

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## **AREA PLANNING SUBCOMMITTEE SOUTH Wednesday, 5th October, 2011**

**Place:** Roding Valley High School, Brook Road, Loughton, Essex  
IG10 3JA

**Room:** Dining Hall

**Time:** 7.30 pm

**Democratic Services  
Officer:** Rebecca Perrin (The Office of the Chief Executive)  
Tel: 01992 564532 Email:  
democraticservices@eppingforestdc.gov.uk

### **Members:**

Councillors J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, R Barrett, K Chana, Mrs T Cochrane, R Cohen, D Dodeja, C Finn, Ms J Hart, J Knapman, L Leonard, A Lion, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe, H Ulkun, Mrs L Wagland and D Wixley

**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 - 10)**

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

**3. MINUTES (Pages 11 - 34)**

To confirm the minutes of the last meeting of the Sub-Committee held on 7 September 2011.

**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 35 - 62)**

(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. 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.

**9. 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.

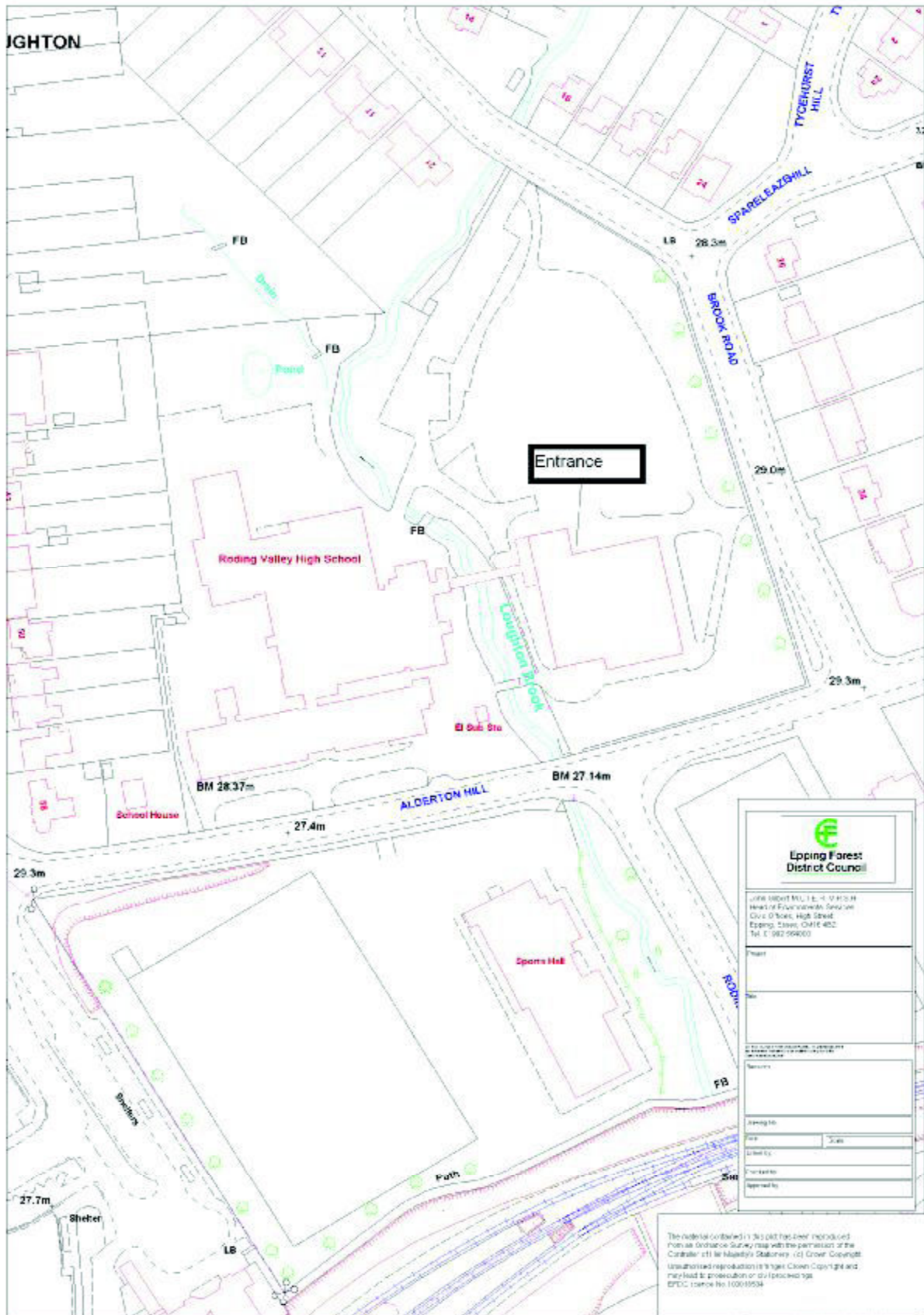
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow 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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Area Planning Subcommittee South 2011-12  
 Members of the Committee:



Cllr James Hart	Cllr Watson	Cllr Angold-Stephens	Cllr Barrett	Cllr Chana	Cllr Cochrane
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Cllr Cohen	Cllr Dodeja	Cllr Finn	Cllr Jennie Hart	Cllr Knapman	Cllr Leonard
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Cllr Lion	Cllr Markham	Cllr Mohindra	Cllr Pond	Cllr Richardson	Cllr Sandler
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Cllr Spencer	Cllr Sutcliffe	Cllr Uikun	Cllr Wagland	Cllr Wixley
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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee **Date:** 7 September 2011  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.31 - 10.54 pm

**Members Present:** J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, R Barrett, K Chana, Mrs T Cochrane, C Finn, Ms J Hart, J Knapman, L Leonard, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, P Spencer, Mrs J Sutcliffe, H Ulkun, Mrs L Wagland and D Wixley

**Other Councillors:**

**Apologies:** R Cohen, D Dodeja, A Lion and B Sandler

**Officers Present:** R Perrin (Democratic Services Assistant), N Richardson (Assistant Director (Development Control)), K Smith (Senior Planning Officer), S Mitchell (PR Website Editor) and G J Woodhall (Democratic Services Officer)

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### 25. 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.

### 26. MINUTES

#### RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 10 August 2011 be taken as read and signed by the Chairman as a correct record.

### 27. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda by virtue of being a Tree Warden. 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/1334/11 1 Glenside, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra and J Knapman declared a personal interest in the following items 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 applications and voting thereon:

- EPF/0630/11 North City (VOLVO), 177 High Road, Chigwell; and
- EPF/1228/11 114, 116, 118 Manor Road, Chigwell.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of purchasing a vehicle and servicing at the site location. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0630/11 North City (VOLVO), 177 High Road, Chigwell.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of the applicant building next door to her own property. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1228/11 114, 116, 118 Manor Road, Chigwell.

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs L Wagland, G Mohindra and J Knapman declared a personal interest in the following items 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/1264/11 23 Tomswood Road, Chigwell.

(f) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in the following item of the agenda by virtue of knowing the applicant. 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/1264/11 23 Tomswood Road, Chigwell.

(g) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra, J Knapman and Mrs Wagland declared a personal interest in the following items 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 applications and voting thereon:

- EPF/1334/11 1 Glenside, Chigwell,
- EPF/1061/11 The Coach House, Gravel Lane, Chigwell,
- EPF/1178/11 Land Adj. to 48 Love Lane, Woodford Green; and
- EPF/1327/11 54 Coolgardie Avenue, Chigwell.

(h) Pursuant to the Council's Code of Member Conduct, Councillors Mrs T Cochrane, Ms J Hart, L Leonard, K Angold-Stephens, Mrs C Pond, D Wixley and J Markham declared a personal interest in the following item of the agenda by virtue of being members of Loughton Resident Association. 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/1207/11 Land Adj. to 16 Grasmere Close, Loughton.

i) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, Mrs C Pond, Mrs P Richardson and D Wixley declared a personal interest in the following item of the agenda by virtue of being members of Loughton Town 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/0885/11 8 Eleven Acre Rise, Loughton,
- EPF/1207/11 Land Adj. to 16 Grasmere Close, Loughton,
- EPF/1297/11 47 Harvey Gardens, Loughton: and
- EPF/1358/11 Greengates, 24-26 Albion Hill, Loughton.

(j) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer, Mrs J Sutcliffe and Ms S Watson declared a personal interest in the following item of the agenda by virtue of being members of Buckhurst Hill 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/1307/11 The Bridge Church, Princes Road, Buckhurst Hill; and
- EPF/1498/11 Wentworth Court, Albert Road, Buckhurst Hill.

(k) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1498/11 Wentworth Court, Albert Road, Buckhurst Hill.

## **28. ANY OTHER BUSINESS**

It was noted that there was no other business for the Sub-Committee to consider.

## **29. DEVELOPMENT CONTROL**

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

### **RESOLVED:**

That the planning applications numbered 1 – 13 be determined as set out in the attached schedule to these minutes.

## **30. DELEGATED DECISIONS**

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

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1334/11
<b>SITE ADDRESS:</b>	1 Glenside Chigwell Essex IG7 5RE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/17/09 T10 (T1 on plan) - Oak - Fell
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529254](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529254)

The Committee deferred this item for officers to seek further information in respect of the clarity of the measurement detail in the report, evidence of the cracks in the house and depth of foundations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0630/11
<b>SITE ADDRESS:</b>	North City (VOLVO) 177 High Road Chigwell Essex IG7 6QQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Display of a free standing non illuminated double sided sign.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=526827](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526827)

**REASON FOR REFUSAL**

- 1 The proposed sign, by reason of its size, siting and appearance would be obtrusive within this street scene, detrimental to visual amenity and therefore contrary to Policy DBE13 of the Adopted Local Plan and Alterations



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0885/11
<b>SITE ADDRESS:</b>	8 Eleven Acre Rise Loughton Essex IG10 1AN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of time limit on EPF/0485/08 (Demolition of existing house and erection of new detached house of 3 storey and attic, - revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527677](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527677)

**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 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the side elevations shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size

as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 7 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 8 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.
- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works, including demolition, shall be installed prior to the commencement of any works and shall be used to clean vehicles leaving the site.
- 10 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.
- 11 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 01/03, 02/03, 03/03 received amended on 15/05/08.
12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors within the site.
  2. Loading and unloading of plant and materials.
  3. Storage of plant and materials used in constructing the development within the site.
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
  5. Measures to control the emission of dust and dirt during construction.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

13. Within 3 calendar months of the completion of the development hereby approved, any highway verges adjacent to the site which have been damaged as a result of construction of the development, shall be restored to an acceptable condition.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1061/11
<b>SITE ADDRESS:</b>	The Coach House Gravel Lane Chigwell Essex
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing Coach House into dwelling and extending stable buildings with store and garage, and change of use of stables into storage rooms. Demolition of existing concrete framed buildings.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528316](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528316)

**REASON FOR REFUSAL**

- 1 The Council is not satisfied that works undertaken to The Coach House within the last ten years were not completed with a view to securing a residential use, as it does not appear that the 2002 consent for use as a tack room was ever implemented. The proposed development is therefore contrary to policy GB8A(iv). As a result, the proposed development would be inappropriate development within the Metropolitan Green Belt, as defined in policy GB2A of the Adopted Local Plan and Alterations. The applicant has failed to demonstrate a case for very special circumstances to outweigh this harm to the Green Belt.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1178/11
<b>SITE ADDRESS:</b>	Land Adj 48 Love Lane Woodford Green Essex IG8 8BB
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Amended proposal for the erection of an end of terrace two storey dwelling with a rear facing dormer window.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528701](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528701)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 01 to 04 revision D and 05 to 08 revision E. Supporting Design and Access statement.
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 6 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be

carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 7 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 8 No development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of practice for the Characterisation and Remediation from Ground Gas in Affected Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the buildings be transferred.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1207/11
<b>SITE ADDRESS:</b>	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	New dwelling. (Revised application)
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528845](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528845)

**REASON FOR REFUSAL**

- 1 The proposed dwelling, by reason of its scale, inappropriate design and use of materials, would fail to harmonise with existing dwellings within the cul-de-sac, resulting in an adverse impact upon the street scene, contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1228/11
<b>SITE ADDRESS:</b>	114,116,118 Manor Road Chigwell Essex IG7 5PW
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village  Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of 3 no. existing detached dwellings with the erection of 11 no. apartments served by vehicular access and car parking.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528903](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528903)

**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 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. 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 No development shall take place until details indicating the form and nature of the glazing and of any opening lights of all windows in the east and west elevations of each of the apartment blocks has been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and shall thereafter be maintained in that form.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.



- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the apartments hereby permitted. The landscape management plan shall be carried out as approved.
- 7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any of the apartments hereby permitted or in accordance with the programme of implementation agree with the Local Planning Authority.
- 8 No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule
- 9 Prior to first occupation of the development hereby approved, the cycle parking shown on the approved plans shall be implemented on site and retained thereafter.
- 10 Notwithstanding the details shown on the approved plans, the balcony screens proposed on the rear elevation of the buildings hereby approved, shall have a height of 1.7 metres on the side of the balconies and shall be built into the building before first occupation of any of the flats and retained permanently thereafter.
- 11 The development hereby approved shall be required to meet Code Level 3\* of the Code for Sustainable Homes assessment for residential development or as may be agreed by the Local Planning Authority demonstrating incorporation of energy conservation in the form of a Sustainability Report.
- 12 No less than two of the proposed apartments shall be constructed in accordance with Lifetime Homes standards of the Joseph Rowntree Foundation.
- 13 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details indicating visitor parking arrangements and the details of the position and opening arrangements of any gate to be installed in access drive. Development shall be carried out in accordance with the approved details.
- 14 No construction or demolition works or ancillary operations, including deliveries or other commercial vehicles visiting the site, shall take place which are audible at the boundary of the site with 112 Manor Road or with Montpellier House outside the hours of 7:30 to 18:30 on Monday to Friday and 08:00 to 13:00 on Saturday and at no time on any Sunday or Public or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 15 Prior to commencement of development, details of levels shall be submitted to and approved in writing 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.

- 16 No development shall take place until further details of the refuse collection area to the front of the site in relation to its design and appearance has been submitted and approved in writing by the Local Planning Authority. Once acceptable the refuse collection area shall be maintained to the satisfaction of the Local Planning Authority.
- 17 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 010723/PL.102 to 010723/PL.109 inclusive.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1264/11
<b>SITE ADDRESS:</b>	23 Tomswood Road Chigwell Essex IG7 5QP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing bungalow and erection of a two storey dwelling with loft, and erection of front boundary wall and gates. (Amendment to application EPF/0428/11.)
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529045](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529045)

**REASON FOR REFUSAL**

- 1 By reason of its close proximity to adjoining boundaries and its excessive size and scale the proposed development would appear disproportionately large on the site and in relation to 21 and 25 Tomswood Road. As such it would be harmful to the character and appearance of the locality and the surrounding area contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
- 2 By reason of its poor design the proposed first floor rear projection would appear as a box attached to the rear façade of the building. As a result the rear projection would form a poor relationship with the rear facade of the building and the rear dormer window in that it would appear disjointed and unbalanced. As such, it would be contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
- 3 The proposed development, by reason of its excessive size, scale and its siting in close proximity to both adjoining bungalows, would result in an intrusive and unneighbourly development that would appear overbearing. It would consequently be harmful to the amenities of the occupiers of 21 and 25 Tomswood Road, contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 4 By way of its poor design, in particular its size, scale and excessive use of brickwork, the proposed front boundary wall and gates would appear as a visually intrusive and over-dominant feature that would be harmful to the character and appearance of the locality contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1297/11
<b>SITE ADDRESS:</b>	47 Harvey Gardens Loughton Essex IG10 2AD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from residential dwelling (C3) to multiple occupancy (7 persons) (sui generis) and erection of front porch.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529135](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529135)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 47-HGL-C4-01; 47-HGL-C4-02; 47-HGL-C4-03; 47-HGL-C4-04; 47-HGL-C4-05; 47-HGL-C4-06; 47-HGL-C4-07
- 4 The house in multiple occupancy (HMO) which is hereby permitted shall be occupied by a maximum of seven individuals at any one time.
- 5 The occupiers of the HMO shall only be students enrolled at either Epping Forest College (Borders Lane, Loughton) or East 15 Acting School (Hatfields, Rectory Lane, Loughton) (or at educational institutions which supersede those institutions and occupy those campuses).

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1327/11
<b>SITE ADDRESS:</b>	54 Coolgardie Avenue Chigwell Essex IG7 5AY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed double storey side and rear extension and single storey front extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529247](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529247)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1358/11
<b>SITE ADDRESS:</b>	Greengates 24-26 Albion Hill Loughton Essex IG10 4RD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of time limit on EPF/1627/08 (Proposed new garage to no. 24 and new house to 26 Albion Hill -revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529371](http://planpub.eppingforestdc.gov.uk/AniTelM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529371)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of one year beginning with the date of this notice.
- 2 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 26AH-101A, 102A, 103A, 104
- 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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors within the site.
  2. Loading and unloading of plant and materials.
  3. Storage of plant and materials used in constructing the development within the site.
  4. The erection and maintenance of security hoarding including decorative displays

and facilities for public viewing, where appropriate.

5. Measures to control the emission of dust and dirt during construction.

6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

7. A routing agreement detailing proposed routes of vehicles making deliveries to the site.

8. Details of a plan to minimise deliveries to the site during Oaklands School, Albion Hill 'drop off and collection' times.

- 6 If any tree, shrub or hedge 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 of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 8 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 9 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.
- 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/1307/11
<b>SITE ADDRESS:</b>	The Bridge Church Princes Road Buckhurst Hill Essex IG9 5EE
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529156](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529156)

The Committee's attention was drawn to a letter of representation from 27 Princes Road.

**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 No side facing windows shall be installed in the flanks of the extension hereby approved.
- 3 The extension hereby approved shall only be used for office use ancillary to the Class D1 (Non-Residential Institution) use of the site.



**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/1498/11
<b>SITE ADDRESS:</b>	Wentworth Court Albert Road Buckhurst Hill Essex IG9 6EH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for provision of bin store area at front of site, with timber doors, existing close boarded fence to rear, and roofed over with ply and mineral felt covering.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529880](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529880)

**REASON FOR REFUSAL**

- 1 The retention of this bin store area in this inappropriate location results in serious demonstrable harm to the amenities of the occupier of No. 3 Wentworth Court, contrary to policies DBE2, DBE9 and RP5 of the Adopted Local Plan and Alterations.

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## AREA PLANS SUB-COMMITTEE SOUTH

Date: 5 October 2011

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1334/11	1 Glenside Chigwell	Grant Permission (With Conditions)	37
2.	EPF/1221/11	7 Great Oaks Chigwell	Grant Permission (With Conditions)	43
3.	EPF/1563/11	Hedgeside 132 High Road Chigwell	Grant Permission (With Conditions)	46
4.	EPF/1633/11	182 Roding Road Loughton	Grant Permission (With Conditions)	53

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1334/11
<b>SITE ADDRESS:</b>	1 Glenside Chigwell Essex IG7 5RE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Crawford and Company
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/17/09 T10 (T1 on plan) - Oak - Fell
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529254](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529254)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).
- 3 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.

**This item was deferred from the last meeting as Members sought further information in respect of the clarity of the measurement detail in the report, evidence of the cracks in the house and depth of foundations.**

**The original report is reproduced below with some amendments to include the requested information.**

*This application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.*

### **Description of Proposal:**

T10. (T1) Oak. Fell.

### **Description of Site:**

An English Oak, shown as T1 on the application site plan, stands approximately 17 metres tall and 7 metres from the front corner of this two-storey detached 1960s residential dwelling. It forms part of a group of four trees on the property and in the public verge at the junction with Bracken Drive. Glenside benefits from numerous mature street and front garden trees, which strongly characterise this neighbourhood as remnant forest land, onto which development has been imposed.

The property is prominent at this junction and slightly elevated from Bracken Drive with three more Oaks in the rear garden. A Magnolia grows against the front wall of the house and the garden is bounded by a continuous screen of various large shrubs, which contribute positively to the green and leafy character of this locality. All the Oaks exceed the height of the house and enclose it on three aspects.

### **Relevant History:**

No pruning records exist since TPO/EPF/17/09 was served on seven trees, including this tree; T10, at this property as part of a resurvey of previously protected trees covered under a County Order; TPO/ESX/03/51. No objection was raised to a proposal TRE/EPF0475/04 to selectively prune three oaks and fell one oak.

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations:**

LL09 Felling of preserved trees.

### **Summary of Representations**

Three immediate neighbours were notified and one representation was received as follows:

3 GLENSIDE: A summary of points raised are listed, as follows:

1. An expression of extreme disappointment was made to see yet another healthy and beautiful oak lost in the area.
2. Historically, subsidence occurring 40 years ago resulted in underpinning without recourse to the felling of the tree.
3. Following the conversion of the garage into the dining room new cracks required remedial work and still no blame was attached to the tree.
4. The tree is as close to the neighbour's house and no movement has occurred.
5. A suggestion to prune rather than fell might be more appropriate.
6. If felling is allowed then the appointment of an approved tree surgeon is insisted upon and all debris or damage to neighbouring property is fully reimbursed

CHIGWELL PARISH COUNCIL was willing to waive its objection providing the tree officer deemed the works acceptable.

### **Issues and Considerations:**

The home owner noticed further cracks in the front wall of the dining room in October 2009, following the completion of the original subsidence repairs, completed in November 2008. A

Technical Report was originally issued 29<sup>th</sup> December 2009 and received by the Council in May 2011 when the application was submitted.

Following initial receipt of the application, repeated requests were made for further technical information which resulted in the applicant's expert submitting a body of evidence designed to indicate a causal link between the damage occurring to the house and the roots of T1.

Monitoring data submitted in late June 2011 shows building level movements from January 2010 until May 2011. The allegation is that the closest Oak roots are taking moisture from soil beneath the concrete slab foundation of the front elevation, to the left hand side. This action is said to have caused a minor episode of subsidence to this part of the house, closest to the tree.

### Issues

An examination of the evidence to support the subsidence allegation is summarised below.

- a) A trial pit dug near the area of damage revealed abundant live Oak and dead Cypress roots beneath the building's footings, which consisted of a concrete ground slab extending to a depth of just 250mm. There are other oaks present in the vicinity but, at 13 metres or more, these other large oaks have not been implicated. However, there does remain a threat of future action against these trees, should further cracking occur to the house.
- b) Samples from this trial pit showed a shrinkable, firm to stiff clay subsoil with rare sand and gravel and soft clay below with a significant moisture deficient at foundation level and to a considerable depth below. It was noted that no plasticity index was submitted but it is accepted that clay has the capacity for changes in volume when wet or dry.
- c) The soil moisture content was tested and showed significant drying in the area of damage.
- d) Building movement was monitored for over a year and shows the effects of tree roots at times of growth and during dormancy. The front left hand side corner of the house appears to have risen by 0.8 mm, from January 2010 to February 2010, when the tree is dormant and clay swells with rehydration. This part of the house then undergoes a downward movement of 8.2 mm during the summer growing period up to October 2010, before recovering over the winter months by 7.9 mm to May 2011. It is generally accepted that such cyclical movement is attributed to a vegetative influence, in this case oak roots, and differs from a progressive downward movement, caused by leaking drains or settlement.
- e) The cracks in the wall have repeatedly reappeared following superficial repairs indicating a foundation based problem caused by tree roots

### Considerations

#### *i) Visual amenity*

This Oak, T1 on plan, does have some public amenity but is only partially visible from Bracken Drive. A Hornbeam growing in the public pavement partially screens views of T1 from the south and two large oaks, also standing on the verge, obscure all but the stem of the subject tree. It is not the dominant tree in the immediate group of three oaks and its loss will not create any gap in the remaining Glenside group. Its loss will not be greatly detrimental to the local landscape.

#### *ii) Tree condition and life expectancy*

The tree has a good form but is showing early signs of some loss in vigour, where outermost branchlets have died back in the upper crown. Despite these minor defects its condition would be described as normal with a foreseeable life expectancy exceeding 20 years into the future.

iii) Suitability of tree in current position

T1 contributes to the predominantly oak group at this point in Glenside. However, it does have the potential to overbear the two properties it stands close to and there are signs of previous branch reduction to the house side, which indicates that the tree has required containment management. These practical interventions suggest the tree is not well suited in this location.

iv) Heave potential

A heave assessment has been submitted with the application and it is asserted that the potential for heave is well within tolerable limits with, therefore, no adverse effects to the house following the removal of Oak T1.

v) Potential underpinning claim

To underpin the front wall to an adequate depth is likely to remove the tree's influence on the house and ensure future building stability. An argument that this should have been done at the time of construction or in subsequent repairs has been made but, in this case, as presented, the considerable additional cost of this operation with the tree retained would potentially fall on the Council as a claim.

v) Replacement planting

There is ample space within the garden for a suitable replacement tree to be planted. Suggested species such as Holly or Yew have less demanding root systems and would thrive amongst the remaining group of shading trees whilst providing valuable screening between properties.

vi) Response to written representation

1. Good and important trees are increasingly placed under threat from allegations of building movement. Such sentiments reinforce the council's aim to protect the loss of valuable landscape assets and strong evidence supporting a recommendation to fell must, therefore, be provided.
2. This is not a material consideration in this case.
3. As above.
4. Different houses are built on different foundations and this may be the reason for the lack of apparent damage in the neighbouring property but this information is not a material consideration in this case.
5. To prune rather than fell the tree would require such disfiguring and repetitive works as to remove the tree's visual amenity and is therefore not a viable alternative in this case.
6. It is beyond the scope of the powers of the Council to insist on approved contractors when other, more economical means may be used to achieve the same result. Similarly, any ensuing damages to third party property is a private matter.

**Conclusion:**

The submitted technical evidence does appear to indicate that there is justification to remove this Oak, T1, (TPO T10) on grounds of root induced subsidence to the front left hand corner of the house. Therefore, it is recommended to grant permission to fell T1 Oak. The proposal accords with Local Plan Landscape Policy LL09.

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



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

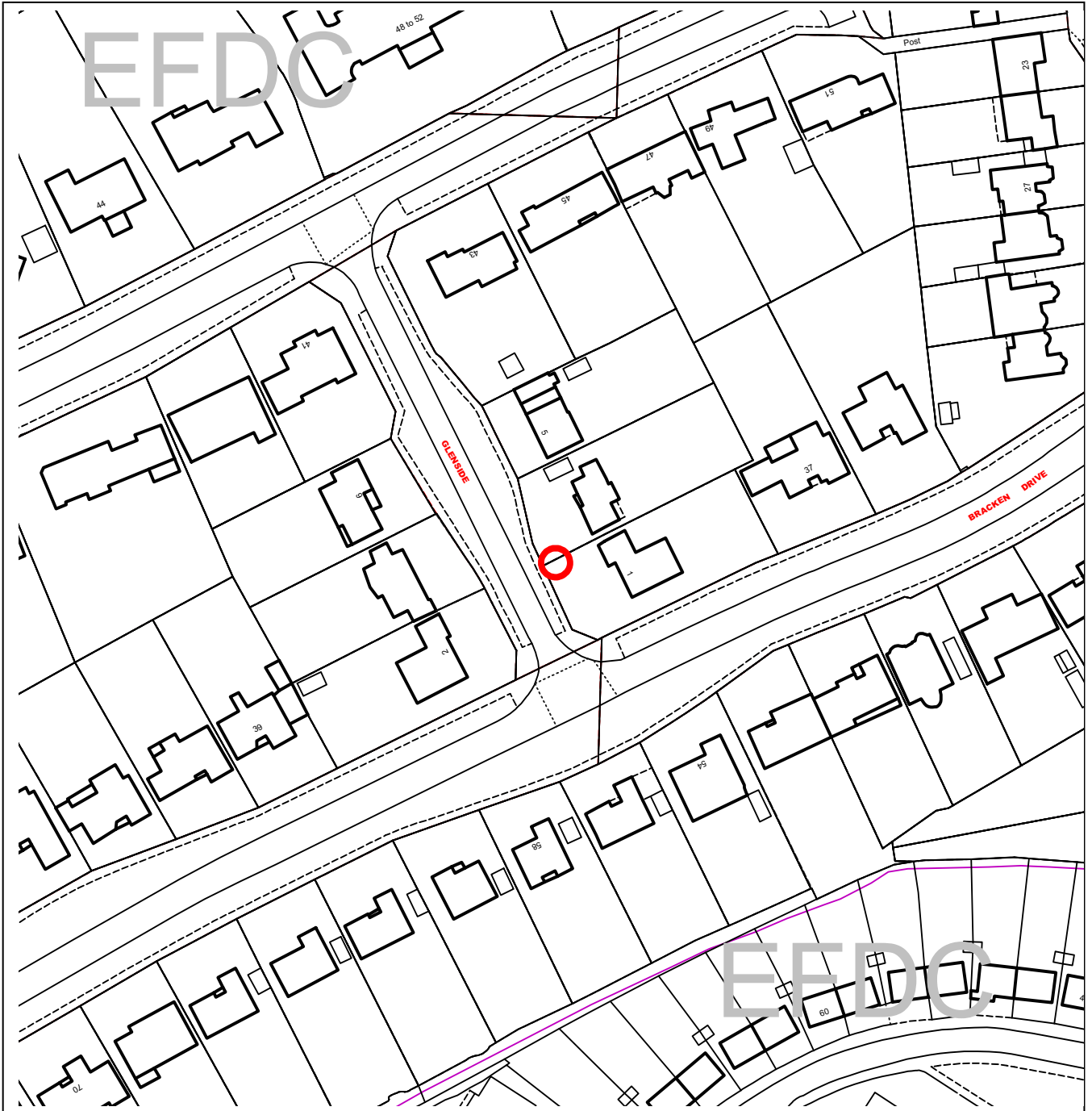
**Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546**

**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/1334/11
Site Name:	1 Glenside, Chigwell IG7 5RE
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1221/11
<b>SITE ADDRESS:</b>	7 Great Oaks Chigwell Essex IG7 5ES
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr H Woods
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey side extension. (Renewal of lapsed planning permission EPF/0181/08.)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528870](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528870)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since a) 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:**

Erection of two storey side extension (renewal of lapsed planning permission EPF/0181/08).

**Description of Site:**

Two storey detached house in a cul-de-sac of 13 other houses built in the 1970's. Great Oaks slopes downwards away from its junction with Mount Pleasant Road.

**Relevant History:**

EPF/1767/07 was a refusal of permission for a two storey side extension, on grounds that the extension would extend to the side boundary creating a cramped appearance and which could cause a terracing effect.

EPF 0181/08 gave approval to a revised two storey side extension in which the first floor was set in 1metre from the side boundary. The current application seeks to renew this 2008 approval which lapsed in March 2011.

**Policies Applied:**

DBE9 – Loss of amenity.  
DBE10 – Residential extensions.

**Summary of Representations:**

CHIGWELL PARISH COUNCIL – object on grounds there is no one metre gap and poor design.

NEIGHBOURS – 8 properties consulted and one reply received.

8, GREAT OAKS – object – how will we clean the gutter to our garage; will create a terracing effect; block our light, and concerned about possible damage from building works.

**Issues and Considerations:**

At first floor level the proposed side extension is set in from the side boundary by 1m. Although the ground floor side addition extends to the side boundary this form of development can be acceptable and indeed the neighbouring number 8 Great Oaks has a ground floor side addition on the boundary. Moreover the front wall of the proposed extension will be sited 2.5m behind the front elevation of the house, and in this recessed position it would only be viewed directly from the front. For these reasons the proposed extension will retain an acceptable visual break between houses, and the comments of the Parish Council and neighbour are not therefore shared on this issue.

In terms of design the extension is utilitarian in appearance. The narrow first floor addition, which will contain a bathroom, does not contain a front window. However, given the extension's recessed position it will be largely hidden from view and its design is satisfactory.

The neighbouring house 8, Great Oaks, lies in a more rearward position than number 7 and has no windows in its flank. The proposed extension will therefore have only a small effect on light and amenity to this neighbouring house.

**Conclusion**

This application proposes the same development as approved in March 2008. Relevant planning policies have remained unchanged, and the site's physical characteristics also remain much the same. The proposal has a very limited impact on the street scene and on neighbouring properties, and it is recommended that conditional permission be granted for this side extension.

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

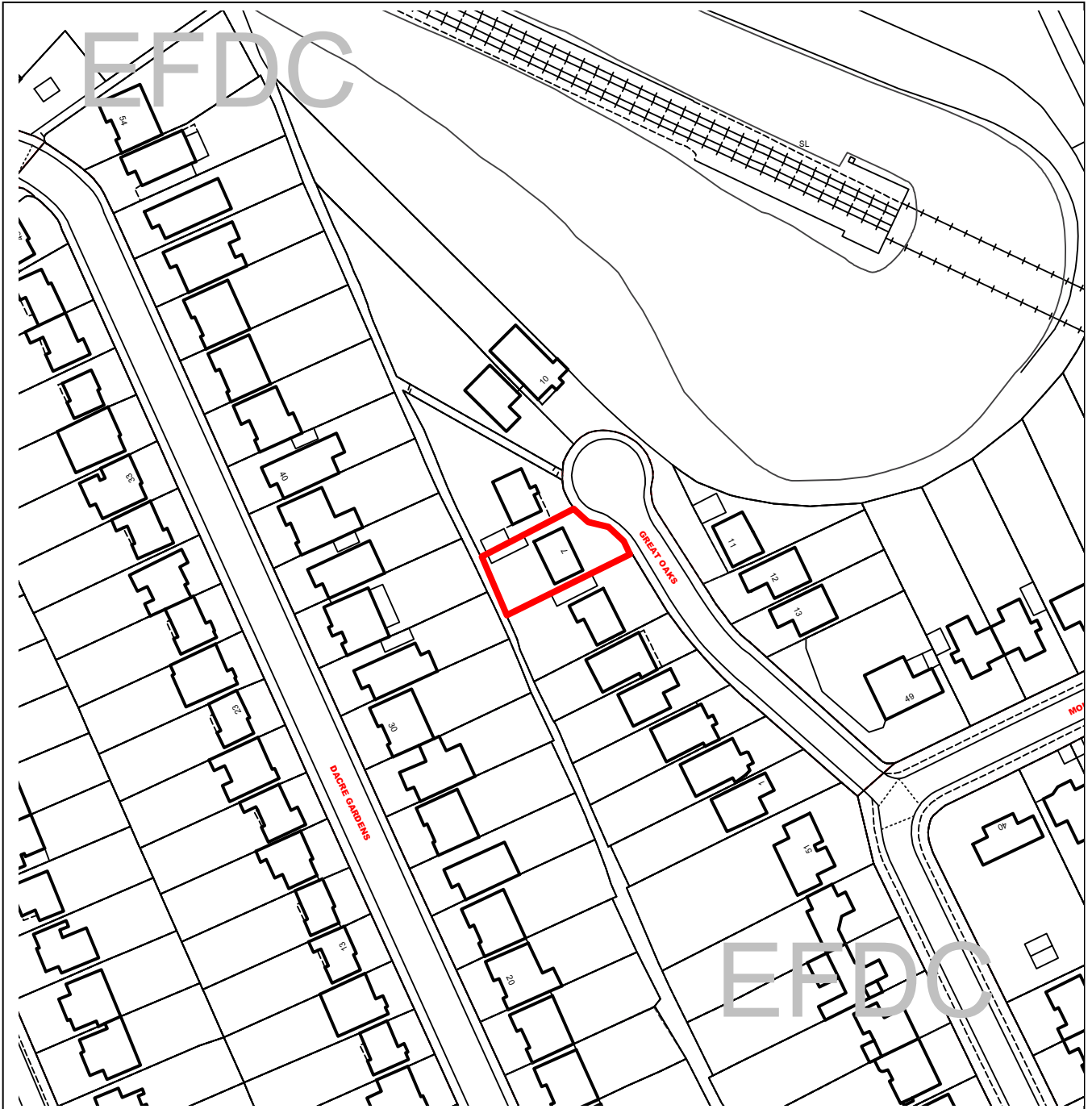
***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/1221/11
Site Name:	7 Great Oaks, Chigwell IG7 5ES
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1563/11
<b>SITE ADDRESS:</b>	Hedgeside 132 High Road Chigwell Essex IG7 5BQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Mark Baron
<b>DESCRIPTION OF PROPOSAL:</b>	Existing dwelling to be demolished and replaced with a two storey dwelling.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=530091](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530091)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/11/037/001 rev. A to BRD/11/037/003 rev. A (Amended plans received 20 September 2011), BRD/11/037/004 to BRD/11/037/007 received 28 July 2011
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order), the single-storey rear projection of the house and the roof of the house shall not be extended or enlarged without the prior written permission of the Local Planning Authority.
- 5 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by

another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 6 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 7 Prior to occupation of the development, the existing vehicular access to the south of the site shall be permanently closed, incorporating the reinstatement to full height of the highway verge and kerbing, in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
- 8 The development hereby approved shall not be commenced until details of the proposed vehicular crossover to the north of the site and the proposed front boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 9 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, material and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwelling is occupied.

*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 applicant seeks consent to demolish an existing detached house and erect a replacement, detached two storey dwelling with accommodation in the roof and a full basement level. This proposal is an amendment to a development allowed on appeal, ref EPF/1689/10.

The dwelling at its deepest point would measure 14.7 deep and 21.3 metres wide. There would be a ramped entry to the south west of the building into the basement. The highest point to the ridge measures 9.7 metres and steps down to a height of 8.1 metres.

The building would cover a larger footprint than the existing house, and it will be positioned 13.0 metres from the edge of the footpath and road edge. It will have a 1.4 metre separation from the boundary with No. 130 High Road and 1.5 metres from the boundary with no. 134 High Road.

An additional rearwards projection is the main difference between the proposal and the approved house. It would be sited on the property's southern boundary leaving a gap of some 0.6 metres from the property at 134 High Road. It will be 16.8 metres deep from the rear building line of the main dwelling house and some 7.5 metres wide. Its eaves height will be 2.8 metres and ridge height 4.0 metres.

The proposal also includes an enlargement of the approved basement to provide a wider light well towards the rear of the house. The internal layout has also been altered but it will still be laid out as a single family dwelling. There are also minor changes proposed to the rear fenestration of the building. These are described in more detail below.

### **Description of Site:**

The application site accommodates a large, detached house on a rectangular plot situated on the east side of the High Road, some 250m south of Chigwell Station. The site backs onto Chigwell Golf Club. The street is characterised by a wide variety of large single detached houses.

### **Relevant History:**

EPF/0548/09 Proposed redevelopment of existing dwelling to 7 apartments. Refused. Appeal dismissed.

EPF/0994/10 Existing dwelling to be demolished and replaced with a new two storey dwelling with rooms in the roof and a basement. Withdrawn.

EPF/1689/10 Demolition of existing dwelling and erection of a replacement detached dwelling house. Refused. Appeal allowed.

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations**

CP1, CP2, CP3, CP5, CP6 and CP7 – Achieving sustainable design objectives, building, urban form and quality and protecting the quality of the Rural and Built Environment

H1A – Housing provision

H2A – Previously developed land

DBE1 – Design of new buildings

DBE2 - Effect on neighbouring properties

DBE3 – Design in Urban Areas

DBE6 – Parking layout of new development

DBE8 – Private amenity space

DBE9 – Loss of amenity

ST04 – Road safety

ST06 – Vehicle Parking

LL10 – Provision of landscape retention

### **SUMMARY OF REPRESENTATIONS:**

5 neighbours were sent letters and no letters of representation have been received

CHIGWELL TOWN COUNCIL: The Council OBJECTS to this application on the grounds it is overdevelopment

### **Issues and Considerations:**

The main issues that arise with this application are the design of the new building, its appearance in the street scene and the amenity of neighbouring occupiers. On site parking provision is also considered together with sustainability and landscaping proposals for the site.

This is an amendment to an application which was previously refused and then subsequently allowed following an appeal under planning reference EPF/1689/10. The Planning Inspector's findings in his report are therefore a material consideration.



Principle of Development:

The site presently accommodates a detached single family dwelling house albeit a smaller sized building. The present proposal will be for a new larger replacement single family dwelling house.

The site is located in the built up urban area of Chigwell in a sustainable locality. The street scene is characterised by various examples of large, detached family dwelling houses. The principle of erecting a replacement single family dwelling house at this site is acceptable subject to the siting, design, appearance and size of the amendments to this proposal.

Scale and design:

The proposed house would be large and have a mock Tudor appearance. Its appearance would be very similar to the house allowed on appeal, especially when seen from the street. The Inspector's assessment of the scale and detailed design of the house was acceptable having regard to its context in a locality which includes large houses and a mix of styles. Since the appearance of the front elevation of the proposal is identical to the house allowed on appeal and its overall scale is very similar it would not be possible to sustain an objection to the present proposal on the basis of its size and design.

The main amendment to the approved house is the inclusion of a new, elongated rearwards addition. It will be up to 16.8 metres deep along and will be sited close to the property's southern boundary shared by No. 134 High Road. It will accommodate a pool room and changing facilities. In terms of its siting, the nearest neighbour is No. 134 High Road, which has an existing elongated single storey extension that projects rearwards at a depth that is 1.5 metres less than what is proposed. In design terms, therefore, it is considered the proposed rear projection will replicate a similar rear projection to an adjacent house and consequently is consistent with the character of the locality.

Other amendments involve a small increase in the depth of the building by 0.5 metres rearwards. The basement will also be increased by 1.7 metres rearwards with a wider light well and there are also minor changes to the fenestration of the rear elevation. These changes will only be seen from the rear of the property. The increased basement area will have little or no affect to neighbouring occupiers. The increase in the footprint of the building is considered to be marginal when compared to the overall size of the approved building. Moreover, the relationship of the main part of the amended house to neighbouring houses would be little different to that of the approved house.

The Parish Council have raised an objection on the basis that they consider the proposal to be an overdevelopment of the site. The fact that the proposal retains a generous rear garden area of some 850 square metres, providing more than sufficient private amenity space for the occupiers, is a clear indication that the proposal is easily accommodated within the site. Moreover, the scale of the development in its context respects the character of the locality. In the circumstances the concern expressed that the proposal would amount to an overdevelopment of the site cannot be supported and is certainly at odds with the Planning Inspector's assessment of the house which was allowed at appeal.

Impact on amenity:

The site benefits from a planning approval for a new dwelling of similar scale. In his reasoning, the Planning Inspector considered the main building will not result in harm to neighbouring occupier's amenity.

The internal changes, increase in size of the light well for the basement and changes to the fenestration will not prove to be detrimental to the neighbouring occupiers amenity.

The main issue is whether the additional rearwards projection will harm immediate neighbour's amenity. As previously mentioned, the adjacent occupiers, No 134 High Road, to the south east of the property have a single storey rearwards projecting pool extension that runs along the common boundary with the site.

The proposed single storey rearwards pool addition, whilst being close to the property boundary at 0.6 metres will however only project 1.5 metres beyond the rear building line of the rearwards projection at No. 134. The two properties will therefore have much of the same rear building line. This is acceptable in terms of the consequences for neighbour's amenities.

The property will retain more than adequate private amenity space. The built form for this site will more or less replicate the built form at the adjacent site No. 134, this is acceptable.

Due to the orientation of the building, the proposal will not result in significant loss of outlook or loss of light and neither will it appear visually obtrusive to the occupiers.

#### Landscaping:

There are no protected trees within the curtilage of the site. The scheme aims to retain many existing trees and add to the planting on the site. This can be subject to conditions to ensure the best scheme is put in place.

The details of the hard and soft landscaping proposals are acceptable and a condition can secure high quality surface materials, prior to implementation of the scheme.

#### Parking and access:

The applicant shows generous provision for parking in the basement for a minimum of four cars. The Highways Authority does not wish to raise an objection to the improved vehicle access arrangement into the site. The parking and access is considered acceptable.

#### Other consideration

The Inspector in his conclusion found the Council's request that the permitted development rights for extending the house be removed by condition to be unnecessary. In respect of the present proposal it is the case officer's opinion that it is necessary to remove the right to extend the rear projection of the house. That element of the proposal was not previously considered by the Inspector and should permitted development rights be fully taken up (by extending it 4m to the rear) the impact on the amenities of 134 High Road may well be harmful so the potential for excessive harm to be caused should be assessed before such an addition is permitted. Since the rear elevation of the proposed house is in approximate alignment with the rear of 130 High Road it is not considered necessary to remove permitted development rights to the main part of the house.

The design of the proposed dwelling as proposed is good and includes well proportioned dormers of an appropriate scale in the rear elevation. That quality could be marred by the erection of unsightly large dormer additions replacing those presently proposed in the rear facing roof slope as permitted development. Similarly, side dormer windows may not appear appropriate. Such dormers should therefore not be permitted to proceed until an assessment of them has taken place in the context of a planning application therefore it is also considered to be necessary to remove permitted development rights for the enlargement of the roof.

**Conclusion:**

The proposed new dwelling together with the amendment is considered to be acceptable, in its siting, size, bulk and appearance.

The Parish Council's objection has been given sufficient weight when assessing the proposal however; it does not justify refusing planning permission on this basis. The proposal is considered to be acceptable in all other respects and complies with the Council's policies. As such it is recommended planning permission is approved subject to conditions.

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

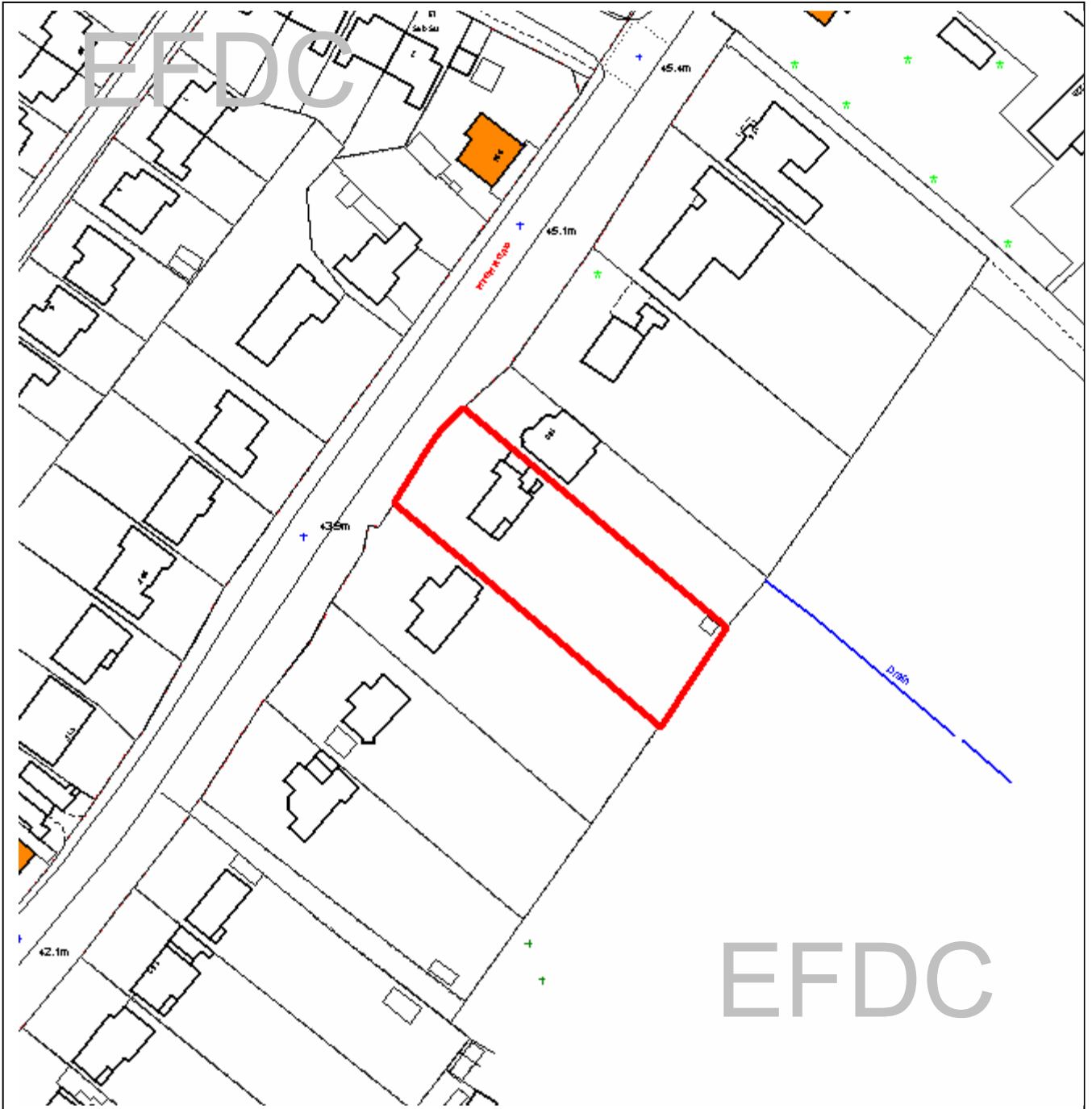
***Planning Application Case Officer: Paula Onyia  
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1563/11
Site Name:	Hedgeside, 132 High Road Chigwell, IG7 5BQ
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1633/11
<b>SITE ADDRESS:</b>	182 Roding Road Loughton Essex IG10 3BS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>APPLICANT:</b>	Mr Vijay Patel
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing house and garage. Construction of a block of five one-bedroom flats; new vehicle access crossover and external landscaping.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=530333](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530333)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 14420/SP-100, 01A, 02B - 10B, Location Plan.
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 The proposed window opening( in the north east flank elevation shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 Prior to the commencement of the development details of the refuse storage facility, including additional provision for future food waste, shall be submitted to the Local Planning Authority for approval. The agreed scheme shall be implemented prior to the first occupation of the development and thereafter be permanently retained.
- 6 Prior to the commencement of the development hereby approved, details of boundary treatments shall be submitted to the Local Planning Authority for approval in writing. The agreed boundary treatments shall be erected prior to the first occupation of the building and shall be retained in that form thereafter.

- 7 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development,
- 8 The cycle parking facilities as indicated on the submitted plans shall be provided prior to the first occupation of the development and permanently retained thereafter.
- 9 Notwithstanding the requirements of condition 2 of this permission, the development shall not be commenced until details of the main entrance and associated porch of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 10 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 11 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 12 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

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

- 13 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 14 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 15 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 16 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 17 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 18 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions) and is also a form of development that can not be approved at Officer level if there are more than two expressions of objection to the proposal. (Pursuant to Section CL56, Schedule A(f) of the Council's Delegated functions).*

### **Description of Proposal**

The proposal is to demolish the existing dwelling and garage on the site and replace it with a two storey block of five one bedroom flats. This would include two flats at ground and first floor and one in a converted roof area. In this regard the roof would include three dormer windows. The building would have a frontage of 15.2m and an overall depth of 11.2m. The rear 4m of the building would be 3m narrower than the front. Parking spaces and refuse storage facilities would be provided to the front. Private amenity space would be provided to the rear. A new vehicle access would also be provided to the front.

### **Description of Proposal**

The proposal site contains a detached dwelling with an attached garage to the side. The site is irregular in character and the rear garden is triangular in shape. The existing dwelling occupies the end plot in a row of residential dwellings and Roding Road follows around the flank of the site finishing in a cul de sac. The immediate area is residential in nature with two storey dwelling houses being the dominant style. The boundary of the Metropolitan Green Belt extends to the flank elevation of the site.

### **Relevant History:**

- EPF/1289/05 Demolition of No.182 and garages and alterations to No.180, erection of new two storey building with rooms in roofspace to form 8 no. 1 & 2 bedroom flats, with associated car parking and amenity space. Refuse Permission - 04/10/2005.
- EPF/1349/06 Demolition of existing house and erection of a detached house and a pair of semi-detached houses. Withdrawn Decision - 01/12/2006.
- EPF/2365/07 Two storey side and rear extensions and a loft conversion. Refuse Permission - 14/12/2007.
- EPF/0370/08 Two storey side and rear extensions and a loft extension. (Resubmission). Withdrawn Decision - 18/04/2008.
- EPF/1013/08 Two storey side and rear extensions. Grant Permission (With Conditions) - 11/07/2008.
- EPF/0994/11 Demolition of the existing house and garage. Construction of a block of five one bedroom flats, new vehicle access crossover and external landscaping. Withdrawn Decision - 22/07/2011.

### **Policies Applied:**

- CP1 – Achieving Sustainable Development Objectives
- CP2 – Protecting the Quality of the Rural and Built Environment
- CP3 – New Development
- CP4 – Energy Conservation
- CP5 – Sustainable Building
- CP6 – Achieving Sustainable Urban Development Patterns
- CP7 – Urban Form and Quality
- DBE1 – Design of New Buildings
- DBE2 – Effect on Neighbouring Properties
- DBE3 - Design in Urban Areas



DBE6 – Car Parking in New Development  
DBE8 – Private Amenity Space  
DBE9 – Excessive Loss of Amenity to Neighbouring Properties  
ST1 – Location of Development  
ST2 – Accessibility of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking  
H2A – Previously Developed Land  
H3A – Housing Density  
H4A – Dwelling Mix  
GB7A – Conspicuous Development

### **SUMMARY OF REPRESENTATIONS:**

27 neighbours consulted – 3 replies received.

186 RODING ROAD: Objection. There are no flats in Roding Road and this will appear out of place and overbearing. Two mature trees will be removed from the front and some trees at the rear are at risk. Top floor windows will encroach on the existing amenity of 184 Roding Road. It is obvious these flats are being built as sheltered accommodation. Guidelines state that no more than 70% of an area fronting a highway should be hard surfaced; this is not the case here. This will lead to parking pressure along the road and there is a concern about road safety with another entrance onto the road.

190 RODING ROAD: Objection. Overlooking of neighbouring gardens to the side. Why the need for remote monitoring systems? Is this for social housing/sheltered accommodation/halfway house? A block of flats will be entirely out of keeping. The proposal would extend considerably closer to the flank boundary and will be an eyesore from my house. The application states there are no trees on site and this is not the case.

192 RODING ROAD: Objection. The applicant refers to previously approved schemes but this scheme is pertinently different. The top floor area is greater than previously approved schemes. This application also includes dormer windows. This proposal is for 5 dwellings as opposed to one. Loss of privacy to neighbours at the rear. I assume the proposal is for those with assisted needs however why are there no disabled parking spaces and no parking for carers? The scheme is bulky and out of place in this location. When approached from Avondale Avenue the proposed building would appear bulky and out of scale. The cycle store would need to be covered. Lack of amenity area for the number of dwellings provided. Inadequate parking. Inadequate privacy to residents of the second floor dwellings.

LOUGHTON RESIDENTS ASSOCIATION: Objection. The proposal by reason of its scale, massing and appearance would be an over dominant addition to the streetscene. The development is conspicuous from the Metropolitan Green Belt. The vehicle access appears to be in a dangerous location. The applicants point that the building is of a similar scale to approved extensions bears little relevance.

LOUGHTON TOWN COUNCIL: Objection. This is contrary to government guidance with regards to guidelines on “garden grabbing” in PPS3. Unwarranted intensification and over development of the site which would be out of keeping in the streetscene contrary to DBE1 and DBE2. The scheme with its uncharacteristic design would be conspicuous from the Green Belt and would have a detrimental impact on neighbours. Concern about extra traffic and the site entrance being located adjacent to the corner. Waste storage to the front is not acceptable.

## **Issues and Considerations:**

The main issues to consider include;

1. The principle of the development
2. Potential impact on the character and appearance of the area.
3. Amenity.
4. Parking and road safety.
5. Private amenity space provision
6. Trees and landscaping issues
7. Lifetime Homes Criteria

### **Principle of Development**

Concern has been raised by Loughton Town Council that the proposed development is contrary to revised Government guidance as contained in Planning Policy Statement 3 (Housing). Although recent Government amendments to PPS3 have excluded residential gardens from the definition of previously developed land in Annex B and the minimum density of 30 dwellings per hectare has been deleted from paragraph 47, it still remains a key Government objective to promote the efficient use of land in the provision of housing, where it respects the character of the area. This development is for the redevelopment of a detached house rather than land that is wholly garden. It therefore relates to previously developed land and would amount to a more efficient use of previously developed land. The principle of a modest development of flats on this site is not considered significantly out of character with the wider locale, which includes similar flats at No's 1 – 4 Avondale Court opposite the site. The proposed block has also been designed to appear similar to the other pairs of semi detached dwellings along the street.

The adopted Local Plan and Alterations states that future trends point to an increase in single occupancy and smaller households and increased provision should be made for this demand. In this context the proposal would help meet current and future demands for smaller dwellings whilst complying with a specific point of Council policy as contained in Policy H4A. Policy H2A also promotes the reuse of previously developed land in the provision of housing. This proposal complies with this objective. The principle of the development is deemed acceptable.

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

There has been some concern expressed that the proposed development would appear bulky and out of scale with neighbouring development. The site enjoys the benefit of being on a corner plot where a desire to achieve complete conformity with an existing streetscene is not as keenly felt. The proposed frontage of the flats is similar in width to neighbouring semi detached dwellings. The height from ground to eaves level is also very similar to adjacent dwellings. The roof does appear slightly bulkier but this is not a serious flaw in the proposal. The proposed development does not appear excessively bulky when compared to surrounding development and would not be out of place.

The boundary of the Metropolitan Green Belt extends to the flank elevation of the site. This proposal does not encroach on the Green Belt and the site has already been developed for residential use. Although the use of the site would intensify there would be no serious transgression of Green Belt policy with an approval of this scheme.

The rear element of the building is akin to a reasonable two storey rear extension and the rear facing dormer windows are modest and well proportioned. A reasonable gap is retained to the boundary. The detailed design is relatively plain and raises no concerns.

### Amenity

The narrower rear element of the building would be located in close proximity to the side boundary with No180 Roding Road. However it would not appear excessively overbearing. There may be some loss of mid morning light to a rear facing window but this would not seriously impinge on amenity.

Neighbours have also expressed concern that the proposed dormer windows would result in excessive overlooking, leading to a loss of amenity for neighbouring residents. The proposed dormer windows would not increase overlooking any more than what currently exists from existing first floor windows.

Gardens abutting the rear of the site would be generally unaffected. These gardens are set at an angle to the development and at a distance of 30 plus metres, overlooking would not be a concern.

A side facing window on the north east flank can be reasonably conditioned as obscure glazed.

### Vehicular Access

The Highways Authority at Essex County Council has expressed no concern with regards to the proposed vehicle access to the site. Good visibility exists in both directions.

### Vehicle Parking

The proposed development provides one space per dwelling. In an area generally well provided for by public transport this is deemed acceptable. The need for visitor parking would be infrequent and could be accommodated on the roadway which has no parking restrictions. Essex County Council Highways Section suggests a number of conditions which are deemed reasonable and necessary and these will be attached to any approved scheme.

### Private Amenity Space Provision

Private amenity space is provided by way of a communal garden area to the rear. At approximately 170 sq m of useable amenity space, the provision complies with the recommendation of the Local Plan which advises 25 sq m per unit.

### Trees and Landscaping

The Trees Officer of the Council has stated that the two small trees to the front of the property and the tree in the rear garden are not worthy of retention. Therefore their removal would not be contested and there are no trees or landscaping concerns with this development.

### Land Contamination

The Council's Contaminated land Officer advises that a phased contaminated land investigation should be carried out prior to the commencement of works owing to the presence of a part infilled pond and the land raising which has occurred at the treatment works. This could give rise to the presence of contaminants at the site. The application can be conditioned accordingly.

### Refuse Storage

The proposed refuse storage would be adequate for a development of five flats, subject to additional provision for a 180 litre future food waste bin. This can be agreed by condition, notwithstanding the submitted plans. A well designed storage area to the front would raise no issues. There are no issues with regards to access for refuse vehicles.

### Lifetime Homes Criteria

A number of objectors have raised concern about terminology in the Design and Access Statement which outlines how the development would be built to meet Lifetime Homes criteria. This would include Remote Monitoring Systems. There is concern about the future habitation of the site. The Lifetime Homes criteria is a set of principles which ensures that all new housing remains open to all sections of the community, including those with disabilities. This proposal ensures that the development is open to a greater number of potential future occupants who might otherwise be debarred from new development owing to the design.

### **Conclusion:**

The principle of this development is deemed acceptable in regards to Local Plan policies and national policy guidance relating to the more efficient use of previously developed land, and the revisions to PPS3. The design and appearance would not stray excessively from the character of the area and the development would not appear out of place. This proposal would not appear excessively conspicuous from the adjacent Green Belt. There would be no serious loss of amenity with this scheme. The parking and road safety requirements are deemed to have been adequately dealt with. All the material planning considerations that have arisen in the course of this application have been given due weight and having regard to these matters it is considered that the development is appropriate at this location. Accordingly it is recommended that the scheme is approved with conditions.

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

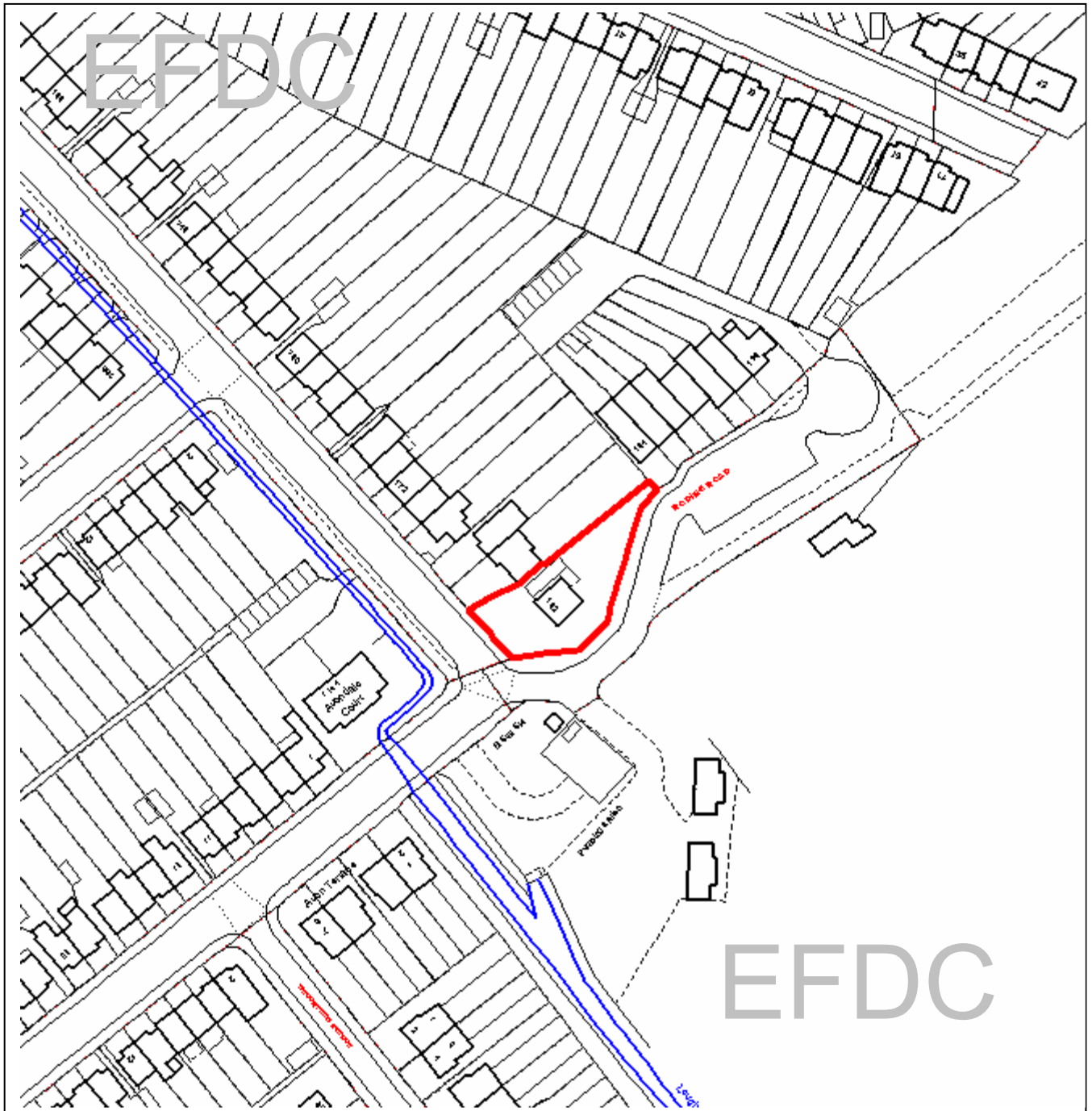
***Planning Application Case Officer: Dominic Duffin  
Direct Line Telephone Number: 01992 564336***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1633/11
Site Name:	182 Roding Road, Loughton IG10 3BS
Scale of Plot:	1/1250

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