension and single storey rear extension for office use to include a additional single storey rear extension.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to letters of representation from Loughton Town Council and Loughton Residents Association.

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is

removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 The development, including site clearance, must not commence until full details of both hard and soft landscape works, including cycle storage and refuse storage for the whole property (including finished levels or contours, boundary treatment and means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, surface materials) and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 7 No part of the development shall be occupied until details of a travel plan for the whole property have been submitted to and approved in writing by the Local Planning Authority. The travel plan shall indicate the travel needs associated with the journey to and from work and with the employment of each person employed at the property and of visitors and ways of meeting those needs without recourse to private motor cars shall be identified and brought to the attention of the persons employed at or visiting the premises. The details shall include measures to increase car sharing, public transport use, cycling and walking; proposals for car parking restrictions and controls and details of on site facilities to promote alternative means of travel to the site. The details set out in the approved plan shall be implemented in accordance with that plan.

- 8 The second floor window to be inserted in the north east gable of the existing building 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.

Report Item No: 2

APPLICATION No:	EPF/2081/08
SITE ADDRESS:	Woolston Hall Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Grade II listed building application for proposed replacement Restaurant and Bar following fire.
DECISION:	Grant Permission (with conditions)

The Committee concluded that as the only Listed Building feature, a fireplace, was all that survived from the recent fire, and that this was to be retained in the new development, then there would be no harm to historic and architectural interest of the site and the design and appearance of the new building was acceptable.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Details of an existing fireplace, retained from the damaged building, shall be submitted to show its reuse in the new building hereby approved, and agreed in writing by the Local Planning Authority before work commences on site, and retained thereafter.

Report Item No: 3

APPLICATION No:	EPF/1968/08
SITE ADDRESS:	Woolston Hall Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of a two storey building with accommodation provided in the roof for use as a restaurant and bar.
DECISION:	Grant Permission (with conditions)

The Committee concluded that the new building was acceptable in appearance, being traditional looking with elements of suitable modern design, in keeping with other buildings in the locality. There would be no harm to the Metropolitan Green Belt, being a replacement building of similar footprint, and planning conditions could cover other matters.

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.
- 4 Before the commencement of the development or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the

Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:

- (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
- (b) An assessment of condition, and value.
- (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
- (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.

- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

Report Item No: 4

APPLICATION No:	EPF/2027/08
SITE ADDRESS:	106 Lambourne Road Chigwell Essex IG7 6EJ
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Two storey extensions to the front, side and rear, and single storey extensions to side and rear.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the East side elevation at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Report Item No: 5

APPLICATION No:	EPF/2040/08
SITE ADDRESS:	10 Valley Hill Loughton Essex IG10 3AE
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Extension and conversion of detached garage to one bedroom residential unit.
DECISION:	Refuse Permission

The Committee's attention was drawn to a letter of representation from 5 Malvern Gardens, Loughton

REASON FOR REFUSAL

- 1 The proposal would be a cramped form of development, out of keeping with the character of the immediate area that would also set an unwanted precedent for similar harmful development in the locality and neighbouring roads, contrary to policy DBE1 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/2071/08
SITE ADDRESS:	13 Brook Parade High Road Chigwell Essex IG7 6PF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Single storey rear extension and change of use to restaurant (A3).
DECISION:	Grant Permission (with conditions)

The Committee concluded that the proposed restaurant would not harm the amenities of local residents, given the conditions to be imposed attached to the planning permission and would help in supporting the range of shops and services in this local parade.

A letter of representation was received from Lawlors Estate Agents dated 4/12/08.

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved in writing by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- 4 The use hereby permitted shall not be open to customers outside the hours of 12.00 - 23.00 hours Monday to Saturday, 12.00 - 22.30 hours Sundays and Bank/Public Holidays.
- 5 No deliveries or refuse collections shall be taken at or despatched from the site outside the hours of 07.30 - 18.30 Monday to Friday, 08.00 - 13.00 Saturday nor at any time on Sundays, Bank or Public Holidays.

- 6 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 7 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Planning Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.
- 8 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

Report Item No: 7

APPLICATION No:	EPF/2090/08
SITE ADDRESS:	Rowans 223 Lambourne Road Chigwell Essex IG7 6JN
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Replace flat roof with gabled on garage.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 8

APPLICATION No:	EPF/2097/08
SITE ADDRESS:	49 Lee Grove Chigwell Essex IG7 6AD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of iron railings to existing brick boundary walls. (Revised application)
DECISION:	Grant Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

Report Item No: 9

APPLICATION No:	EPF/2155/08
SITE ADDRESS:	3 Forest Terrace High Road Chigwell Essex IG7 5BW
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Two storey/single storey front and rear extensions.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank wall of the development facing No. 2 Forest Terrace hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the information shown on the block plan received on the 6th November 2006, the scheme hereby approved shall be implemented in accordance with the submitted plan 'November 08 J.T.Myring'

AREA PLANS SUB-COMMITTEE SOUTH

21 January 2009

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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5.	EPF/2386/08	35 Bracken Drive Chigwell	Grant Permission	42
6.	EPF/2343/08	27 Doubleday Road Loughton	Grant Permission (With Conditions)	47
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Report Item No: 1

APPLICATION No:	EPF/2167/08
SITE ADDRESS:	72 Queen's Road Buckhurst Hill Essex IG9 5BS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr P Spencer - The Letmore Group
DESCRIPTION OF PROPOSAL:	Retention of new fascia sign externally illuminated.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Within Three months of the date of this permission, details of measures to reduce the illumination of the signs hereby approved, shall be submitted to, agreed in writing, and carried out to the satisfaction of the Local Planning Authority.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The proposal is for the retention of a fascia sign measuring 4475mm x 813mm above the front elevation of the shop and a small projecting sign measuring 813mm x 813mm. The signs are 2.35m approx from the ground and coloured red and white.

Description of Site:

The site is a retail outlet on Queen's Road close to the corner with Kings Place. The shop is bordered on both sides by similar sized properties in a commercial area.

Relevant History:

EPF/0323/93 - Change of use from shop to estate agents (A2 Use) (ground floor only). Grant Permission (with conditions) - 27/07/1993.
EPF/0115/96 - Change of use from shop to food and drink (A3) use (ground floor only). Refuse Permission - 11/03/1996.
EPF/1169/04 - Single storey extension to rear of offices. Grant Permission (with conditions) - 23/08/2004.
EPF/0547/07 - First floor rear extension. Grant Permission (With Conditions) - 05/07/2007.

Policies Applied:

Policy DBE13 - Advertisements

Issues and Considerations

The main issue to consider is any possible impacts the proposed sign would have on the immediate area in terms of design and on neighbour amenity.

Considerations

Policy DBE13 advises that illuminated signs should be in keeping with the building in relation to materials, colours and proportion and should not affect the amenity of nearby residential properties. The sign is fairly typical of other examples in the area in that it is traditional in design, albeit illuminated. The proposal would not impact on amenity and the use of colours and materials would complement the existing structure and would have minimal impact on the streetscene. An objector at No70 stated that the sign would block views of his fascia sign when viewed coming down Queen's Road. The projecting sign is fairly typical of other projecting signs in the area, some examples of a similar size, and it is not felt it's partial blocking of the neighbouring sign would be a strong enough reason to warrant a refusal.

The Parish Council has objected stating that the lighting is overbearing. The property is located in a main shopping area where other examples of illuminated signs exist. Having observed the sign in the evening it was evident that the sign was not excessively bright and there were examples of other brightly lit shops on the road. However in relation to these concerns the applicant has agreed to install a film over the lighting which would tone down the illumination. The application if approved should include a condition to lessen the illumination.

Conclusion:

As the proposal is above a fairly standard shopfront and the signs are modest in scale and in keeping, there would be no impact significantly on amenity and it is recommended that the proposal be approved.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection. Lighting is overbearing.

70 QUEEN'S ROAD: Objection. Small sign blocks views of objector's sign when coming down the hill.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/2167/08
Site Name:	72 Queen's Road, Buckhurst Hill IG9 5BS
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2206/08
SITE ADDRESS:	9 Westbury Road Buckhurst Hill Essex IG9 5NW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr P Coyte
DESCRIPTION OF PROPOSAL:	Rear single storey extension and alterations.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The proposal is for a single storey rear extension which would involve alterations to an existing extension, effectively coming out flush with it and increasing the width from 2500 to 5000. The proposal would also include alterations to the roof changing from a flat roof to a hipped style with a central lantern light projecting above the roof.

Description of Site:

The proposal is a detached property on Westbury Road situated on a hill, and bordered to the south by a right of way and to the north by another detached building. The properties in the area are characterised by large gardens.

Relevant History:

EPF/1136/96 - Single storey rear extension. Grant Permission (with conditions) - 08/10/1996.

Policies Applied:

Policy DBE9 – Loss of Amenity
Policy DBE10 – Design of Residential Extensions

Issues and Considerations:

The main issues to consider are potential impact on the amenity of neighbouring properties and impacts on the appearance of the local area.

Impact on Neighbours

Policy DBE9 requires that residential extensions do not lead to loss of neighbour amenity in relation to such things visual impact, overlooking or loss of daylight/sunlight.

It is felt that this extension would not lead to any of the above. The proposal would move an existing extension slightly towards the neighbouring property but there are no discernable losses in amenity.

Impact on Appearance of Area

Policy DBE10 states that a residential extension should “complement, and where appropriate enhance” the streetscene and existing building in relation to such things as scale, form and separation from neighbouring buildings.

The Parish Council have objected to the lantern light stating that it would be out of keeping with the area. This is not an uncommon feature and numerous extensions make use of similar features to gain more natural light to the room or adjacent rooms. The proposed light would not extend much higher than the existing roof and situated at the rear of the property it would not have a significant impact on the appearance of the area.

Conclusion:

As the proposal would have minimal impact on neighbour amenity or the existing streetscene it is recommended that it should be Approved (with conditions).

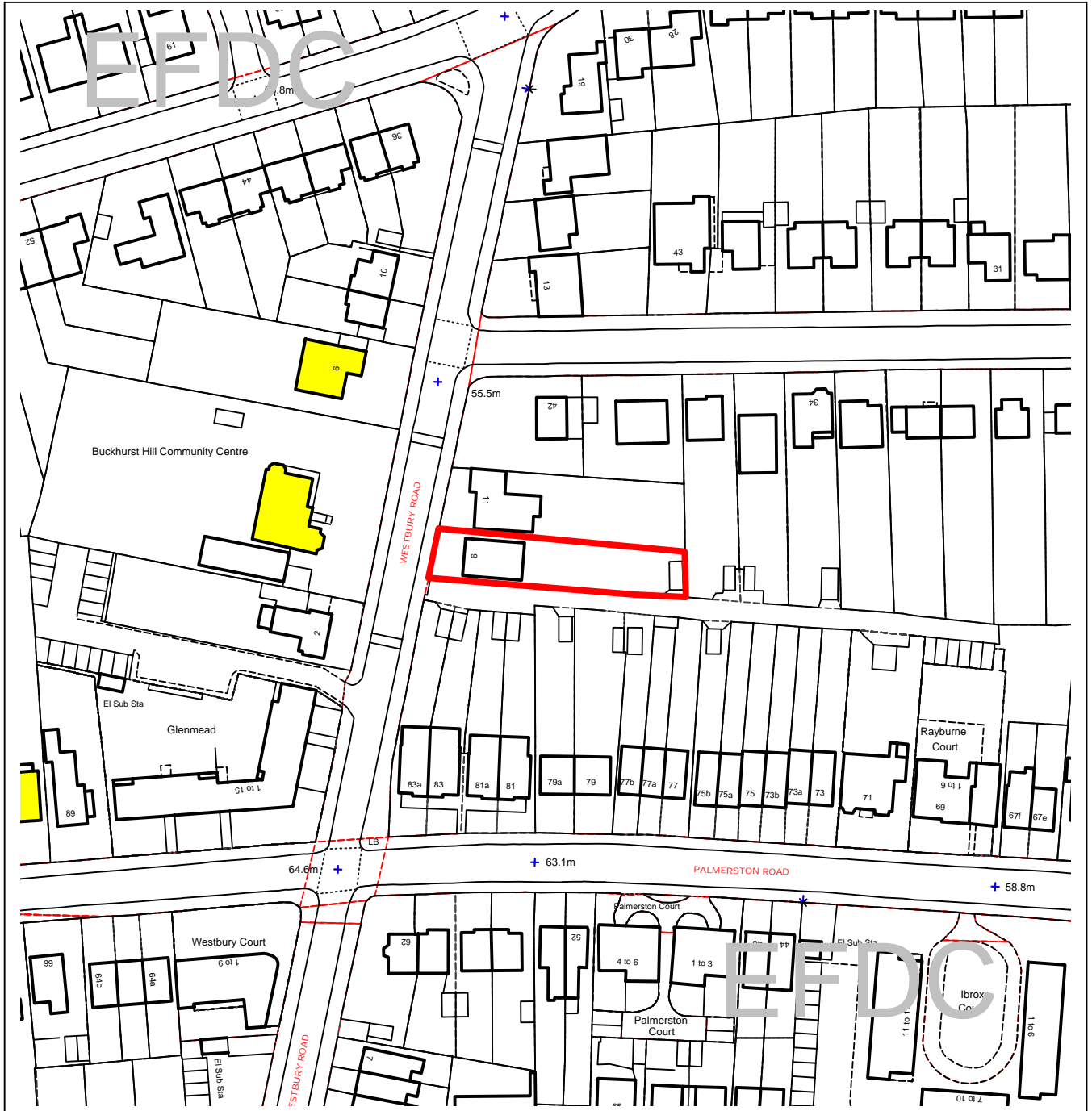
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection. Lantern windows are out of keeping with the appearance of the area.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/2206/08
Site Name:	9 Westbury Road, Buckhurst Hill IG9 5NW
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2280/08
SITE ADDRESS:	Buckhurst Hill Bowling And Lawn Tennis Club 72 Epping New Road Buckhurst Hill Essex
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Buckhurst Hill Bowling and Lawn Tennis Club
DESCRIPTION OF PROPOSAL:	Flood lighting of four existing tennis courts. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Details of the external lighting shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development. The information submitted shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaries type, mounting height, aiming angles and luminaries profiles). The lighting shall be installed, maintained and operation in accordance with the approved details unless the Local Planning Authority gives written consent to the variation.
- 3 The approved lighting shall only be used between the hours of 8.00am and 10.30pm Monday to Friday and not at any time outside these prescribed hours.

This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of Proposal:

This is a revised proposal following a previous withdrawn seeking planning permission to install 24 x floodlighting columns to provide artificial means of light source for 4 x existing outdoor all-weather "Astroturf" tennis courts.

Description of Site:

The subject site is a long established outdoor sports facility for bowling and lawn tennis, with ancillary buildings and contains on-site parking provision for approximately 32 vehicle parking spaces. It contains 4 all-weather astro-turf courts. The site backs onto the rear gardens of dwellings in Fernside, a cul-de-sac located to the northern boundary of the site. Pedestrian access is directly off Epping New Road which lies to the east boundary of the site, while vehicle access is through an unmade road accessed from the north of Brook Road to the western boundary. The site is bordered on the southern boundary by Industrial units that front onto Brook Road.

Relevant History:

CHI/0045/62. Erection of pavilion: Granted 1962
CHI/0182/65. Erection of additions to sports pavilion: Granted 1965
CHI/0215/67. Erection of addition to dressing room: Granted 1967
CHI/0229/69. Erection of building for indoor bowls: Granted 1969
CHI/0048/71. Erection of buildings for use as changing room: Granted 1971
CHI/0072/74. Pavilion and changing room: Granted 1974
EPF/0644/07. Kitchen extension to clubhouse: Granted 2007
EPF/1533/08. Flood lighting of four existing tennis courts. Withdrawn 2008

Policies Applied:

Adopted Local Plan and Alterations

RST1 – Overall approach for recreation, sport and development
DBE1 – Visual impact
DBE2 and 9 – Neighbour's amenity
ST4 – Road safety

Issues and Considerations:

The main issues to be considered are:

1. the impact of the proposed use on the appearance of the area;
2. the impact of the proposed use on the amenities of the occupiers of neighbouring dwellings;
3. the impact of the proposed use on the surrounding highway;

The impact of the proposed use on the appearance of the area

The main impact the proposed development would have on the appearance of the area would be the effect of the luminance from the flood lights. The Design and Access statement submitted with the planning application indicates that the siting of the flood-light columns proposed would be an arrangement of four evenly spaced rows of three columns aligned to the east and west side of the longest edge of the four tennis courts. Two columns are proposed to the north and southern edge of the courts and two additional centralised columns will light each paired court, this brings the total to 24 x columns.

It is proposed that each of the 24, 6.7 metre high columns will be fitted with a 400 lux box mounted with 1000 watt metal Halide lamps and electrically wired in two groups of 12. This is beneficial as it allows the option of only two courts to be lit when demand for play is reduced, thus minimising excessive waste of electricity at certain times / seasons of low peak demand.

The lighting provides extended use of the tennis courts for outdoor participatory sport and recreation, near an urban area and this constitutes appropriate development, in accordance with Central Government advice provided in Planning Policy Guidance (PPG) 17 – Planning for Open space, Sport and Recreation and Adopted Local Plan Policy RST1. They are generally slim columns and despite their height, which is standard for lighting tennis courts, they will not harm the appearance of the surrounding area. The site is close to the green belt, but the proposal will not appear visually conspicuous from the countryside.

The impact of the proposed use on the amenities of the occupiers of neighbouring dwellings

The main impact the development would have on the amenities of neighbouring residential occupiers is light pollution. The nearest residential dwellings are sited to the northern boundary of the application site and the dwellings are bungalow style properties that front onto Fernside, a small cul-de-sac with vehicle access from the western side of Epping New Road.

The nearest four lighting columns to these properties numbered 'L17, L18, L21 and L22' on the plan submitted, will be sited approximately 36.0m from the nearest edge of the bungalow buildings. Lighting level is measured in Lux and the applicant, in consultation with the Essex County Council Lighting Engineer, has provided details of the Lux level. The main lighting area is restricted to the tennis courts only and reduces significantly from 400 Lux from the edge of the courts to only 1 Lux towards the common boundary with the nearest residential properties in Fernside. The area between the tennis courts and the Fernside rear gardens is separated by the bowling green, so that the courts are not immediately against their rear gardens. Additionally, the boundary details for the properties onto the site benefit from 2-4metre high hedges / conifers. Therefore, the additional screening contributes in reducing any light pollution to these sites.

With appropriate conditions that restrict the time of use; there will be no significant loss of amenity from light pollution to the neighbouring occupiers from the proposed development.

The impact of the proposed use on the surrounding highway

The tennis courts already exist, therefore there is no potential harm to the existing landscaping and no additional pedestrian / vehicular access issues from this proposal.

The lights will face onto the courts and are baffled away from the A104 – Epping New Road. The Highways Authority and Environment & Neighbourhood Officer raise no objections subject to conditions; as such the proposal will not result in any harmful impact to road safety from glare to the adjacent highway.

Subject to a planning condition restricting the hours of use of the floodlights, it is not considered that they would be detrimental to the character and appearance of the area.

Other Matters

Buckhurst Hill Parish Council raises no objection on the proviso the lights will be turned off at 10pm and not 10.30pm as proposed. However, as the club is open until 10.30pm, it is considered that the time difference of an additional 30 minutes will not result in any harm to immediate neighbour's amenity.

Three letters of representation received from neighbouring residents raise objection to the height and location of the columns, the view is that the proposed columns will result in light pollution. Additional concerns relate to the potential noise and disturbance from increased usage of the site,

potential increase in vehicle activity and parking, excessive times floodlights could be used and potential increase in fly-tipping.

The Design and Access Statement submitted with the application offers that the club numbers will not be increased. All other representations made by the occupiers of neighbouring properties have been carefully considered and taken into account, and as previously stated, the Lighting Engineer of ECC has been consulted and considers the scheme acceptable without causing unnecessary glare to residents or highway users.

Conclusion

In light of the above appraisal, it is considered that, subject to imposing planning conditions, the proposed floodlights would not result in any material loss of amenity to neighbouring residents from light pollution or the safe operation of the adjacent highway.

Accordingly, as the lighting columns allow for extended use of the outdoor tennis courts at this site without resulting in any harmful impact, it is therefore recommended that planning permission is granted.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: No objection in principle provided neighbours are not disturbed with light pollution and limited to no later than 10pm.

3 letters of objection have been received from the following neighbouring properties:

2 ALBANY VIEW

Height of the lights at 6.7m is greater than the height of lights at neighbouring Nissan dealership. Proposal will result in light disturbance. Times for floodlighting is excessive, should be until 9.00pm.

6 STARLING CLOSE

Proposal will result in light pollution. Potential increase in usage will result in vehicle noise. Potential increase in fly-tipping. The club is not inclusive to members of the public.

129 EPPING ROAD

Lights will be an eyesore. Potential increase in noise, parking and possible change of use of the premises.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/2280/08
Site Name:	Buckhurst Hill Bowling And Lawn Tennis Club, 72 Epping New Road, Buckhurst Hill,
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2173/08
SITE ADDRESS:	36 Stradbroke Drive Chigwell Essex IG7 5QY
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr George Bance
DESCRIPTION OF PROPOSAL:	Refurbishment, additions and alterations to existing detached house, incorporating rear two storey extension, new roof with rear dormers and loft floor, internal alterations and new facade (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

This application is a resubmission following a withdrawal of an earlier application, EPF/1812/08. The proposal is for a rear two storey extension, with new roof and loft floor and alterations to the front and side elevations. The rear extension would be to a depth of 4.75m over two storeys. The new roof and loft conversion would incorporate two rear dormer windows and the formation of a new hipped roof which would raise the ridge line. There is also the inclusion of a central glass feature, a scaled down version from the original application. The side elevations would also be remodelled to contain a number of additional windows/rooflights on all three storeys. Amended plans were also received including a chimney breast on both side elevations.

Description of Site:

The proposal property is a large detached dwelling on a road of detached homes of similar size and scale, all having substantial rear gardens. The area is characterised by a diverse range of architectural styles. The property is divided at the rear elevation from both neighbouring properties

by a good screening of mature trees. The rear of the garden has a 2m fence and significant planting and trees on the neighbour's side. The front of the property is also well screened from the roadway by trees and bushes.

Relevant History:

EPF/1753/80 - Single storey rear extension. Grant Permission (with conditions) - 31/12/1980.

EPF/0700/91 - Two storey front extension. Grant Permission (with conditions) - 19/08/1991.

EPF/0558/92 - Use of outbuilding for jewellery workshop by applicant only. Refuse Permission - 23/07/1992.

EPF/1812/08 - Refurbishment, additions and alterations to existing detached house, incorporating rear two storey extension, new roof and loft floor, internal alterations and new facade. Withdrawn Application - 10/11/2008

Policies Applied:

Policy DBE9 – Loss of Amenity

Policy DBE10 – Design of Residential Extension

Issues and Considerations:

The main issues to consider are any potential loss of amenity, and the design of the extension in relation to the existing building and its setting.

Impact on Appearance of Area

Policy DBE10 states that a residential extension should “complement, and where appropriate enhance” the streetscene and existing building in relation to such things as scale, form and separation from neighbouring buildings.

The immediate area is characterised by large detached dwellings which vary in size, scale and style. The rear extension would replace an existing single storey, on the west elevation, with a two storey addition to a depth of 4.75m approx across the full width of the existing dwelling. The proposal would retain a gap of 1m to the neighbouring dwellings on both sides. Both neighbouring properties have been extended in the past and this addition would not result in a bulk that was out of keeping with the area. The roof also proposes a hipped style which is similar to both neighbouring properties. This is much more in keeping with the area; the original application proposing a very deeply hipped roof and in effect creating a three storey structure. The ridge line would be raised by 2.3m approx but as the existing property has a lower ridge line than neighbouring properties this would not be excessive. This application proposes a chimney breast on both side elevations and this helps to engender a much more traditional look than the previous application and is more in keeping with the area.

The proposal suggests substantial changes to the exterior of the property providing a symmetrical look on the front and rear elevations, with a shallow columned entrance area with balcony above. There is also a central glazed feature in the middle of the façade at first floor level and extending into the roof structure. The Parish Council states in its objection that this is disproportionate to the rest of the house. Although the central piece would be relatively prominent it is felt the property is of a size to accommodate such a feature and there are examples of such characteristics on properties along the road. It is also the case that the diverse range of properties in the vicinity allows for much greater scope in relation to alternative design features. The well screened front of the property also limits impact on the local streetscene.

Impact on Neighbours Amenity

Policy DBE9 requires that residential extensions do not lead to loss of neighbour amenity in relation to such things as visual impact, overlooking or loss of daylight/sunlight.

The depth of the proposal at the rear would extend 3.0m approx beyond the building line of the north-west neighbour (No34). The proposal would retain a gap of 1m to the boundary resulting in a gap of 2.6m between side elevations. There would not be a significant loss of daylight/sunlight as the neighbouring property would be well served for light at the rear elevation. There may be some loss of daylight/sunlight to the side elevation window, in the early day, but this would not be to a significant extent and this room is also served by a window on the rear elevation. In relation to the eastern neighbouring property a gap of 1m would also be retained to the boundary. The extension would also project 3.0m leaving a gap of 2.8m between side elevations. Loss of light to this property because of this development would not be substantial and a good supply of light could still be attained. There would be some loss of daylight/sunlight particularly to the patio area. However this would not be to an extent to justify refusal.

The revised application proposes a reduction in the number of dormer windows from the original application, retaining two on the rear roof slope. The heavy covering of trees and bushes on both boundaries should ensure that any increase in overlooking would be minimal. There would also be no greater overlooking than from the existing dormer on No34's rear elevation.

Parking

The Parish Council objection makes the point that no provision of a garage could lead to parking issues on the road. However the front garden is deep, as are most of the houses in this road, and clearly enough space is available for at least two cars to park at the front of the property and this would comply with the current standards on parking. The fact that there is no garage is not a justification for refusal.

Conclusion:

The immediate area around the proposal site is characterised by large detached properties which are diverse in style. This proposal would be another addition to the diverse street scene. The prominent central piece proposed is not an uncommon feature in the area with examples of prominent doorways evident such as deep columned entrances. It is therefore felt the proposal would not impact adversely on the streetscene. There is also minimal impact on neighbour amenity. The proposal also provides adequate space for car parking. On this basis it is proposed the application be approved (with conditions).

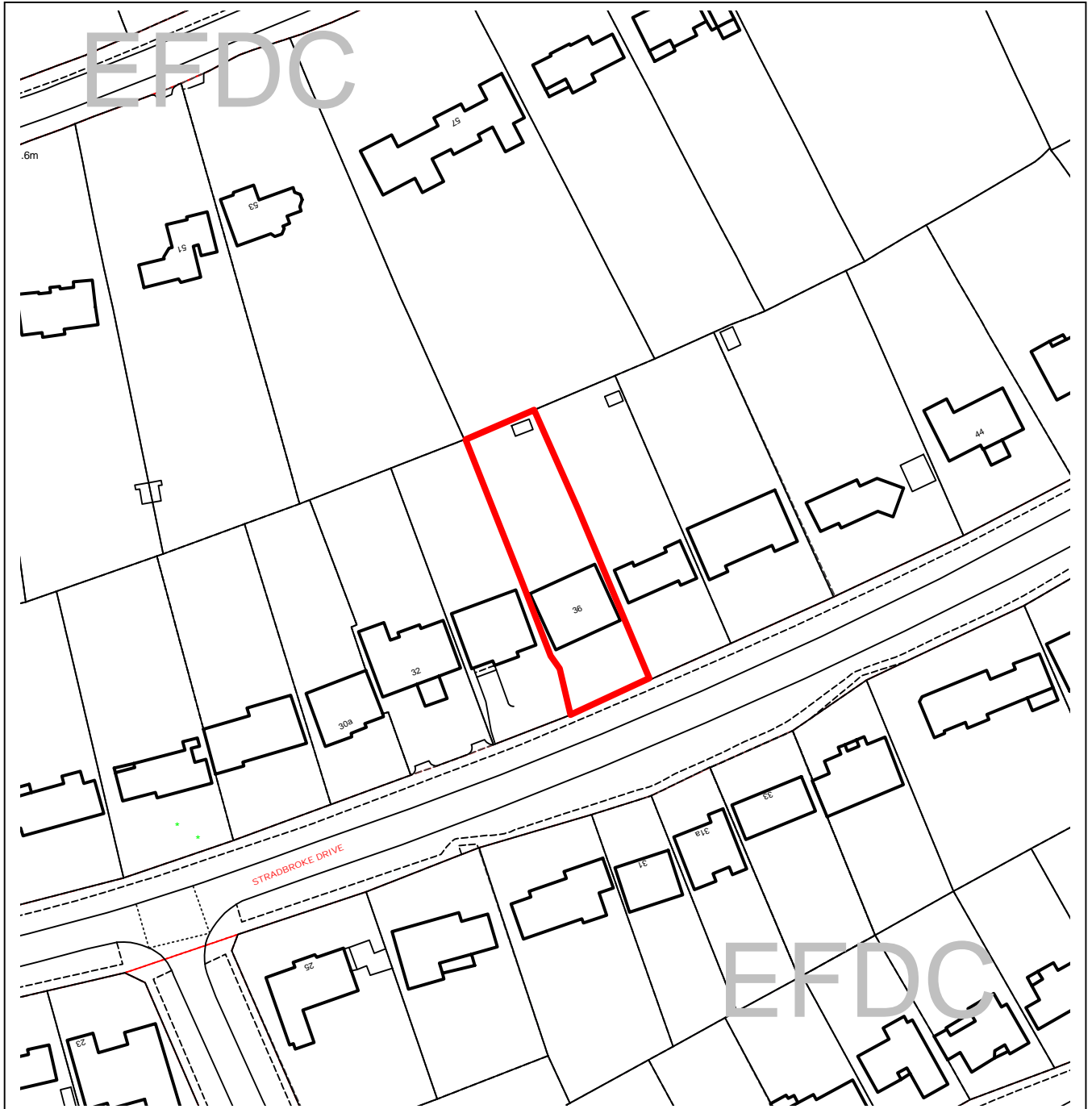
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: Objection. Central piece is disproportionate to the rest of the house and the lack of a garage could cause parking problems.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/2173/08
Site Name:	36 Stradbroke Drive, Chigwell IG7 5QY
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2386/08
SITE ADDRESS:	35 Bracken Drive Chigwell Essex IG7 5RG
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr A Pugh
DESCRIPTION OF PROPOSAL:	Amendment to planning permission EPF/2443/06 for the erection of a replacement bungalow in respect of alteration to position of dormers and inclusion of roof lantern, alteration of position and number of windows in side elevation including provision of door and retention of side boundary treatment (Retrospective Application).
RECOMMENDED DECISION:	Grant Permission

CONDITIONS

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to the dwelling hereby permitted shall be erected without the prior approval in writing of the Local Planning Authority.

This application is before this Committee since it has been 'called in' by Councillor Lesley Wagland (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

This application seeks retrospective planning consent for various minor amendments to a newly erected 5-bedroom bungalow dwelling that provides accommodation at first floor level within the roof space. The dwelling replaces a smaller bungalow with a larger plan footprint that measures approximately 16.8m wide, 15.1m deep (with additional 3.3m deep conservatory) and a ridge height of approximately 6.2m.

Details of the amendments to the previous scheme allowed on appeal, involve the re-arranging of 5 approved rear dormer windows, alteration of an approved mono-pitched conservatory roof into a flat roof, solid wall extension with a lantern style light-well on top, altering the position of the approved windows to the rear, east and west facing flank walls and addition of lantern light to the crown style main roof.

Description of Site:

The application site accommodates a newly built large detached bungalow located in the south-eastern corner of Bracken Drive in the built up area of Chigwell. Dwellings within the locality are predominately single storey and are of mixed design. To the front of the subject dwelling are two mature Oak trees and there are a number of other trees within the site. Across the site, the land level decreases from west to east.

Relevant History:

EPF/582/06. Demolition of existing bungalow and construction of new bungalow.
Withdrawn 11/10/06.

EPF/2443/06. Demolition of existing bungalow and construction of new bungalow with conservatory. (Revised application) Refused by Area South Plans Committee - *The proposal, by reason of its design and bulk would represent an incongruous and overbearing appearance on the street scene, out of keeping in a road of predominantly single storey bungalows.*
This decision was appealed and Allowed with Conditions on 13/07/2007

EPF/0979/08. Erection of new 1800m fence. Granted/ Conditions. 11/07/2008

Policies Applied:

Adopted Local Plan & Alterations

DBE1 - Design of New Buildings
DBE2/9 - Impact of New Development
DBE6 - Residential Car parking
DBE8 - Private amenity Space
LL10 - Retention of Site Landscaping
ST6 - Vehicle Parking

Issues and Considerations:

The principle of a replacement bungalow with rooms in the roof space and of this footprint was accepted on appeal. The resultant building has not been built in accordance with the approved plans, and following investigation by Planning Enforcement officers, this retrospective application has been submitted. The main issues are:

1. The amenities enjoyed by the occupiers of neighbouring dwelling.
2. The design of the approved bungalow based on the character and appearance of the area.
3. The impact of the development on trees within and adjacent to the site; and:
4. Highway considerations.

Impact on the amenities enjoyed by the occupiers of neighbouring dwellings:

Policy DBE2 of the District Plan states that planning permission will not be granted for new buildings which have a detrimental effect upon existing neighbouring or surrounding properties in either amenity or functional terms.

With the amendments, no new windows have been introduced in the building at roof level in the side elevations. At ground floor level; the approved three windows to the west facing flank wall elevation facing the rear of 33 Bracken Drive have been reduced in number and altered to a single small window that measures 0.6m wide which will serve a study, and a new kitchen door opening. In respect of the east facing flank wall facing to 37 Bracken Drive, three window openings were approved. There are three windows in the side elevation of 37 Bracken Drive with two of these

windows serving bathrooms while the third serves a secondary window to a bedroom, which has its main window in the front elevation. Only one window has been built in the west facing flank wall, located approximately 1.56m from a 1.8m high dividing fence, serving a living room. All the new openings are built to a similar height of 2.2m from ground level, the same height as the original approved windows.

Therefore, having regard to the proposed use of the rooms in the new dwelling and the proximity of the elevations to the boundary wall, there would be no loss of privacy to the occupiers of 33 and 37 Bracken Drive.

The impact of the new dwelling on the character and appearance of the area:

Policy DBE1 of the District Plan states that the Council will require that new buildings respect their setting in terms of scale, proportion, siting, mass, height, orientation, roof-line and detailing. All new dwellings should therefore be of a size and position such that they adopt a significance in the street scene, which is appropriate to their use or function; and only employ external materials which are sympathetic in colour and texture to the vernacular range of materials.

Apart from the marginal reduction to the width and minor aesthetic alterations to the extended open front canopy entrance, the façade of the building remains mostly unaltered and the visible impact within the street scene is acceptable.

The main details of the amendment to the appearance of the building are a slight repositioning of the approved 5 x rear pitched roof dormer windows. This results in a more evenly spaced arrangement, but as the number and sizes remain unaltered, their appearance on the rear roof slope is acceptable. The alteration of the approved 4 x rear facing windows on the ground floor with more vertical French-style door openings are minor changes with no detrimental impact. Alteration of the approved mono-pitched conservatory roof into a flat roof with a slight projecting lantern style light are also minor changes and acceptable. There is also an added lantern style light-well in the crown of the main roof, however; this feature is not easily visible from the front and rear aspects, mainly hidden behind the roof ridge.

Therefore, as the alterations are minor and mostly to the rear elevation hence these do not detract from the overall appearance of the building and accordingly, respect the design features of the approved building.

Impact on trees:

The application site is covered by a blanket tree preservation order. The plan footprint of the building and height has not been increased, therefore it is considered that the proposed development will not be detrimental to the health of the trees on the site. There have been issues regarding removal of trees to provide an outdoor pool that are currently being dealt with by Essex County Council Issues, but are not part of this planning submission.

Highway considerations:

Two parking spaces are proposed within the garage and parking for additional vehicles would be accommodated on the drive, which is approximately 6.5m deep. Parking provision remains unchanged as approved and as such is acceptable in accordance with the Council's parking standards.

Conclusion:

In light of the above appraisal, it is considered that the alterations that have already been carried out to the approved replacement dwelling, do not materially harm the amenities of the occupiers of

neighbouring dwellings, or the character and appearance of the area. The parking provision remains unchanged, there will be no impact to any trees within or surrounding the site in connection with these changes. Accordingly, it is recommended that planning permission is granted.

SUMMARY OF REPRESENTATIONS:

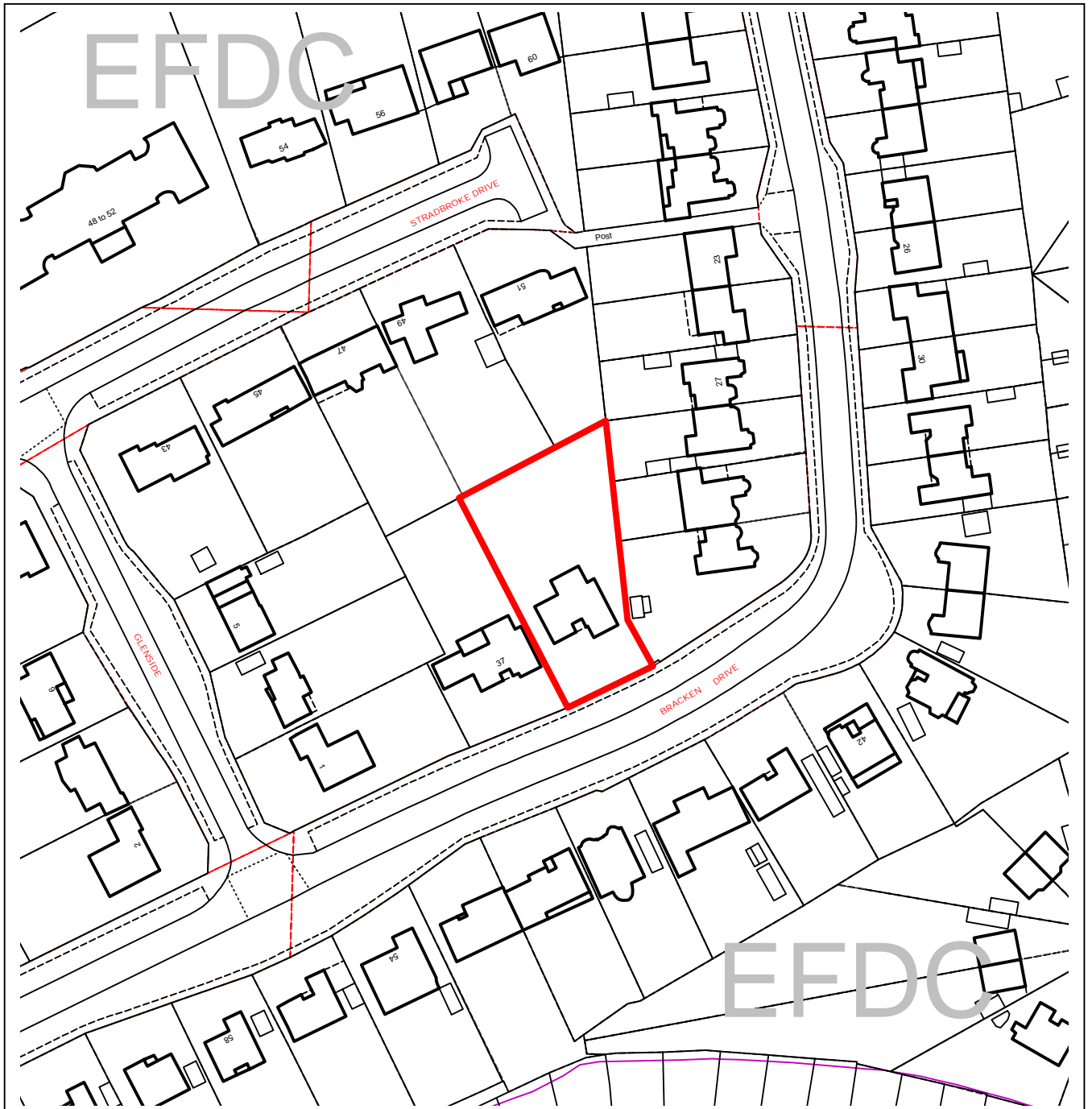
PARISH COUNCIL: To be presented at committee.

33 BRACKEN DRIVE: Does not appear to be any structural change to the building from its existing state and therefore have no comments to make, although given the Christmas break, would like until 19th January to make any further comments if necessary.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/2386/08
Site Name:	35 Bracken Drive, Chigwell, IG7 5RG
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2343/08
SITE ADDRESS:	27 Doubleday Road Loughton Essex IG10 2AU
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Steve Potter
DESCRIPTION OF PROPOSAL:	Two storey side extension and rear dormer window to loft room. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of proposal:

2 storey side extension on the east flank, measuring 1.1m x 8.2m, by 7.8m high, with a gable end roof, and a flat roofed dormer on the rear roof slope. A ground floor front extension with a monopitch roof to a depth of 1m would also be erected.

Description of Site:

A two-storey end of terrace house on a rectangular plot. The area has a mix of terraced and semi detached two storey houses. The site slopes down to the east

Relevant History:

EPF/1095/08 Two storey side extension and rear dormer refused

Policies Applied:

DBE 9 Excessive Loss of amenities for neighbours
DBE 10 Design of residential extensions

Issues and Considerations:

The main issues in this application are the effects on:

1. The street scene
2. Design
3. The amenities of neighbouring properties

The previous scheme was refused due to the adverse impact of the scheme being built to the side boundary at the first floor and the design and size of the rear dormer.

Impact on Street Scene

- The scheme has been revised from the refused application to set the first floor and roof extension back by 0.85m from the boundary with No 29. In addition the rear dormer has been redesigned and reduced in width.
- A ground floor front extension would also be erected, similar to many front single storey extensions on this estate.
- Council policy states that two storey extensions may be permitted to extend to the plot boundary if a visual gap is maintained. The previous scheme completely closed down the visual gap to an adverse extent. The supporting text to the policy however states that in the case of end of terrace houses, two storey extensions may be permitted to the plot boundary, particularly if any visual gap is maintained.
- This scheme maintains a reasonable gap of 850mm between this terrace and the neighbour's end of terrace house and is an acceptable compromise between the needs of the applicant and the visual impact on the street scene.
- Therefore a significant visual gap will be maintained, and the gap is emphasised by the step down of the land to the neighbouring property of No 29.
- The dormer would be erected on the rear roof slope of the property, which is generally less sensitive than the front roof scape. This has been reduced from the previous refused scheme and will sit centrally with most of the roof slope retained around it. Much larger dormers can now be built under recent revised permitted development without the need for planning permission and as it is in keeping with the main house and neighbouring properties, the scheme now has no adverse impact on the character and appearance of the existing street scene.

Design

- This is now an acceptable design which retains a gap to the site boundary at the first floor and roof, and has reduced the size of the rear dormer to an acceptable level.
- Materials will match.

Residential Amenity

- The front extension is of a modest depth and will not impact on the amenities of the neighbouring properties. The dormer is above existing first floor windows and behind the main rear wall so that there will be no undue overlooking to neighbours.
- The neighbour at no.29 has objected to loss of light on the rear elevation, but the extension will not project beyond their rear wall. There is a first floor side window that will lose light, but this serves a non-habitable room and there would be no amenity grounds to refuse.

Other Matters

- The objector from No 29 has commented on matters regarding building issues and potential damage to his property from implementation of the scheme. These are matters which can be dealt with under separate legislation and are not material planning concerns.

Conclusion

For the reasons above this application has overcome the previous reasons for refusal and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – Objected to this revised application as the first floor still remained too close in proximity to the side boundary and would therefore not leave enough visual gap with the neighbouring property, which was contrary to policy DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee also felt that the revised application had an even greater detrimental impact on the street scene as the proposed extension wasn't stepped back from the original building.

29 DOUBLEDAY ROAD – Object, loss of light to rear elevation, first floor is not 1m from the boundary, loss of privacy to garden, out of character with road, other properties quoted as similar are not, parking issues, issues with construction and damage to our property, guttering will overhang our property.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/2343/08
Site Name:	27 Doubleday Road, Loughton IG10 2AU
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/2399/08
SITE ADDRESS:	72 Sedley Rise Loughton Essex IG10 1LT
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Darren Moule
DESCRIPTION OF PROPOSAL:	Two storey rear extension and part single storey side extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This application is before this Committee since it has been 'called in' by Councillor Caroline Pond (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal

The proposal is for a two storey rear extension with single storey side extension (revised application). The two storey rear portion would extend to a depth of 4.3m from the existing L shaped rear wall of the property. The side extension would extend the full width of the existing drive (2.2m) towards the rear of the property, with a single storey and coming flush at the rear with the two storey extension.

Description of Site:

The site is located on a level section of Sedley Rise, with the immediate area characterised by steeply graded hills. The proposal site rises steeply from front to back. The property is detached and is flanked on either side by semi detached dwellings.

Relevant History:

EPF/2014/08 - Two storey rear extension and part single storey side extension. Refuse Permission - 24/11/2008.

Policies Applied:

Policy DBE9 – Loss of Amenity
Policy DBE10 – Design of Residential Extension
Policy GB7A – Conspicuous Development
Policy HC5 – Epping Forest

Issues and Considerations:

The main issues to consider are any potential loss of amenity, and the design of the extension in relation to the existing building and its setting.

Impact on Appearance of Area

Policy DBE10 states that a residential extension should “complement, and where appropriate enhance” the streetscene and existing building in relation to such things as scale, form and separation from neighbouring buildings. Policy GB7A states that permission will be refused for development conspicuous from the Green Belt which would have an adverse impact on it. This is supported by Policy HC5 which aims to protect the historic nature of Epping Forest.

In relation to the Green Belt/Epping Forest it is not felt that an extension well screened in an enclosed yard would have an adverse impact on this setting when viewed from within. The single storey would be set back from the front elevation at the southern side and the two storey element would extend the full length of the rear elevation. In relation to separation from neighbouring buildings the initial proposal suggested extending to the boundary over two floors for a distance of 6m. It was felt that this would result in a significant removal of the visual break between the properties and owing to its setting, bordering the Green Belt, would be detrimental to the local character. The revised application has removed the first floor element and retains the visual gap therefore allowing views of the forest to be retained. Impact on the appearance of the area would be minimal.

Impact on Neighbours Amenity

Policy DBE9 requires that residential extensions do not lead to loss of neighbour amenity in relation to such things as visual impact, overlooking or loss of daylight/sunlight.

In relation to the neighbour on the northern boundary (No74) the proposal would have no significant impact. A gap of 5m would exist to windows and the entry of daylight/sunlight should not be adversely affected. There may be some loss of light to a patio area, particularly in the afternoon/evening but this would not be a strong enough reason to warrant refusal. The extension relocates windows which would not result in a cumulative increase in overlooking. This would also be the case with the neighbour at the southern boundary (No70). Visual impact and overshadowing would be lessened at this boundary due to an existing single storey extension with pitched roof. The single storey may cause some loss of light to a small hall extension. However, as this is not a habitable room it would be deemed acceptable in this instance.

Number 70's objection stated that their previous application required a gap at ground floor to the boundary. However the 1998 Local Plan relaxed the condition about garages coming on to the boundary. The important visual gap is at first floor level to stop a terracing effect and this has now been addressed.

Conclusion:

In conclusion it is felt that as the proposal is much more in keeping with the area and its setting, backing on to the forest. Loss of amenity would be minimal and on these grounds the proposal should be approved (with conditions).

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: No Objection

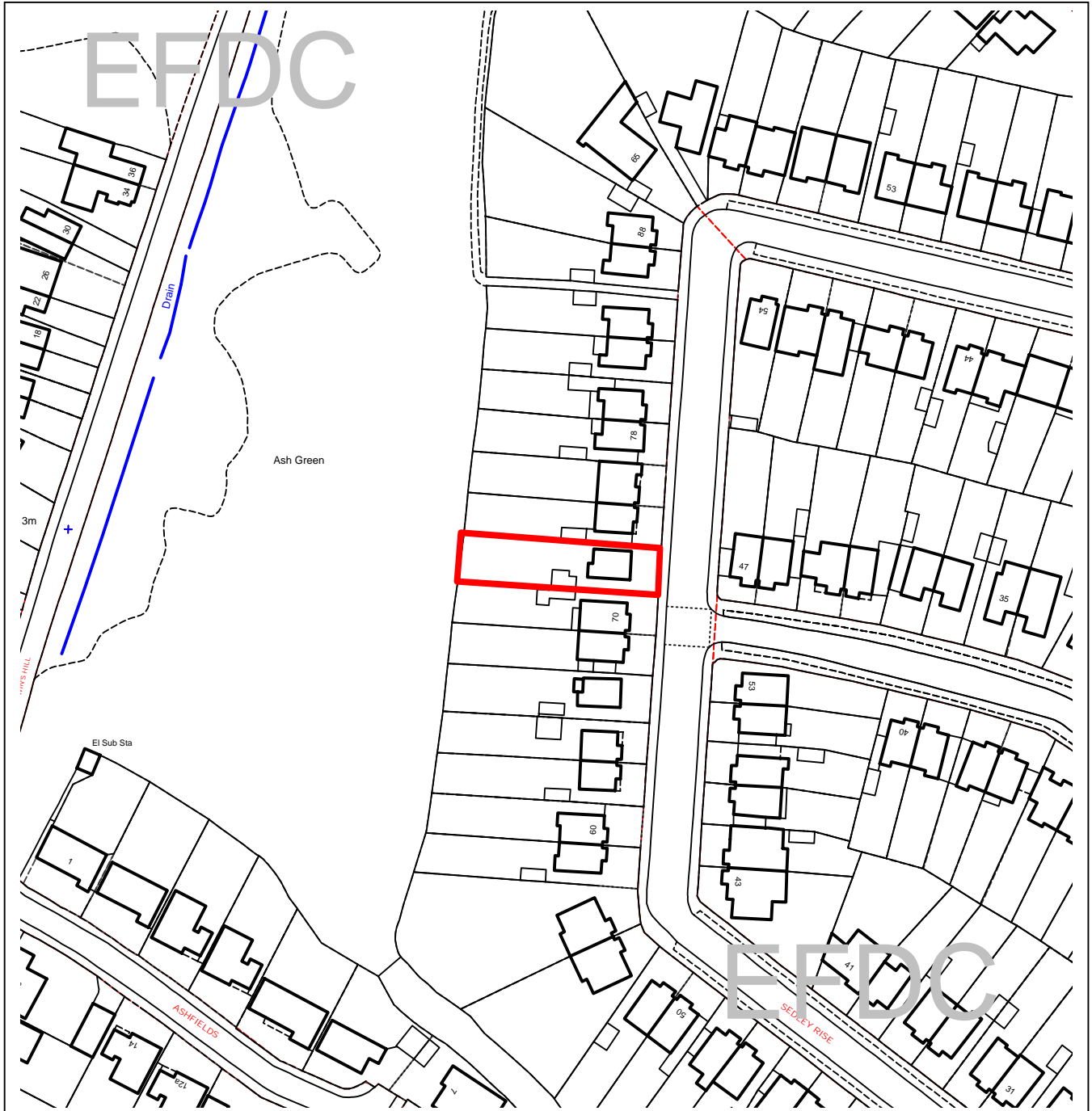
70 SEDLEY RISE: Objection. Concern single storey would be too close to their property.

74 SEDLEY RISE: Objection. Extension will cause loss of light, be bulky and overbearing. It would make home very dark.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/2399/08
Site Name:	72 Sedley Rise, Loughton, IG10 1LT
Scale of Plot:	1/1250

Report to Area Plans Sub-Committee South

Date of meeting: 21 January 2009

**Subject: Section 106 Agreement – Epping Forest College,
Border's Lane, Loughton**



**Epping Forest
District Council**

Officer contact for further information: N Richardson 01992 564018

Recommendation:

- 1. That a Deed of Variation to the Section 106 Legal Agreement attached to planning permission EPF/0950/05, deleting and substituting wording in paragraph 8 of Schedule 3 (Highway Works), be agreed.**
- 2. The replacement wording for paragraph 8 to be: "*The existing Lower Site access off Borders Lane must be gated and must only be used by emergency services vehicles and for vehicles in association with the use and maintenance of the existing sub-station on the Lower Site.*"**

Report Detail

Planning permission was granted on 20 October 2006 for redevelopment of the "Lower" site of Epping Forest College to form a replacement college of further education (planning application ref: EPF/0950/05). The planning permission was subject to a Section 106 legal agreement, which among a number of measures included a schedule requirement for Highway Works to be carried out as part of the development.

The College owners are requesting that one item, paragraph 8, of the 15 highway works requirements in Schedule 3 of the S.106 agreement be revised to allow an existing access to Borders Lane from the site to be retained. The reason has come about due to land use issues and land purchases within the site and for security reasons. There is a sub-station within the Lower site area and vehicular access, as and when required, is needed to this. The College though wish to make the overall site secure and therefore closing the existing access would mean vehicles associated with the electricity sub-station having access through the new College site vehicular entrance at any time. By keeping the existing access, such vehicles can therefore access completely separate from the college at any time without the need to open up the college entrance. It would also prove beneficial for use by emergency service vehicles if necessary. To make it secure, gates would be put across the entrance.

This therefore requires a Deed of Variation to the existing S.106 Agreement and this Committees authorisation is sought because this planning application was originally granted by Area Committee "A".

The current wording of paragraph 8 requires the following:

"The permanent closure of the existing Lower Site access off Borders Lane".

The suggested revised wording is as follows:

“The existing Lower Site access off Borders Lane must be gated and must only be used by emergency services vehicles and for vehicles in association with the use and maintenance of the existing sub-station on the Lower Site.”

Planning Issues

Planning permission granted the new College building with a new access point from Borders Lane, served by a new mini-roundabout, that is approximately 150m east of the present access point, which in turn is currently 80m south-east of the access to the “Middle” site of the College. In the interest of highway safety, the County Council Highways Officers agreed to the redevelopment subject to a no. of proviso's, one of which was that the existing access be closed.

Since then, the Highway officers have been consulted on the suggested retention of the existing access for emergency vehicle and sub-station traffic only, and have agreed to its retention, subject to these purposes only. As the gate will be locked, there will be no access at this point for students, staff or visitors and the replacement wording in the Deed of Variation would reflect this. This access will be little used and there will be no harm to residents living in houses opposite, whom for many years have lived opposite day to day vehicular movements at this access point.

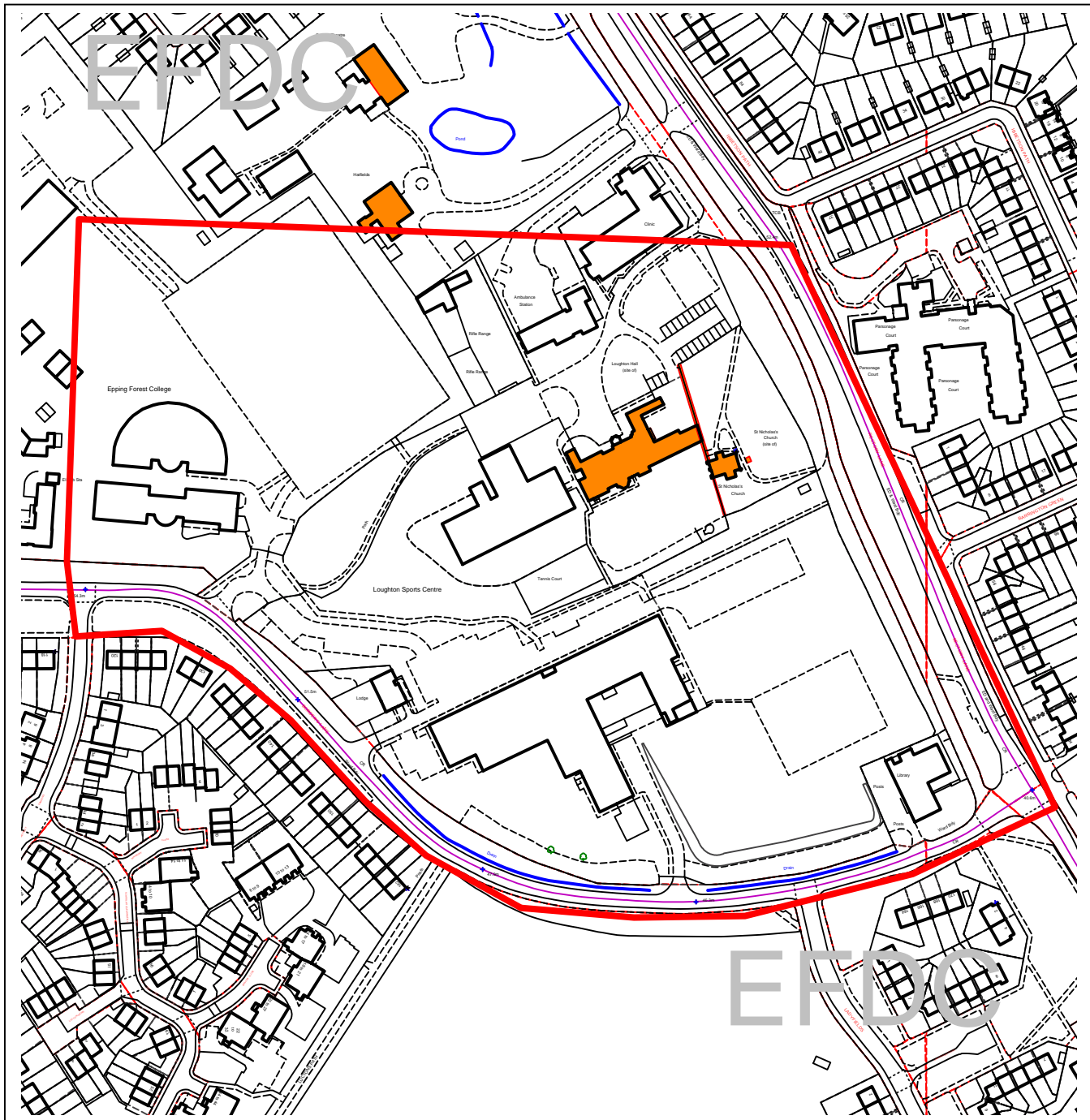
Conclusion

With no resultant harm to highway safety or residential amenity, it is recommended that the Deed of Variation to the S.106 Legal Agreement be agreed.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:

Application Number:

EPF/0950/05

Site Name:

Epping Forest College, Lower Site, Borders Lane, Loughton

Scale of Plot:

1/2500

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