

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## **AREA PLANNING SUBCOMMITTEE SOUTH** **Wednesday, 27th May, 2009**

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

**Room:** Dining Hall

**Time:** 7.30 pm

**Democratic Services Officer:** M Jenkins - Office of the Chief Executive  
Email: [mjenkins@eppingforestdc.gov.uk](mailto:mjenkins@eppingforestdc.gov.uk) Tel: 01992 56 4607

### **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 - 16)**

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 17 - 46)**

(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. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2008 TO MARCH 2009 (Pages 47 - 52)**

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):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
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](http://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.

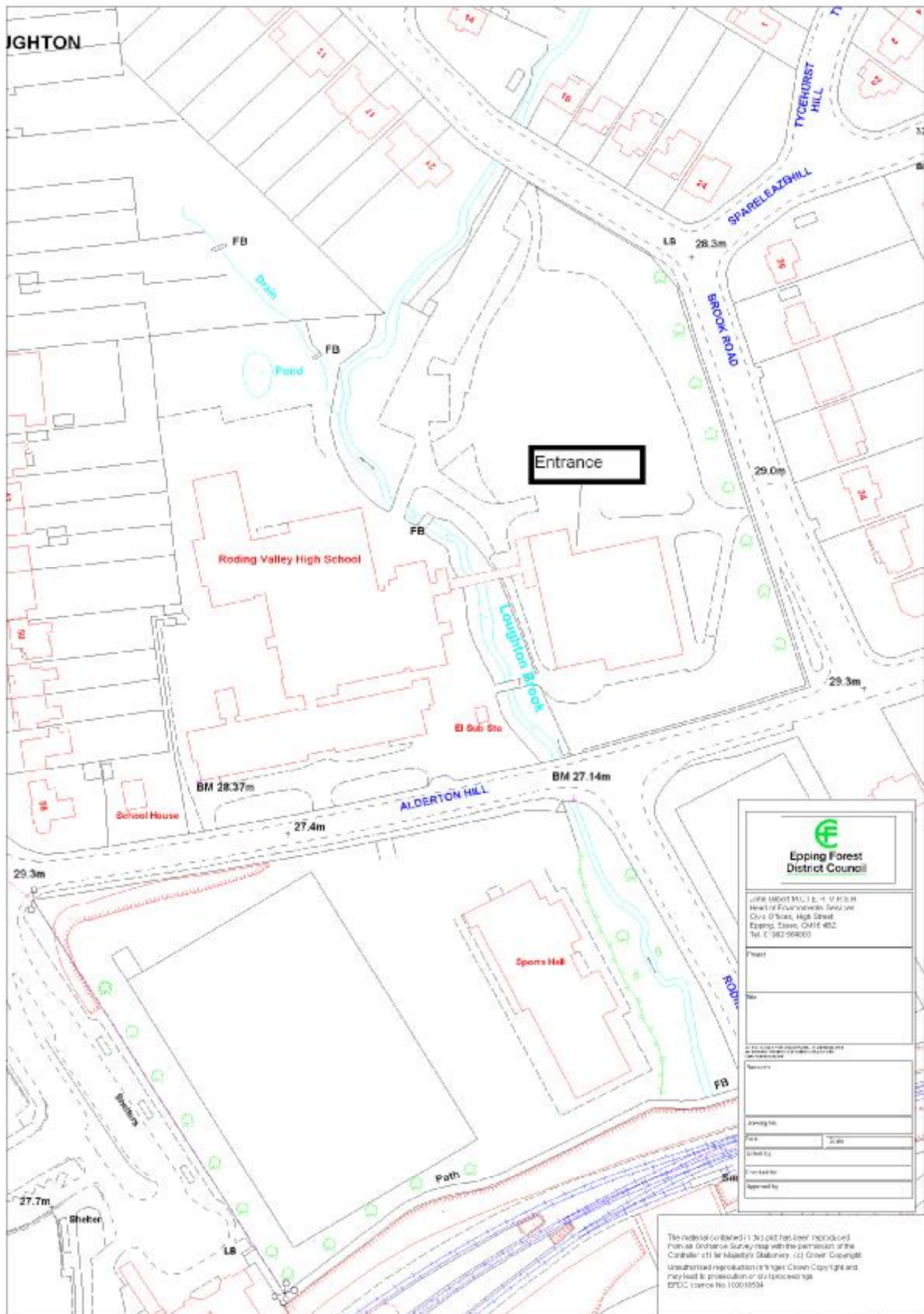
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow 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:** 6 May 2009  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.12 pm

**Members Present:** J Hart (Chairman), R Barrett, D Bateman, K Chana, Miss R Cohen, M Cohen, D Dodeja, J Knapman, B Sandler, Mrs J Sutcliffe and H Ulkun

**Other Councillors:**

**Apologies:** Mrs L Wagland, K Angold-Stephens, Mrs S Clapp, Mrs A Haigh, R Law, J Markham, Mrs C Pond, Mrs P Richardson and P Spencer

**Officers Present:** N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor) and D Clifton (Principal Housing Officer [IT])

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### 107. 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.

### 108. APPOINTMENT OF A VICE CHAIRMAN

With the agreement of the Sub-Committee, Councillor K Chana was appointed Vice-Chairman for the duration of the meeting.

### 109. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 15 April 2009 be taken as read and signed by the Chairman as a correct record.

### 110. DECLARATIONS OF INTEREST

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

- EPF/0224/09 5 Glenside, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Town Council. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0413/09 Adj. 35 Albion Hill, Loughton
- EPF/0456/09 Adj. 118 Valley Hill, Loughton

**111. ANY OTHER BUSINESS**

It was noted that there was no other business for consideration by the Subcommittee.

**112. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

**113. 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0224/09
<b>SITE ADDRESS:</b>	5 Glenside Chigwell Essex IG7 5RE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Loft extension including front, side and rear dormer windows and first floor rear and single storey rear extensions. (Revised application)
<b>DECISION:</b>	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 first and second floors of the side elevations 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.
- 4 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 walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0375/09
<b>SITE ADDRESS:</b>	Unit 12 Loughton Business Centre Langston Road Loughton Essex IG10 3FL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a palisade fence and access gate on the boundary of units 11 and 12.
<b>DECISION:</b>	Deferred

This item was deferred in order to seek advice from the Council's Planning Solicitor on the consequences to the neighbouring Unit occupiers should permission be granted, given they may then be in breach of a planning condition.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0413/09
<b>SITE ADDRESS:</b>	Adj, 35 Albion Hill Loughton Essex IG10 4RD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the erection of one detached bungalow.
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposal would result in a material loss of privacy and outlook to occupiers of adjoining residential properties, contrary to policy DBE9 of the adopted Local Plans and Alterations.
- 2 The proposed bungalow would be out of keeping with the surrounding area which is characterised by houses on larger plots and would therefore be contrary to policy DBE1 and DBE2 of the adopted Local Plan and Alterations.
- 3 The proposal would appear cramped in appearance, resulting in an overdevelopment of the site, contrary to policy DBE1 of the adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0456/09
<b>SITE ADDRESS:</b>	Adj, 118 Valley Hill Loughton Essex IG10 3AT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension for the construction of 2 no. one bedroom maisonettes and single storey rear extension to existing house. (Revised application)
<b>DECISION:</b>	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 the commencement of the scheme hereby approved a scheme showing the location of 2 replacement trees for each tree to be removed during the works shall be submitted to the Local Planning Authority. These replacement trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, in conjunction with Essex County Council, shall be planted within a time period to be agreed 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, 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.
- 4 The development, including site clearance, must not commence until a scheme of landscaping 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.

- 5 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.



## AREA PLANS SUB-COMMITTEE SOUTH

Date 27 May 2009

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0633/09	199 High Road/2 Station Road, Loughton IG10 4NZ	Grant Permission (With Conditions)	19
2.	EPF/0715/09	42 Bushfields, Loughton IG10 3JP	Grant Permission (With Conditions)	28
3.	EPF/0518/09	214 Queen's Road, Buckhurst Hill, IG9 5AY	Grant Permission (With Conditions)	32
4.	EPF/0485/09	Former Beagles Hut, The Retreat, Retreat Way, Chigwell IG7 6EL	Grant Permission (With Conditions)	40

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0633/09
<b>SITE ADDRESS:</b>	199 High Road/2 Station Road Loughton Essex IG10 4NZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr M Brown
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of car showroom (sui generis) to form three class A1 units and one class A3 restaurants. (Revised application EPF/1958/08)
<b>RECOMMENDED DECISION:</b>	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 The development shall be carried out in accordance with the amended plans No. 7052/02 Rev A received 11 May 2009 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The A3 use hereby permitted shall not be open to customers outside the hours of 0900 to 2300 on Monday to Saturday and 1000 to 2300, on Sundays and bank/public holidays.
- 4 No development shall take place for the proposed A3 unit hereby approved, until there has been submitted to and approved by the Local Planning Authority a scheme for the extract ventilation, filtration and deodorising of cooking fumes. The scheme shall include details of the predicted acoustic performance of the system and details of the discharge points. The approved scheme shall be carried out prior to the commencement of the A3 use hereby permitted and retained thereafter. All equipment installed as part of the approved scheme shall be operated and maintained in accordance with the manufacturer's instructions.
- 5 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this A3 use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

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 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

8 The development, including site clearance, must not commence until a scheme of landscaping 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.

*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:**

Permission is sought for the change of use of the car showroom (*sui generis*) to form three class A1 retail units and one class A3 use restaurant. This application is a resubmission following the withdrawal of a similar proposal in December last year. That planning application sought consent for two restaurants and two retail units on the site.

This current planning application seeks consent for the proposed changes of use. Thirteen car parking spaces (including two disabled spaces) are proposed on the part of the site adjacent to Station Road. These would be accessed via the existing separate entrance and exit points. No alterations to the elevations of the buildings are proposed through this application. Following advice from the Council's Tree Officer, the parking layout has been amended to accommodate the protected Cedar tree on the site.

**Description of Site:**

The subject site is a fairly triangular plan shaped plot of land situated at the junction of Station Road with High Road, Loughton. The site is in a prominent corner location that lies to the east of Station Road at its northernmost end and to the southeast of High Road, Loughton. There are two significant buildings within the plot, to the north end of the plot facing west onto the High Road is the smaller of the two buildings, a two-storey building with the main entrance facing onto the High Road with a postal address of 199 High Road. The second building is much larger by comparison and is a single storey warehouse style building located on the southern boundary of the site with the main access point facing onto Station Road with the postal address of 2 Station Road.

Surrounding the site, the plot to the south boundary accommodates a two-storey building used by Loughton Club and beyond this are residential dwellings that face onto Brook Road and Station Road.

The buildings to the west of Station Road accommodate Lopping Hall, a bank and retail shop premises and buildings to the north-western boundary are a mix of commercial premises that lie within the Key Frontage of the High Road.

The entire site is used for the sale of motor vehicles and as a repair workshop, with the forecourt area directly facing east off Station Road being used for open storage in conjunction with the sale of motor vehicles.

The ground level of the site is at a significantly lower level than Brook Path, a pedestrianised footpath that runs along the north-eastern boundary and demarcates the site from the grounds of St Mary's Church.

The site is identified in the Local Plan map as falling within the Loughton Town Centre boundary however, only the smaller two-storey building is within the defined key frontage shopping area of the Town Centre.

**Relevant History:**

The history for this site is extensive and dates back to the 1940's. The most relevant applications that relate to this application are as follows:

Approved/ Conditions 1949: Erection of store and shed buildings

Approved/ Conditions 1950: Erection of petrol pump and storage tank  
Approved/ Conditions 1957 CHI/0078/57: Erection of garage, filling station, showroom and office.  
Approved/ Conditions 1960 CHI/00267/60: Erection of canopy over pumps  
Refused 1964 CHI/0297/64: Erection of additional two storeys for workshop, offices and showroom.  
Approved/ Conditions 1964 CHI/0297A/64: Erection of one additional storey for workshop, showroom with roof car park.  
Approved/ Conditions 1973 CHI/0115/73: Extension to showroom and shop.  
Approved/ Conditions 1976 EPF/0450/76: Change of use to shopping purposes of garage, workshop and car showroom  
Refused 1976: Change of use of first floor to offices  
Approved/ Condition 1978: Extensions to showroom and shop  
Approved/ Condition 1979 EPF/1854/79: Two storey office/conference room extension  
Approved/ Condition 1988 EPF/1088/88: Use of petrol sales area for car sales  
Withdrawn EPF/1958/08: Change of use of car showroom (sui generis) to form two class A1 units and two class A3 restaurants.

### **Policies Applied:**

#### Local Plan Policies

E4A – Protection of employment sites  
CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
TC1 – Town centre hierarchy  
TC3 – Town centre function  
TC4 – Non-retail frontage  
DBE1 – Design of New Buildings  
DBE9 – Neighbour amenity  
ST4 – Highways Considerations  
ST6 – Car Parking Standards  
LL10 – Adequacy of Provision for Retention  
LL11 – Landscaping Schemes

### **SUMMARY OF REPRESENTATIONS:**

LOUGHTON TOWN COUNCIL Objects: The Committee had NO OBJECTION to the change of use to form three class A1 retail units for units 2, 3, and 4.

However, the Committee OBJECTED to the change of use to form one class A3 restaurant for unit 1, even though the proposed development was outside the designated key frontage areas, and felt that there were enough restaurant premises in this area of the High Road. Members still had concerns about possible disturbance to neighbouring residents if the restaurant was open late at night.

The Committee was also concerned about any exterior changes to unit 4 which, along with the Lopping Hall nearby, was designed by a local architect Edmond Egan and considered a landmark building on the High Road.

The Committee also had concern at the siting of the disabled parking bay 1 and felt this should be moved to parking space 3 to minimise possible manoeuvring problems for a disabled driver.

The Committee also NOTED the protected cedar tree (TPO/EPF/07/79) on the forecourt of the property. The Committee objects to applications which will result in inappropriate treatment being

carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

### NEIGHBOUR CONSULTATION RESPONSES

A site notice was displayed at the front of the site on 17 April 2009.

11 neighbour letters sent out and no letters of representation were received.

### **Issues and Considerations:**

The main considerations are what effects the proposed change of use of the premises will have within the town centre location and to the key shopping frontage and whether the proposed use would contribute to the vitality and viability of the Town Centre.

Also considered are highway safety, parking, amenity of neighbouring occupiers, and the suitability of the site in terms of sustainability, safeguarding employment sites within the District and the possible harm to the protected cedar tree within the site.

### Layout and building in context

The proposal will not increase the size of the buildings; as there is no material change to the buildings bulk, mass, height or roofline. The main consideration therefore is the layout of the forecourt area and how it would relate to the existing built form.

The use of existing buildings can make a significant contribution to the character of an area and important buildings can enhance a prominent focal corner within the street. The Council's policy DBE1 examines buildings in context as the use, design and layout can have a significant impact on the quality and vitality of the environment and also the resultant spaces between them.

The main access into the two-storey building 199 High Road fronts directly onto the High Road and the larger sized building 2 Station Road, will have the main vehicular and pedestrian accesses from the existing forecourt parking area.

The proposed layout plan shows a paved pedestrianised area leading on from the High Road onto Station Road into the site. The hard and soft landscaping allows visual continuity between the two buildings and also opens up the use of the site to passing pedestrians. This will enable an increase in pedestrian foot-fall within and around the site, contributing to the vitality of the town centre.

The layout will allow a continuous road frontage and this will complement the surrounding commercial uses within proximity of the site which is supported in town centre locations.

### Town centre and function

PPS1 and PPS6 emphasises the importance of sustainable development and the use of buildings in town centre locations as a means of providing employment opportunities and to reinforce local distinctiveness.

Policy TC4 of the combined Local Plan and Local Plan Alterations states that the Council will only grant planning permission for new non-retail uses at ground floor level within the key retail frontage

on the proviso that it does not result in (i) non retail frontage exceeding 30% and (ii) more than two adjacent non-retail uses.

The Town Council raises '*no objection*' to the change of use of the premises into three A1 units however; an objection has been raised to the proposed A3 unit.

Although the entire site falls within the constraints of the Town Centre boundary, the only building that is situated within the actual 'Key Frontage' is the smaller building 199 High Road. This building covers a floor area of approximately 196m<sup>2</sup> and as the drawings show, this building retains the A1 retail use at ground floor level and first floor will be used for mixed A1 and A2 use, this complies with policy TC4.

In considering the proposed use of the larger building, the plan shows that this building will be divided into three potential units the proposed use is summarised as follows:

<u>Unit</u>	<u>Use</u>	<u>Floor Area (metres square)</u>
Unit 1	A3 Restaurant	349.00
Unit 2	A1 Retail	263.00
Unit 3	A1 Retail	351.00

To summarise: the ground floor area of the proposed building 'Unit 4' which forms part of the 'key frontage' of the town centre will be retained as A1 use.

The larger warehouse style building known as 2 Station Road is *sui generis* and presently accommodates cars for sale and a repair workshop. As such, change of use will not result in the loss of a retail unit within the Town Centre as it will in fact result in two new retail units where none existed previously. This will arguably offset the proposed new single A3 use within the site.

In addition, in assessing the floor area, the proposed restaurant would make up 26% of the floor area compared with 74% of retail space within the site.

As such, the proposed A1 and A3 use for the buildings within the site is acceptable as it results in new retail uses within the Town Centre, this complies with the town centre policies.

### **Other Considerations**

#### **Sustainable development**

The proposed change of use will utilise the existing two buildings within the plot. The use of existing buildings is supported as a sustainable form of development and the Council's policy encourages such proposals.

The site is also located on the High Road and in its position is directly accessible to public transport routes; this includes several bus routes and Loughton Underground Station hence, the site is in a sustainable location for commuting using local public transport routes.

#### **Protection of employment sites**

The proposal will implement three new A1 units within the town centre and an A3 use on site, which would contribute in retaining the employment use of the site and provide new employment opportunities, and thus complies with E4A.



### Landscaping

The Council's view is that trees are important as they can contribute to the visual amenity within urban developments.

There is a protected Cedar tree within the front forecourt and additional supporting information submitted with the application includes an Arboricultural Report in accordance with BS 5837:2005 – Trees in relation to construction: IJK/7052/vf Revised 11.05.2009. This report takes into account the protection of the Cedar tree.

The Town Council raised an objection to the potential harm to this tree with the original parking layout. A subsequent revised plan submitted under drawing number 7052/02 REVA, received 11 May 2009 shows a new car parking layout and addresses the objections raised by the Town Council.

The revised layout shows soft and hard landscaping around the crown spread of the tree and root protection zones with pedestrian access only and parking under the tree has been eliminated. The Tree Officer accepts that as revised, the new layout will not result in any harm to the tree and as such, the proposal is acceptable subject to an appropriate landscaping condition.

The site has a hard edge that faces onto Station Road and it is the Officer's opinion that there is scope within the site to soften the edge of the road with adequate tree/ soft planting; this also can be covered by a landscaping condition.

### Amenity

The Council's policy requires that any change to the use of buildings should adopt a significant relationship with established uses surrounding the site and should not result in harm to neighbouring occupier's amenity. The site is a substantive plot and shares a common boundary with Loughton Club to the south, Lopping Hall to the west of Station Road and a footpath that demarcates a church and associated grounds to the eastern boundary of the site with a variety of other commercial uses.

In assessing residential amenity, within proximity of the site to the west of the High Road, there are two-and three storey buildings. These buildings accommodate a varied mix of commercial uses at ground floor level, including a three-storey building which serves Loughton Police Station. The use of buildings surrounding the site is generally a mixture of commercial and social uses with residential properties beyond.

There are no immediate residential properties directly abutting the site, as the nearest neighbouring semi-detached dwellings are between 30-40 metres away from the plot boundaries and these properties front onto Brook Road and Station Road. There are some residential flats above the shops; however these units are a sufficient distance away from the nearest edge of the proposed development.

The proposed use of the site is acceptable in a town centre location and would not generate noise or late night anti-social activity. It is considered that there will be no potential harm from noise, pollution or any other amenity feature and as such the use of the site will not result in any harm to the occupiers of neighbouring sites.

### Highway safety & Access

A Transport Statement (TS) prepared by i-Transport was received with the application bundle. The Highways Authority was consulted during the application process and the Highways Officer does not raise any objection to the proposed use of the site and buildings in assessing highway safety.

The vehicle entrance and exit exist on Station Road and there will be no harm to highway safety, this complies with the highway safety and access requirements on site.

### Parking provision

The layout shows two parking bays numbered 2 and 3 marked for disabled persons. In addition, there are 11 other parking bays provided within the site.

As the site is located within the Town Centre, close to existing retailers and public car parks and well served by public transport, this is considered to be adequate for the proposed use of the site.

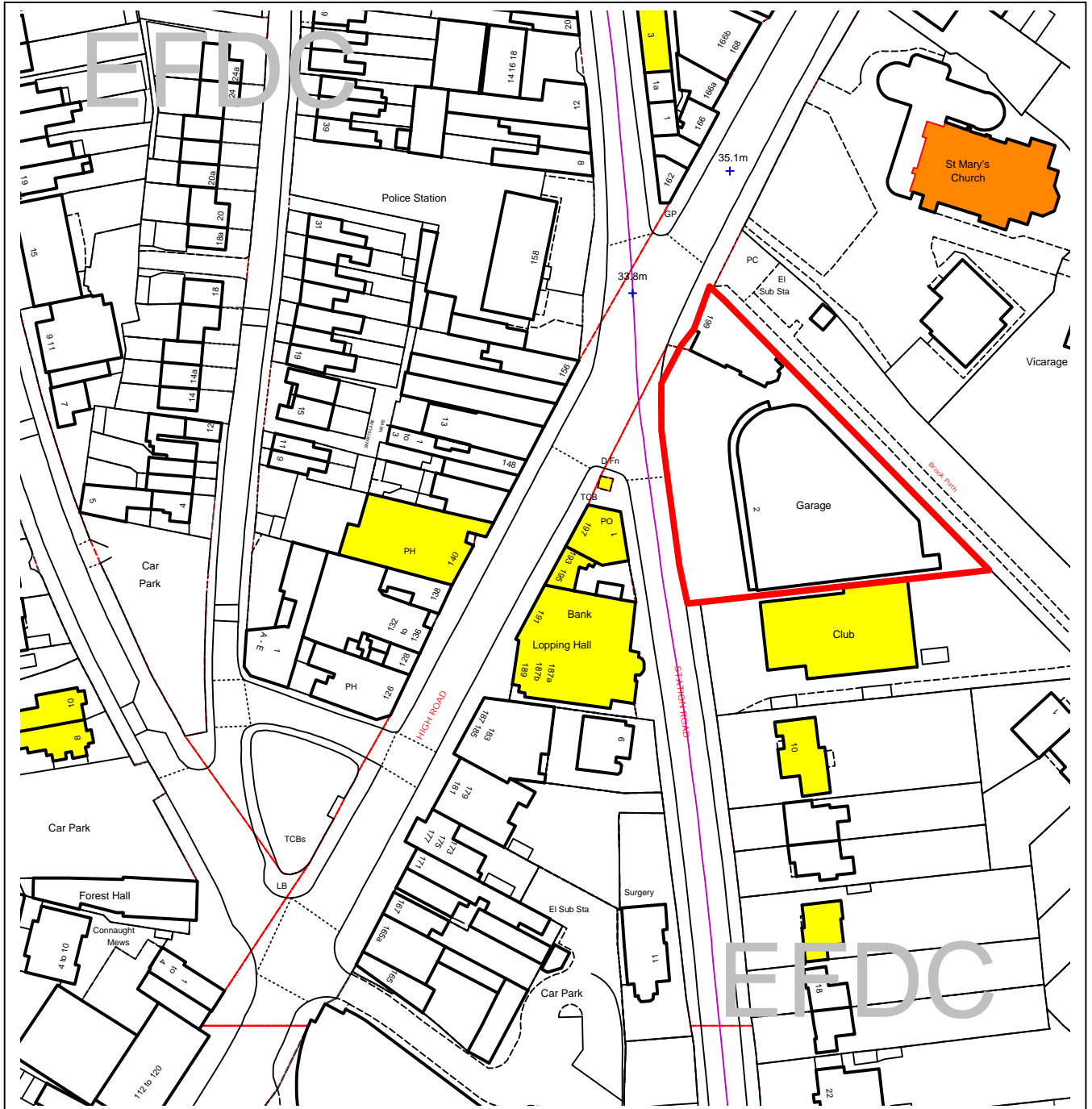
### **Conclusion**

Taking all material factors into account and the Town Council's objections, the change of use of the premises to A1 and A3 units, would bring additional retail shops to the Town Centre that will serve the local residents. The loss of the car showroom (*sui generis*) use will not adversely harm the town centre hierarchy while the proposed use of the buildings and layout will contribute to the vitality and viability of the Town Centre. As such this scheme complies with the relevant Local Plan policies and is therefore recommended for approval with conditions.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/0633/08
Site Name:	199 High Road/2 Station Road Loughton, IG10 4NZ
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0715/09
<b>SITE ADDRESS:</b>	42 Bushfields Loughton Essex IG10 3JP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	Ms Kate Hursley
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side and rear extension.
<b>RECOMMENDED DECISION:</b>	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 side and rear extension wrapping around the original house to replace an existing single storey side/rear addition that includes a car port. It would provide an enlarged kitchen, an additional bedroom, bathroom and a utility room.

The side extension would project 2.5m to the boundary with 40 Bushfields and align with the front wall of the house, leaving it set a distance of 5m from the front garden boundary. The rear extension would project 3m from the rear of the original house across the entire rear elevation and the rear of the side addition.

The extension would have a flat roof and, due to a slight drop in ground level to the front of the site, be 3.3m high at the front elevation and 2.7m high at the rear elevation. It would be finished in materials to match the existing house and there would be no windows in the side elevations.

Planning permission is only required because part of the extension would exceed a height of 3m within 2m of a boundary.

**Description of Site:**

The site comprises an end of terrace house in a terrace of four. The house is extended to the side and rear by a rear conservatory, side/rear utility addition and a car port to the side in front of the utility addition. It is in a poor state of repair. A large porch dominates the front elevation.

The locality is characterised by similar properties in terms of scale, design and set back. It is not within a conservation area.

### **Relevant History**

No relevant history.

### **Policies Applied:**

DBE9 – Loss of Amenity.

DBE10 – Design of Residential Extensions

### **SUMMARY OF REPRESENTATIONS:**

7 properties were consulted, no replies received.

LOUGHTON TOWN COUNCIL: Objection. . The proposed side extension to the site boundary would create a terracing effect and adversely affect the streetscene, which was contrary to policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations. Moreover, the Committee suggested a pitched roof would enhance the design of the side 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 street scene.

#### **Impact on Neighbours Amenity**

Although the extension would be approximately 0.5m higher and 0.5m deeper than the existing additions, the proposed height of the extension would not result in any harm being caused to the amenities enjoyed by the occupants of neighbouring properties in terms of its visual impact and impact on light. The extension would not result in any overlooking of neighbouring properties

#### **Impact on Appearance of Area**

The extension would be appropriately subordinate in scale to the existing house, would match its appearance in terms of external materials and would replace additions that are harmful to the appearance of the house. No terracing effect would be caused by the side addition since a large visual gap between 40 and 42 Bushfields would be maintained at first floor level and above. Moreover, adopted planning policy allows for single storey side extensions to abut the boundary with neighbouring properties. The use of a flat roof for this type of addition is not unusual and respects the design and appearance of the original house.

Consideration has been given to the Town Council's suggestion that the side extension has a pitched roof and it is concluded that this would raise design and practical difficulties. Any pitched roof would obscure at least the lower part, if not all of an existing flank window at first floor. Ideally a pitched roof would match the design and pitch of the main roof of the house, but given the small scale of the side extension, such a roof would appear disproportionately large. It would also appear odd because it would meet the flank wall at a level just below the eaves of the main roof unless a flat roof was included in part of its design. A shallower pitched roof would not respect the pitch to the main roof or adjacent porch while any roof rising from the eastern flank of the

extension is likely to cause difficulties for the disposal of rain water from the roof. Therefore, while, in general terms, a pitched roof is a preferable solution, in this particular case it would cause design and practical difficulties. The proposed solution of a flat roof is far simpler and more appropriate to this proposal.

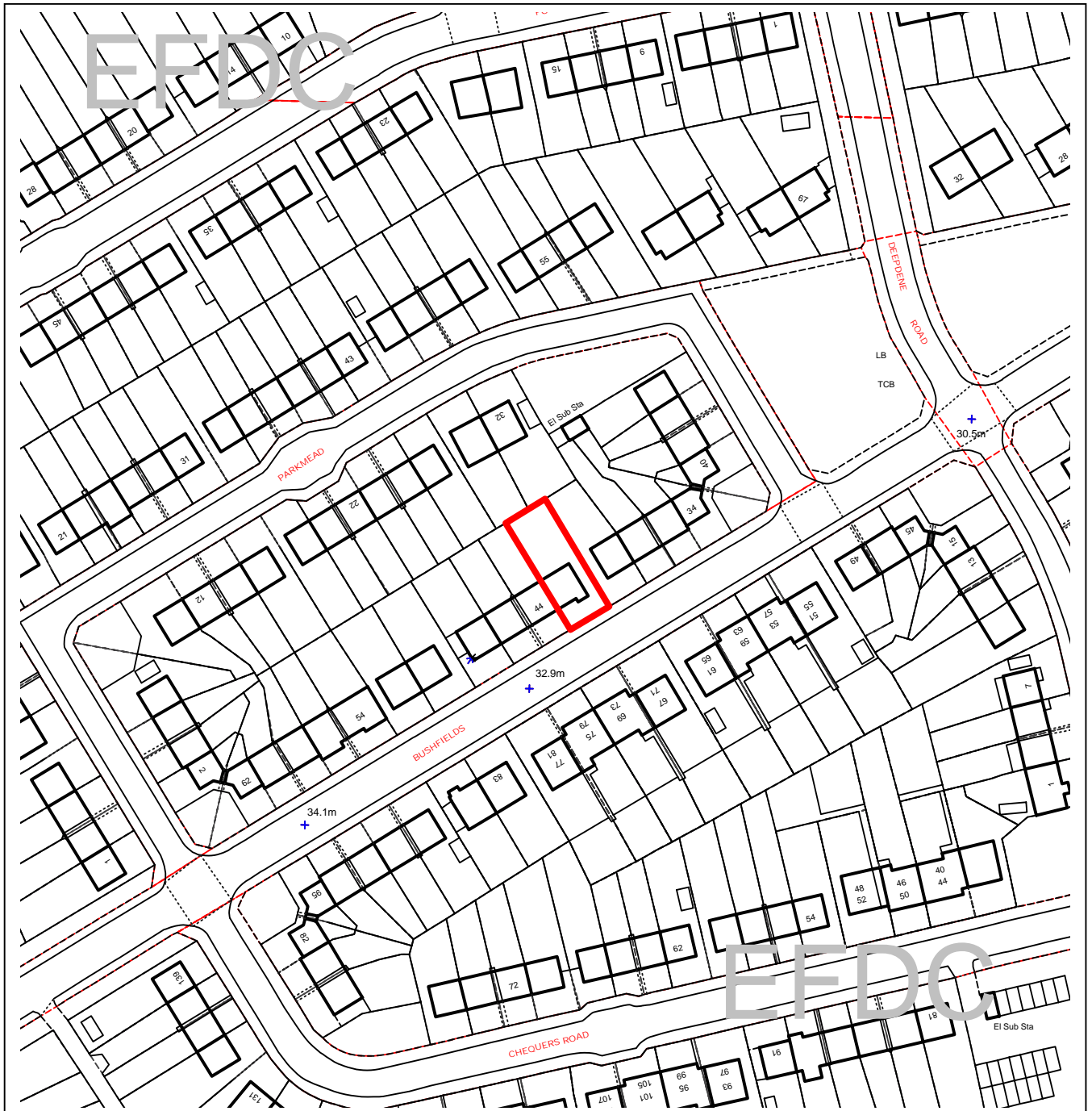
**Conclusion:**

As the proposal would not impact significantly on neighbour amenity and the design is acceptable it complies with adopted Council policy. Accordingly, it is recommended that planning permission be granted.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/0715/09
Site Name:	42 Bushfields, Loughton, IG10 3JP
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0518/09
<b>SITE ADDRESS:</b>	214 Queen's Road Buckhurst Hill Essex IG9 5AY
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Paul Wakefield
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of loft space into two self contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1.
<b>RECOMMENDED DECISION:</b>	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 must 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 Before the commencement of the development, or of any works on the site, 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.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development,



including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 No tree, shrub, or hedge shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed 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.

- 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, including those at the application site, 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 Additional drawings that show details of proposed new and replacement windows and doors to be used in the front (north facing) elevation of the building, by section and elevation at a scale of 1:20, must be submitted to and approved in writing by the local planning authority prior to the commencement of the development. All new and replacement windows installed in the front elevation of the building shall be in accordance with the approved details and thereafter be retained as such.
- 8 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the front elevation of the building without the prior, written approval of the local planning authority.
- 9 No part of any roof of the building shall be accessed for any purpose other than for the repair and maintenance of the building and in the case of an emergency. No part of any roof of the building shall be use for sitting out and tables and chairs shall not be placed on any part of any roof of the 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:**

It is proposed to alter and enlarge an existing block of flats to provide 3 additional one bedroom flats and an additional bedroom to a one bedroom flat. The resulting block would comprise 7 one bedroom and 3 two bedroom flats.

The main works comprise an extension to the roof of the central part of the building to provide 2 one bedroom flats and the demolition of a single storey store addition to the side/rear of the building and its replacement with an addition of a similar scale to provide a one bedroom flat. The flat to be enlarged is contained within an existing single storey side extension to the east elevation of the main building. The enlargement would take the form of a single storey addition to the front elevation.

The proposed roof extension would take the form of a Mansard style roof to replace the two central sections of the existing roof. The Mansard would not exceed the ridge height of the existing roof. There would be four UPVC double glazed dormer windows in the rear elevation of the Mansard which would be set 0.5m rear of an existing parapet wall that is to be retained. Additional light to the 2 flats created would be provided by the insertion of 3 soft wood double glazed sliding sash windows with 4 panes each in the central section of the front elevation, aligning with existing windows below at first floor level.

It is also proposed to refurbish and, if necessary, replace windows in the main building. Sash windows/French door casements would be replaced to have matching glazing bars. In the front elevation, windows to the central section and the ground floor window to the west wing will comprise 4 equal panes and the first floor window in each wing will comprise 6 panes. It is proposed to replace the central window of the projecting bay with one of 8 equal panes while the remaining 2 are proposed to be 4 pane windows.

### **Description of Site:**

The application site comprises an extended Victorian mansion house which has been converted into 7 flats. Its situation is that of a backland site accessed by a narrow access road running between neighbouring properties (244 Queens Road and 1 Knighton Lane). This access road has several mature trees, none of which are preserved. There are many well established trees on the site and, again, none are preserved. The site is surrounded to the south and east by the gardens of neighbouring properties in Duchess Grove and Knighton Lane. To the west is a public house surrounded by a large car park. To the north is a small block of 4 maisonettes fronting Queens Road. Shops on Queens Road are a short walk away

The site is not in a conservation area. The building is of local architectural and historic interest and once belonged to the Crossman family. In plan form the building comprises a square central section flanked by wings half the width of that section that project just over 3m beyond the rear elevation. The east wing is dominated by a large ground floor bay projecting a similar distance to a large arched portico in the middle of the central section of the building. Tall windows dominate the front elevation with a tall blank façade separating them from a cornice, above which a parapet hides views of the roof from ground level. Rusticated pilasters define the central section while quoins decorate the corners of the wings.

### **Relevant History:**

EPF/0199/82. Conversion of shed to single person dwelling unit. Approved 21/04/82.

EPF/0331/99. Demolition of outbuilding, erection of single storey extension to form self contained flat. Approved 07/05/99.

**Policies Applied:**

East of England Plan

H1 – Regional Housing Provision 2001-2021  
H2 – Affordable Housing  
T14 - Parking  
ENV7 – Quality in the Built Environment

Adopted Local Plan and Alterations

HC13A – Local List of Buildings  
H2A – Previously Developed Land  
H3A – Housing Density  
H4A – Dwelling Mix  
DBE1 – Design of New Buildings  
DBE2 – Impact of New Buildings  
DBE8 – Amenity Space Provision  
ST4 – Highways Considerations  
*ST6 – Car Parking Standards*  
LL11 – Landscaping Schemes

**Summary of Representations:**

29 neighbours were consulted and the following responses were received:

BUCKHURST HILL PARISH COUNCIL. Objection. 1) Proposed loft extension out of character with this locally listed building; 2) Suggest that the position of the proposed windows on ground floor is moved to other side of the building to overcome the overlooking of neighbouring properties.

2 DUCHESS GROVE. Objection. By adopting the address 214 Queens Road the developer has attempted to conceal the location of the development of Buckhurst Hill House. Buckhurst Hill House is a Victorian Building of historic interest as the home of a late politician. At its western end the house is in very close proximity to properties in Duchess Grove. The replacement of the existing store with a flat would result in windows only 12 feet from the boundary – an unacceptable intrusion of privacy. The loss of the original character of the property due to the loft conversion which requires the replacement of the original tiled roofs is a most regrettable feature of the proposals.

3 DUCHESS GROVE. Objection. The loft extension with four dormer windows would reduce privacy in our back garden and bedrooms at the rear of our property. The single storey one bedroom flat which will replace an outbuilding will permit people to look into our garden and bedrooms at the rear of our property. Existing traffic congestion in area. Any further development will lead to additional cars requiring parking. Increased traffic will compromise safety.

4 DUCHESS GROVE. Objection. The occupants of the proposed building will be able to look into two of our bedrooms, lounge and garden. This will seriously compromise our privacy. Also this development will affect the value of our property and will create increased noise.

5 DUCHESS GROVE. Objection. Loss of privacy to bedrooms and garden. Loss of light and general view from windows in the rear of our house. Reduction in property value due to bulky

appearance of the new development. Development would be unbalanced. Potential for increased noise.

6 DUCHESS GROVE. Objection. Overlooking of two of our bedrooms, kitchen, conservatory, lounge and our garden. This would reduce the value of our property. The proposed single storey extension would place domestic occupancy worryingly close to the boundaries of our property. This again is likely to have adverse effects on the privacy of our property and its value. 214 Queens Road is deemed to be of local architectural and historical interest. We are concerned that the proposed development is likely to compromise this by overdeveloping the site. There will be increased traffic, parking and domestic noise.

### **Issues and Considerations:**

The main issues in this case are:

1. the impacts of the proposed development on the amenities of the occupiers of neighbouring residential properties;
2. the impact of the proposed development on the design and appearance of the locally listed building;
3. the impact of the proposed development on the character and appearance of the area;
4. the impact of the proposed development on the trees and landscaping within and around the site;
5. parking and highway matters; and
6. the acceptability of the intensification of the residential use of the site.

#### **1. Neighbouring Amenity**

Concern has been raised by three residents of Duchess Grove concerning loss of privacy, particularly in relation to the additional flats proposed in the roof space and the associated windows in the rear elevation. In addition there is also concern regarding a further loss of privacy from the proposed additional ground floor flat.

It is not considered that there would be a material loss of privacy arising from the ground floor windows, due to the existing boundary treatment and landscaping. The rear windows to the second floor would create some additional overlooking of properties to the rear in Duchess Grove. However, bearing in mind the distance which these windows would be located from the site boundary (8.5 metres at the closest point), their distance from the nearest dwellings (21 metres at the closest point), that they would be set back 0.5m from the edge of the building behind a parapet wall and, having regard to the impact of the existing first floor windows below, there would not be a material increase in overlooking of neighbouring properties. Any potential for overlooking to the south is further limited by the rearward projection of the east and west wings of the main building.

With regard to the impact of additional windows to the front elevation, since there would be a distance of at least 20 metres to the rear gardens of the nearest dwellings and accordingly it is not considered that there would be any material reduction in privacy to habitable rooms.

Overall, the proposal would not cause any harm to the amenities enjoyed by the occupants of neighbouring properties.

#### **2. Locally Listed Building**

The building is included on the Council's local list, as it has been identified as a building which contributes to the historic, architectural and visual character of the District. Policy HC13A of the Local Plan states that maintenance of buildings on the local list will be encouraged and they will receive special consideration in the exercise of the development control process. This building is

presently in need of some attention as it has a slightly tired appearance. It is considered, overall, that the building would benefit from the renovation works proposed.

The main alterations visible from the front of the building would be the inserted windows in the second floor. The windows would be considerably smaller and less ornate than the existing windows on the lower floors. However, this would not be an uncommon characteristic of a historic building, many of which include staff accommodation within the roof space. The extension to Flat 1 would be partly visible from the front of the building. However, it is considered that its design would be in keeping with the existing single storey extension of the building that would be enlarged. Furthermore, the loss of an existing timber shed at the front of Flat 1 would be a visual improvement.

The roof extension would only be partly seen in the rear elevation. It would be low, entirely screened by the existing tall parapet to the front elevation and partially screened by the existing parapet to the rear elevation. Consequently it would be of very limited visual impact that would only be discernable in longer views of the rear elevation.

With the exception of the introduction of 4 pane windows to two of the windows of the projecting bay, the proposed works to windows would serve to enhance the strong symmetry of the buildings design and therefore enhance its architectural interest. A planning condition can be used to ensure all the proposed windows, including those to the bay, make a similarly positive contribution.

Overall, the impact of the works on the character of the building is positive and would enhance its special local interest.

### 3. Character and Appearance of the Area

Due to the tree screening the building itself is not visible from Queens Road. Accordingly views of the building are limited to the site itself and neighbouring properties. Having regard to this and the above assessment of the design of the proposed works, it is not considered that there would be any harm to the character or appearance of the local area.

### 4. Trees and Landscaping

There are several mature trees within the application site and on neighbouring land. Whilst it is not considered that the actual building works would be detrimental to the health of the trees, they will require protection during construction to ensure that no harm is caused, particularly those trees along the length of the access road into the main part of the site. This may be controlled by the imposition of planning conditions.

### 5. Parking and Highways

An indicative parking layout has been submitted with the planning application, indicating that there would be sufficient space for the parking of at least 10 vehicles (one per flat). Assessment of the site layout plan suggests that there would actually be sufficient space for several more vehicles. Having regard to the scale of development proposed and the proximity of the site to Buckhurst Hill centre, it is considered that this would be sufficient. The existing access drive would be retained.

### 6. Acceptability of Intensification of Residential Use

It is considered that the intensified residential use of the site from seven flats to ten would be in accordance with Housing policies contained within the Local Plan. Furthermore the proposed development would improve the dwelling mix within the block, in accordance with policy HC4A of the Local Plan.

### Other Matters

A local resident has raised concern regarding the potential for the proposed development to affect neighbouring property prices. This is not a material planning consideration when determining an application.

There are no facilities shown on the plan for the storage of refuse facilities. The applicant's agent has advised that there would be no change from the existing arrangements. However, if it is considered necessary for refuse storage to be provided within the site, there would appear to be sufficient space within the application site to accommodate such storage facilities.

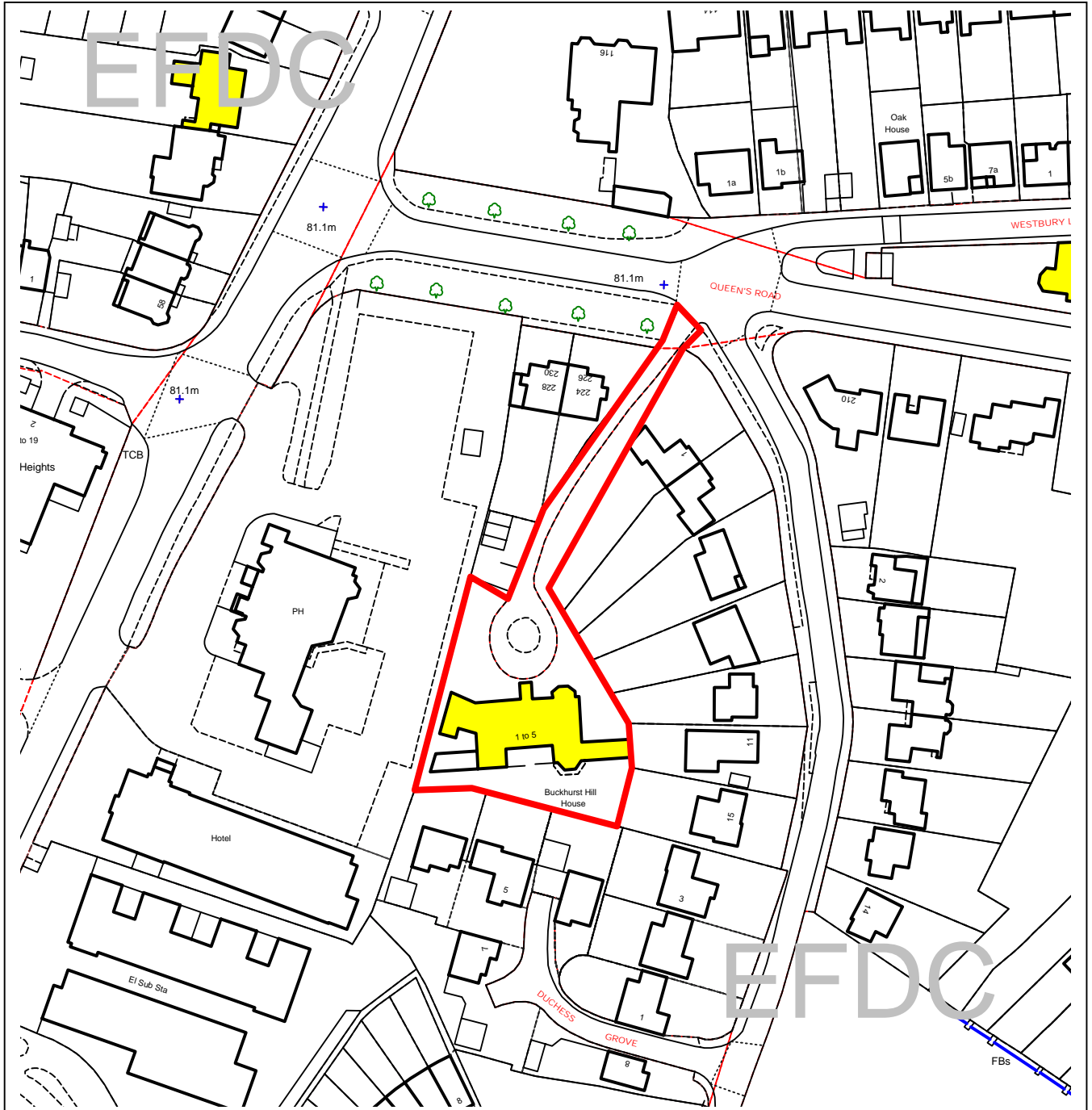
### **Conclusion**

In light of the above appraisal, it is considered that the proposed development would safeguard character of the locally listed building, mainly by enhancing its appearance, and consequently it would preserve the character of the wider area. Whilst it is recognised that there would be some additional overlooking of the gardens of neighbouring properties in Duchess Grove, it is not considered that this would amount to a material loss of amenity which would justify the withholding of planning permission. The intensification of the residential use is considered to be in accordance with Local Plan policy. Subject to the use of planning conditions it is not considered that there would be harm to trees within the site. It is considered that parking and access arrangements are acceptable. Accordingly, it is recommended that planning permission be granted.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/0518/09
Site Name:	214 Queen's Road, Buckhurst Hill IG9 5AY
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0485/09
<b>SITE ADDRESS:</b>	Former Beagles Hut The Retreat Retreat Way Chigwell Essex IG7 6EL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Weston Homes PLC - Mrs Adam Halford
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping.
<b>RECOMMENDED DECISION:</b>	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.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior



written consent to any variation.

- 5 The development, including site clearance, must not commence until a scheme of landscaping 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 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 7 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.

- 8 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 9 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.

*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:**

Demolition and clearance of existing site and redevelopment with a single detached two storey house and car parking.

**Description of Site:**

A rectangular parcel of land with a single storey utilitarian building within an urban area that serves to provide changing facilities for a running club. This use has now ceased and the building is in a poor state. The building is surrounded by leylandii conifers on the site that are in a poor state of appearance and maintenance. Access is via a single lane access road from the Retreat Way flatted development (2.5 storeys) that bounds the site to the north, two storey detached housing to the west and south and an area of managed woodland, the subject of a tree preservation order to the northeast. A preserved tree is situated in the southern corner of the site.

The site is not in a conservation area.

**Relevant History:**

EPF/0865/05	Demolition and erection of new dwelling	refused
	Appeal against above	dismissed
EPF/0435/06	Demolition and erection of new dwelling	refused
	Appeal against above	dismissed

**Policies Applied:**

CP1, 3, 6 & 7 Core Policies re sustainable development  
H1A, H2A, H3A, H4A Housing Provision  
DBE 1, 2 Design of new buildings  
ST4 & 6 Highways & Parking  
DBE 6 Parking  
DBE 8 Amenity Space  
DBE 9 Amenity for neighbours  
LL1, 7 Landscaping  
LL10 Landscaping and Protected Trees

## **Summary of Representations Received**

33 properties were consulted and a Site Notice posted, the following responses were received:

CHIGWELL PARISH COUNCIL – Objects, close proximity of the new development to the existing flats, according to the Essex Design Guide. The Council also considers the development is not in keeping with the area and the surrounding dwellings.

52 WOOLHAMPTON WAY – Object, no room on the site for a house without damaging or destroying protected trees.

“THE RETREAT”, 47 RETREAT WAY – Object, to the loss of light and privacy to my flat

55 RETREAT WAY – Object, the parking situation will get worse, side road is parked in at present, will affect my view.

11 SYLVAN WAY – Object, fifth plan for the site all of which are essentially the same. We will be overlooked by bedroom 4 due to the fall of the ground, as will the whole of our garden. Bed 4 will also be visible from our rear first floor windows. Plans do not show other trees on our northern boundary which will overshadow the garden of the new house.

## **Issues and Considerations:**

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Neighbours Amenity
5. Landscaping and Trees
6. Highways Matters

It is noted that both of the previous schemes were refused and both appeals dismissed. The Inspector's reason for refusing the last scheme was the *“very high level of overlooking into the appeal site from windows in the nearby rear elevation of flats in Retreat Way, particularly from the upper floors”*.

### **1. Building in Context**

- The plot is 30.6m wide by 15m deep.
- The scheme would see the removal of the existing hut and leylandii tree screens.
- The building has now been positioned on the eastern boundary as opposed to the centre of the site as in the 06 scheme.
- The proposed building is ‘L’ shaped with a two storey element running north to south on the eastern edge of the site, with a single storey element running east-west on the western elevation of the main building.
- Both elements would have a curved “Green” roof.
- The private garden area is to the south of the single storey projection, and is separated from the parking area by a brick wall. The parking area has space for 2 vehicles. The site would have a boundary fence and native hedge around the perimeter.
- This area is of a varied and diverse character and appearance with a large block of flats to the north and semi detached houses of varying scales to the west and south.
- There is no doubt that a property of this scale can be comfortably accommodated on the plot, is a more efficient use of previously developed land, and is in a sustainable location. The efficient reuse of such urban land is a national and local priority and this scheme complies with this priority.

- The main question under this heading is whether the building fits into the area. There is no doubt that it is a striking and relatively unusual building due to its roof design and unlike any other dwellings in the area.
- However, this is an unusual plot, and the scheme will provide a transition from the flatted development to the more conventional properties to the south and west. It is considered that the scheme would result in an interesting and innovative scheme which would complement the area, avoiding a pastiche scheme, and would not cause any harm to the character and appearance of the area.

## 2. Design

- The scheme has been redesigned since the 06 application and now features curved roofs which would be sedum planted.
- As discussed above this is an unusual design due to the roof, but one which is acceptable in this diverse area.

## 3. Sustainability & Urban Development

- This is previously developed land. In both policies CP6, 7 and PPG3 priority is given to the reuse of previously developed land in urban areas, but this should not be at the expense of the quality of the local environment and unsympathetic change.
- It is considered that this is a good quality and sympathetic scheme.

## 4. Amenity & Impact on Neighbours

- The main thrust of the assessment of this application is the effect on the neighbouring properties and if there is an adequate standard of privacy for occupiers of the new dwelling.
- The scheme has been designed so that the main windows face to the south from the single storey projection and to the west from the western two storey elevation.
- From the westernmost extremity of the scheme to the rear single storey projection of No 54 Woolhampton Way is a distance of 24m. The distance to the two storey western elevation of the new scheme is 32m from No 54. These distances are within the guideline laid down in the Essex Design Guide. When combined with the proposed boundary treatment, retention of the preserved Oak Tree in 52 Woolhampton Way, and retention of 3 trees on the western boundary there will be no harm caused to either this scheme or the existing properties in Woolhampton Way.
- The southern boundary is with No 11 Sylvan Way. This property is slightly lower than the site due to a gentle fall of ground to the south. However, this is not very marked, with a fall of around 0.4m between the new house and No 11. There are no windows in the first floor southern elevation of the new house.
- There are windows in the ground floor southern projection which have the potential for overlooking No 11. In this case the distance to the rear elevation of No 11 is a minimum of 17m at a 45° angle with a decreasing angle as the distance increases. It is also the case that there are a number of mature trees in the rear garden on No 11 which are not shown on the plans which would provide screening. When combined with a 2m boundary fence and hedge (which can be conditioned) there is no significant risk of adverse overlooking occurring to No 11 from anyone standing at eye level in the rear projection.
- There will be no appreciable loss of light or sunlight to No 11.
- The scheme has been orientated so that the private amenity space is on the southern part of the plot and screening is provided by the single storey rear extension. The applicants have provided a plan indicating that no overlooking would occur from the flats in Retreat Way in a privacy zone close to the rear elevation of the projection. This gives a total area of around 40m<sup>2</sup> which cannot be seen from the flats. The distance to the rest of the garden is over 23m.
- Whilst this element is balanced it is the case that a considerable area of the garden is not overlooked and it is considered that this scheme has overcome the Inspector's reason for refusal of the 06 appeal by providing an adequate standard of privacy for the occupiers of the house.

- It is accepted that this scheme has the potential to have a somewhat screened rear garden area in terms of sunlight, but this is not sufficient to recommend a refusal.
- The amount of amenity space provided is a minimum of 120m<sup>2</sup>, which is at the required level.

5. Landscaping

- The Landscape Officer has commented that the scheme is acceptable subject to conditions to preserve the protected trees. He has no objections to the removal of the Leylandii trees.

6. Highway Issues

- The scheme provides sufficient parking for the scheme.
- A neighbour has objected on the grounds that there is currently informal parking on the access road by occupants of the flats. Whilst this may well occur, it is the case that this road is designed to service the site and is not a parking area.
- The Inspector commented in the previous appeal *"I accept that there is competition for available parking spaces in the surrounding area but consider that the parking and manoeuvring area is adequate and that the proposal would not add significantly to parking stress in the area"*.

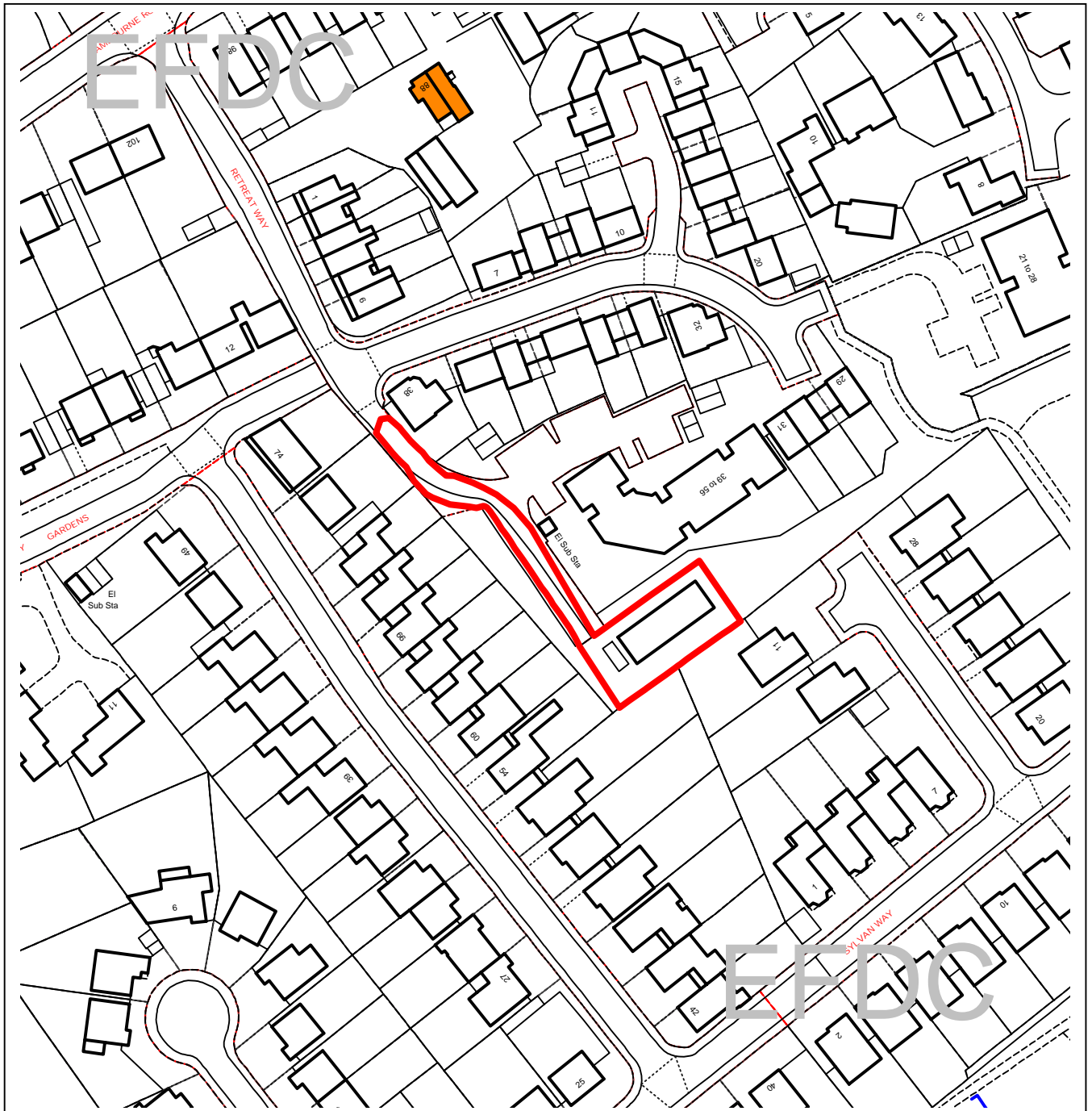
**Conclusion**

The proposed dwelling can be comfortably accommodated on this plot without causing significant harm to either the street scene or neighbours amenities and has overcome the previous reason for refusal by reason of its design and siting. No harm is caused to highway safety and the parking provision is adequate. The recommendation is therefore for approval.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/0485/09
Site Name:	Former Beagles Hut, The Retreat Retreat Way, Chigwell, IG7 6EL
Scale of Plot:	1/1250

## **Report to Area Plans Sub-Committee South**

**Date of meeting: South – 27 May 2009**



**Epping Forest  
District Council**

**Subject: Probity in Planning – Appeal Decisions, October 2008 to March 2009.**

**Officer contact for further information: Nigel Richardson (01992 – 56 4018).**

**Democratic Services Officer: Mark Jenkins (01992 56 4607)**

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### **Recommendation:**

**That the Planning Appeal Decisions be noted.**

### **Report Detail:**

#### **Background**

1. (Director of Planning & Economic Development) In compliance with the recommendation of the District Auditor, this report advises the decision-making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.
2. To set the context, a Best Value Performance Indicator was for district councils to aim to have less than 40% of their decisions overturned on appeal. The latest figure for the national average for District Councils is 30.9%. That BVPI was scrapped but replaced by one which records planning appeals only (not advertisement, listed buildings, enforcements, telecommunications or tree related appeals). That too has been dropped as a National Indicator but the Council has created a Local Performance Indicator with a target of 25% of allowed decisions. In recent years the Council had been more successful than the national average with only 18% in 2003/04, 29% in 2004/05, 22% in 2005/06, 30% in 2006/07 and 29% in 2007/08.

#### **Performance**

3. Over the six-month period between October 2008 and March 2009, the Council received 75 decisions on appeals – 71 planning and related appeals and 4 enforcement appeals. Of the 71 planning and related appeals, 35 were allowed (49.2%) but none of the 4 enforcement appeals – a combined total of 46.6% of the Council's decisions being overturned during this period.
4. For the year 2008/09 as a whole: a total of 153 decisions were received – 146 planning appeals and 7 enforcement appeals. Of the 146 planning appeals 59 were allowed and 2 of the 7 enforcement appeals – a total of 39.8% of the Council's decisions being overturned.
5. For LPI 45, which only considers appeals against the refusal of planning permission (so does not include advertisement, listed building, enforcement, CLD's,

telecommunications or tree-related appeals, nor appeals against conditions), the 6-month performance figure is 50.7% allowed. For the full year the figure is 40.3%.

### Planning Appeals

6. The proportion of appeals that arose from decisions of the committees to refuse contrary to the recommendation of officers during the 6-month period was 24% - almost 1 in 4 appeals derived from committee decisions to refuse contrary to recommendation and of the 17 decisions that this percentage represents, the Council was successful in sustaining its objection in only 2 of them. The remaining 15 (88%) were lost:

EPF/0820/08 – Increased roof height of front apartment block at 1, Albert Road, Buckhurst Hill (Area Plans South)

EPF/0688/08 – Extensions and alterations at Belmont Lodge, Fencepiece Road, Chigwell (Area Plans South)

EPF/2279/07 – Single storey side and rear extension at 27 Hycliffe Gardens, Chigwell (Area Plans South)

EPF/0168/08 – Block of 8 one-bedroomed flats at 89, High Road, Loughton (Area Plans South)

EPF/2146/07 – Alterations and change of use to restaurant at Units 1 & 2, 258, High Road, Loughton (Area Plans South)

EPF/0178/08 – Elevational changes and decking at Bar 195, High Road, Epping (Area Plans East)

EPF/1167/08 – Replacement dwelling and development of 4 new dwellings at rear at 11, Sunnyside Road, Epping (Area Plans East)

EPF/1300/08 – Detached dwelling on land at 24, Bower Vale, Epping (Area Plans East)

EPF/0027/08 – Separation of the barn to be used as a separate dwelling at Maltings Barn, Matching Green (Area Plans East)

EPF/0313/08 – Detached garage with space for biomass boiler at The Rosaries, Harlow Common, Hastingwood (Area Plans East)

EPF/2188/07 – Conversion of outbuilding to separate dwelling at 162-164, High Street, Ongar (Area Plans East)

EPF/2189/07 – Balcony to rear flat roof and erection of entrance gates at 162-164, High Street, Ongar (Area Plans East)

EPF/0655/08 – Two storey side extension and detached garage at 64, Morgan Crescent, Theydon Bois (Area Plans East) (*This appeal was part allowed with the side extension being granted and the garage being refused.*)

EPF/2198/07 – Two storey side and rear extension and loft conversion at 7, Green View, The Green, Theydon Bois (Area Plans East)

EPF/0365/07 – Use as lorry park at Skillet Hill Farm, Honey Lane, Waltham Abbey (Area Plans West)

7. The 2 committee refusals that were sustained were:

EPF/0354/08 – Erection of 13 flats with underground parking at 51, Epping New Road, Buckhurst Hill (Area Plans South)

EPF/1517/08 – Erection of replacement dwelling at The Old Rectory, Mount Road, Theydon Mount (Area Plans East).

8. Therefore, the committees are urged to continue to heed the advice that if they are considering setting aside the officer's recommendation it should only be in cases where members are certain they are acting in the wider public interest and where the



committee officer can give a good indication of some success at defending the decision.

9. It will be noted that 5 of the cases allowed directly involved the erection of new dwellings and 2 others indirectly and it is understood that the Inspectorate have been charged to allow appeals for new dwellings whenever possible in order to assist in meeting housing need. Refusals based upon density factors or overdevelopment are therefore unlikely to succeed unless real harm to the surroundings or adjacent properties can be shown, or poor design can be identified. It would seem that only the very worst are being dismissed at appeal.
10. However, this period also saw an unusually high number of officer decisions taken under delegated powers overturned at appeal. A total of 19 out of 53 cases were allowed (36%). Whilst 3 of these involved the creation of new dwellings, the majority – 13 – were householder applications for extensions and alterations, as indeed were 5 of the allowed appeals resulting from committee decisions. This may indicate that the Council may be over-concerned with householder proposals at a time when the Government has increased permitted development rights so that more alterations can be carried out without the need to even apply for permission. It may also indicate that the Council is too willing to concede to third party objections rather than look objectively at the planning merits of such proposals as a Planning Inspector is more able to do.
11. However, it would not be wise to draw too many firm conclusions from one 6-month set of results.

### **Costs**

12. During this period, there were no awards of costs made for or against the Council.

### **New Appeal Procedures**

13. New appeal procedures were introduced from 6 April 2009. These concern two main issues:
  - (a) for householder applications made after 6 April 2009, that is applications for extensions or alterations to single dwellings or works within the curtilage of a single dwelling, applicants will only have 12 weeks (instead of 6 months) from the decision in which to appeal. Once an appeal has been received, the Council has to provide the Inspectorate with the officer's report under delegated powers or to committee, minutes of the committee meeting, a copy of the reasons for refusal and notification of the relevant policies. The Council is not able to make any further statement. Objectors will also not be able to make further comment but copies of letters of objection received at the application stage will be passed on the Inspectorate as at present; and
  - (b) appellants (and the Council) will in future be able to make an application for costs for appeals dealt with by written representations, which is, by far, the most common method of considering an appeal. Until now costs have only been possible to claim for Hearings and Inquiries. The Council has been protected from accusations that it has acted unreasonably in the majority of cases because the appeals have been dealt with by written representations. That will no longer be the case and so there is added responsibility upon all decision-makers, whether the committee or officers, to act responsibly and make decisions on planning merits alone.

### **Conclusions**

14. The Council's performance for this 6-month period has been the worst for many years. There has been continuing support for Green Belt policies and the support for the Council's decisions to take enforcement action is particularly encouraging but overall the results have been poor.

15. A full list of decisions over this six month period appears below.

### **Appeal Decisions April to September 2007**

#### **Planning Appeals Allowed:**

##### **Buckhurst Hill**

1. EPF/0114/08 – ground and first floor extensions at 24, Russell Road
2. EPF/0820/08 – variation to roof height of front apartment block at 1, Albert Road
3. EPF/1986/07 – loft conversion at 5, Birch Close

##### **Chigwell**

4. EPF/0688/08 – extension and alterations at Belmont Lodge, 392, Fencepiece Road
5. EPF/2279/07 – single storey rear and side extension at 27, Hycliffe Gardens

##### **Epping**

6. EPF/0030/08 – single storey rear extension at Eppingdene, Ivy Chimneys
7. EPF/0178/08 – elevational changes, rendering and construction of patio at Bar 195, High Street
8. EPF/1167/08 – replacement dwelling and 4 dwellings at rear at 11, Sunnyside Road
9. EPF/1300/08 – two bedroomed detached house at 24, Bower Vale

##### **Loughton**

10. EPF/0168/08 – erection of block of 8 flats at 89, High Road
11. EPF/0260/08 – basement excavation and remodelling of upper level at 25, Albion Hill
12. EPF/0318/08 – first floor rear and side extension at 67, Roundmead Avenue
13. EPF/1409/08 – erection of detached house at land rear of 33-35, Spring Grove
14. EPF/2146/07 – use of office to rear of unit 1 as restaurant extension, new shop front to unit 2 and installation of air-conditioning at units 1 and 2, 258, High Road
15. EPF/2395/07 – loft conversion at 60, Sedley Rise
16. EPF/2399/07 – new roof with rooms in roof and porch and bay windows at 88, The Lindens (*only the porch and bay windows were allowed in line with Council's objection*)
17. EPF/0214/08 – telecommunications installation with 12m high mast on land adj Oakview School, Borders Lane

##### **Matching**

18. EPF/0027/08 – separation of barn as separate dwelling at Malting Barn, Matching Green

##### **Nazeing**

19. EPF/0175/08 – garage conversion and erection of new garage at 32a, Pecks Hill
20. EPF/0899/07 – use of mushroom sheds for B1 and B8 uses at Mushroom Farm, Laundry Lane
21. EPF/1210/08 – erection of bungalow and garage at land rear of 63/65, North Street

##### **North Weald**

22. EPF/0313/08 – double garage and space for biomass boiler at The Rosaries, Harlow Common
23. EPF/0680/08 – two storey side and rear extension, single storey rear extension and front porch at 23, High Road
24. EPF/2388/07 – Use as pre-school nursery at 3, Willow Place

### **Ongar**

- 25. EPF/2188/07 – conversion of outbuilding to dwelling at 162-164, High Street
- 26. EPF/2189/07 – balcony at rear and erection of entrance gates at 162-164, High Street

### **Roydon**

- 27. EPF/2414/07 – rear conservatory at 22, Hansells Mead

### **Sheering**

- 28. EPF/0143/08 – loft conversion at 135, Sheering Road

### **Stanford Rivers**

- 29. EPF/0753/08 – rear conservatory at Mitchell Hall, Toot Hill Road

### **Theydon Bois**

- 30. EPF/0655/08 – two storey side extension and detached garage at 64 Morgan Crescent (*only the two storey side extension was allowed*)
- 31. EPF/1649/08 – first floor side and rear extensions at 12, The Weind
- 32. EPF/2198/07 – two storey side and rear extension and loft conversion at 7, Green View, The Green

### **Waltham Abbey**

- 33. EPF/0365/07 – use as lorry park, use of house for drivers' facilities and alteration to access at Skillet Hill Farm, Honey Lane
- 34. EPF/1105/08 – new entrance gates at Parima, Sewardstone Road
- 35. EPF/2408/07 – erection of agricultural dwelling at Hannah Nursery, Sewardstone Road

## **Planning Appeals Dismissed**

### **Buckhurst Hill**

- 36. EPF/0224/08 – first floor side extension at 101, Rous Road
- 37. EPF/0354/08 – erection of 13 flats with underground parking at 51, Epping New Road
- 38. EPF/2080/07 – erection of 14 flats with underground parking at 51, Epping New Road
- 39. EPF/0391/08 – erection of 10 flats at 2, Westbury Road
- 40. EPF/0435/08 – retention of rear dormer window at 13 Beatrice Court, Albert Road
- 41. EPF/2350/07 – new dwelling in rear garden of 15, Albert Terrace
- 42. EPF/1134/08 – internally illuminated fascia sign at 179, Queens Road

### **Chigwell**

- 43. EPF/0471/08 – new chalet bungalow at land rear of 4, Doves Cottages, Gravel Lane
- 44. EPF/1011/08 – two storey side extension at 2, Pudding Lane
- 45. EPF/2714/07 – two storey side extension at 2, Pudding Lane
- 46. EPF/1385/08 – two storey and single storey rear and side extension, loft conversion and alterations at 34, Oak Lodge Avenue
- 47. EPF/2025/08 – loft conversion and two storey front extension at 37, Meadow Way
- 48. EPF/2373/07 – hip to gable roof extension, rear balcony, rear dormers, front dormers and new front windows at 39, Stradbroke Drive
- 49. EPF/2620/07 – porch extension at 85, Manor Road

### **Epping**

- 50. EPF/0516/08 – erection of replacement dwelling with development of 5 dwellings at the rear at 11, Sunnyside Road
- 51. EPF/1292/08 – new dwelling at first floor above car ports and ground floor extensions at Creeds Farm, Bury Lane

### **Epping Upland**

52. EPF/2364/07 – rear extension, new front dormer and alterations at Plashetts, Pump Lane, Epping Green

#### **Loughton**

53. EPF/2340/07 – loft conversion at 75, Roundmead Avenue  
54. EPF/2702/07 – detached house at land adjoining 35, Albion Hill  
55. EPF/0470/08 – details of detached dwelling at Beechlands, 42, Alderton Hill

#### **Nazeing**

56. EPF/0613/08 – replacement of existing dwelling with two maisonettes at Wilbank, Nursery Road  
57. EPF/1691/07 – erection of replacement bungalow at Dene, Nursery Road

#### **North Weald**

58. EPF/0078/08 – two storey side extension and front porch at 5, Blacksmiths Cottages, Hastingwood Road, Hastingwood

#### **Roydon**

59. EPF/0762/08 – use of land for storage of 3 vehicles in connection with vehicle recovery business at Lowershott Nursery, Sedge Green  
60. EPF/0995/08 – single storey side extension and roof extension at Cranalyn, Barn Hill

#### **Sheering**

61. EPF/0160/08 – retention of front wall at 75, Sheering Lower Road

#### **Stapleford Abbots**

62. EPF/2113/07 – replacement dwelling at The Haven, Stapleford Road

#### **Theydon Bois**

63. EPF/0119/08 – replacement of hutment with eco house at St Leonard, Theydon Park Road  
64. EPF/1684/07 – outline application for erection of two, 4-bedroomed house at land rear of Rozel and Branscombe, Loughton Lane and 17, Avenue Road

#### **Theydon Mount**

65. EPF/1517/08 - demolition of existing and erection of replacement house with garage block at The Old Rectory, Mount Road

#### **Waltham Abbey**

66. EPF/0548/08 – two storey side extension at 12, Mott Street, High Beach  
67. EPF/0676/08 – replacement agricultural building at Felicia Nursery, Avey Lane  
68. EPF/0735/08 – single storey rear and side extension, front porch and roof conversion at Oakview, 2, Claverhambury Road  
69. EPF/2261/07 – use of site for storage and parking and erection of steel palisade fence at land on n.e. side of Pick Hill  
70. EPF/0878/08 LB – listed building application for refurbishment works to windows and internal works at 18, Sun Street  
71. EPF/2025/07 TEL – telecommunications installation of 12m high monopole and ancillary works at Shell Service Station, Wake Arms Roundabout

#### **Enforcement Appeals Dismissed**

1. Use of land as a works depot at Harlow Park Nursery, London Road, Hastingwood
2. Siting and use of a residential caravan at Barkers Farm, Mount End, Theydon Mount
3. Erection of a dwellinghouse at Maynards Farm, Cobbins End Road, Upshire
4. Use as B1, B2 and B8 and as depots at Mushroom Farm, Laundry Lane, Nazeing