

Committee Agenda



Epping Forest District Council

AREA PLANNING SUBCOMMITTEE SOUTH **Wednesday, 17th October, 2012**

You are invited to attend the next meeting of **Area Planning Subcommittee South**, which will be held at:

Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA
on **Wednesday, 17th October, 2012**
at **7.30 pm** .

Glen Chipp
Chief Executive

Democratic Services
Officer

Adrian Hendry (The Office of the Chief Executive)
Tel: 01992 564246 Email:
democraticservices@eppingforestdc.gov.uk

Members:

Councillors J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, R Cohen, C Finn, L Girling, Ms J Hart, J Knapman, L Leonard, A Lion, H Mann, J Markham, G Mohindra, S Murray, Mrs C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland, D Wixley and N Wright

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

"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 then 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 then you should speak to the Webcasting Officer.”

If you have any queries regarding this, please contact the Senior Democratic Services Officer before the meeting 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 - 16)

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

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

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

6. ANY OTHER BUSINESS

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

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

7. EPF/1198/12 - 2 NEW FOREST LANE, CHIGWELL (Pages 17 - 20)

(Director of Planning & Economic Development) To consider the attached report.

8. DEVELOPMENT CONTROL (Pages 21 - 54)

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

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

9. DELEGATED DECISIONS

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

10. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

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

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

completion of the private part of the meeting, including items submitted for report rather than decision.

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

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

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

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

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

When and where is the meeting?

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

Can I speak?

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

Who can speak?

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

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

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

What can I say?

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

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

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

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

How are the applications considered?

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

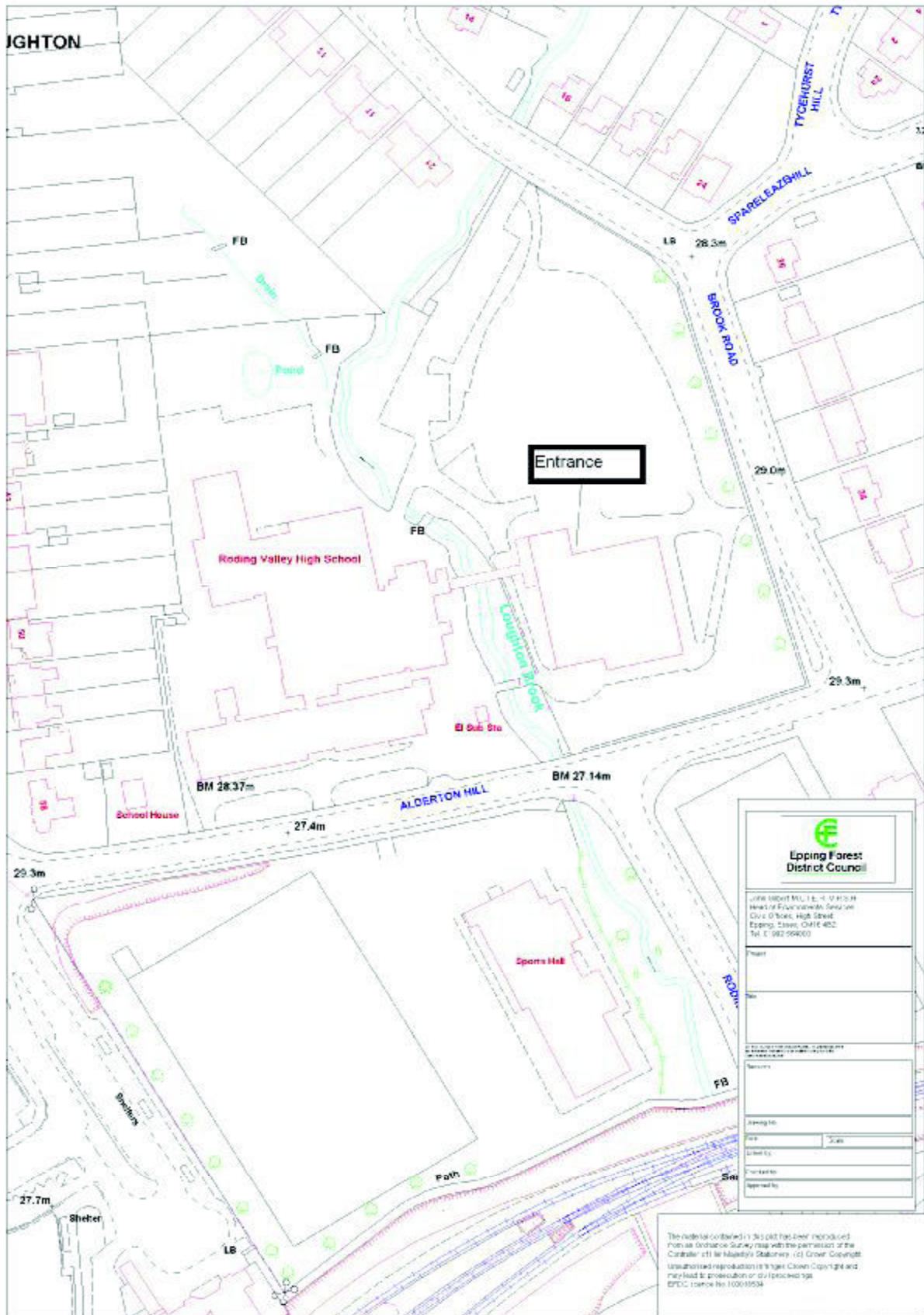
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow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

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

Further Information?

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

Area Plans Subcommittee South – Location Plan



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Area Planning Subcommittee South 2012-13
Members of the Committee:



Cllr James Hart	Cllr Watson	Cllr Angold-Stephens	Cllr Chambers	Cllr Chana	Cllr Cochrane
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Cllr Cohen	Cllr Girling	Cllr Finn	Cllr Jennie Hart	Cllr Knapman	Cllr Leonard
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Cllr Lion	Cllr Mann	Cllr Markham	Cllr Mohindra	Cllr Pond	Cllr Murray
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Cllr Sandler	Cllr Thomas	Cllr Ulkun	Cllr Wagland	Cllr Wixley	Cllr Wright
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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 19 September 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.35 - 8.25 pm

Members Present: Ms S Watson (Vice-Chairman), K Chana, Mrs T Cochrane, Ms J Hart, J Knapman, L Leonard, J Markham, Mrs C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors:

Apologies: J Hart, K Angold-Stephens, G Chambers, R Cohen, L Girling, A Lion, H Mann and G Mohindra

Officers Present: S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

28. WEBCASTING INTRODUCTION

The Vice-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.

29. MINUTES

RESOLVED:

That the minutes of the last Sub-Committee meeting on 22 August 2012 be agreed.

30. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non pecuniary interest in the following items of the agenda by virtue of being a tree warden. The Councillor indicated that he would remain in the meeting for the consideration of the items and voting thereon:

- EPF/1311/12 Millbrook, 164 Manor Road, Chigwell IG7 5PT;
- EPF/1479/12 49 Stradbroke Drive, Chigwell IG7 5RA; and
- EPF/1198/12 2 New Forest Lane, Chigwell IG7 5QN

31. ANY OTHER BUSINESS

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

32. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

33. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1311/12
SITE ADDRESS:	Millbrook 164 Manor Road Chigwell Essex IG7 5PT
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/27/82 3 Horse Chestnuts - Fell
DECISION:	Deferred

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=539241

Members deferred this item for further information to be given.

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 3 replacement trees, of a 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.

Report Item No: 2

APPLICATION No:	EPF/1479/12
SITE ADDRESS:	49 Stradbroke Drive Chigwell Essex IG7 5RA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/09 4 Oaks - Fell
DECISION:	Deferred

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=539783

Members deferred this item for further information to be given.

CONDITIONS

- 1 4 replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 3

APPLICATION No:	EPF/1198/12
SITE ADDRESS:	2 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Conversion of existing large detached dwelling into 3 individual homes, including new 1/2 storey addition to existing garage and two small rear single storey extensions.
DECISION:	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=538555

Members resolved to refuse planning permission but deferred making a final decision to give further consideration to the consequences of the proposed development for highway safety. The Members also felt concern that the application caused harm to the character and appearance of the locality.

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Report to Area Plans South Sub-Committee



**Epping Forest
District Council**

Date of meeting: 17 October 2012

**Subject: Application ref EPF/1198/12
Conversion of existing large detached dwelling into 3 individual homes,
including new 1/2 storey addition to existing garage and two small rear single
storey extensions.**

2 New Forest Lane, Chigwell

Officer contact for further information: Stephan Solon, Ext 4018

Committee Secretary: S Hill Ext 4249

Recommendation(s):

That Members confirm their reasons for refusing to grant planning permission for the proposed development and, in the light of advice from the Highway Authority, resolve they raise no objection to the proposal on the basis of its consequences for highway safety.

Report Detail

1. This application was considered by this Sub-Committee on 19 September 2012 when it was resolved to refuse to grant planning permission. Members agreed planning permission should be refused on the basis the proposal would be harmful to the character and appearance of the locality but were also concerned about the consequences of the proposal for highway safety. New information was raised at the meeting concerning the matter of highway safety but it was not possible to give detailed consideration to it within the meeting. Consequently the Sub-Committee deferred making a final decision on the application in order that full consideration could be given to it by Officers and their findings reported back for consideration by the Sub-Committee.

Highway Safety:

2. As indicated by Members in their discussion of the application on 19 September, Essex County Council as Highway Authority had commissioned a speed survey as part of a design brief for the possible implementation of a zebra crossing in the vicinity of the Turpin's Lane/Tomswood Rd junction off Manor Road. The survey found speeds at this location, which is located on a very straight downhill section of road, were so high that it would be unsafe to provide a zebra crossing at that point. The Highway Authority was consulted on the relevance of the findings of the speed survey to the development proposed at 2 New Forest Lane and provides the following advice.

3. The approach to the site access on Manor Road and to the New Forest Lane junction with Manor Road is not comparable to that part of Manor Road within the vicinity of its junctions with Turpin's Lane/Tomswood Rd. The speed survey carried out to inform the possible zebra crossing within the vicinity of those junctions is

therefore not helpful in assessing the highway safety consequences of the proposed development at 2 New Forest Lane. To assist the Sub-Committees' assessment of the proposal the Highway Authority draws particular attention to a speed camera opposite the Manor Road site access. It finds that a consequence of the presence of the speed camera is traffic approaching from the south-west will be very likely to be travelling close to the 30mph speed limit within the vicinity of that access. Moreover, the Highway Authority notes traffic approaching from the north-east passes a large number of vehicular accesses to houses. It finds the consequence of the use of the existing access to Manor Road in connection with the proposed development for the interests of highway safety is not materially different to that of the use of adjacent vehicular accesses to neighbouring houses.

4. The Highway Authority also found the existing visibility splay at the Manor Road access is far in excess of that required for the speed of the road. In giving that advice the Highway Authority drew attention to the fact the existing gates at the vehicular access are proposed to be removed, new gates relocated a minimum of 8m from the carriageway and the access widened to a minimum of 4.8m. Such works would improve an arrangement that is already acceptable in highway safety terms.

5. Having given consideration to the matters raised by the Sub-Committee in relation to the proposal and having regard to the conditions along that part of Manor Road within the vicinity of the access to the site off Manor Road and its junction with New Forest Lane, the advice of the Highway Authority is that the proposal would not cause harm to the interests of highway safety. It is therefore concluded that the proposal would comply with the requirements of adopted Local Plan policy ST4. Officers' advice to Members is there is no basis for withholding planning permission on the grounds that the proposal is harmful to the interests of highway safety.

Character and Appearance:

6. The Sub-Committee resolved to refuse planning permission on the basis that the proposal is harmful to the character and appearance of the locality. In respect of the proposal considered on 19 September Officers records are the Sub Committee resolved to refuse to grant planning permission for the following reasons:

1. *By reason of its subdivision of the existing house into 3 houses the proposal would create a terrace of three houses, in marked contrast the established character of the locality which is of large detached houses. The failure to respect the character of the locality would detract from it and create an undesirable precedent for similarly harmful development within the locality. Accordingly, the proposal is contrary to policies CP7 and DBE11(i) of the adopted Local Plan and Alterations, which are consistent with the provisions of the National Planning Policy Framework.*
2. *The proposed first floor side extension would exacerbate the uncharacteristic bulk of the building within the locality and give it a poor relationship to the site boundary with Manor Road and trees on that boundary. The proposal would therefore fail to respect its setting or complement the street scene and is contrary to policy DBE10 of the adopted Local Plan and Alterations, which is consistent with the provisions of the National Planning Policy Framework.*
3. *By reason of its siting in the south facing flank wall of the existing building, reached only via a narrow path between the flank and*

adjacent site boundary, the primary entrance to proposed dwelling no. 3 would be poorly observed and awkward to access. That arrangement would leave those using the entrance vulnerable to crime and cause an avoidable fear of crime to the detriment of their amenities and safety. That element of the proposal is contrary to the provisions of the National Planning Policy Framework.

7. In response to the decision of the Sub-Committee the applicant has submitted revised plans that address reasons 1 and 2 above. The revision deletes the first floor extension from the proposal and provides the main entrance to house 3 in the front elevation rather than the flank.

8. There is no procedural difficulty with the applicant submitting revised plans at this point since the application is still live. The consequence of the revisions are reasons 2 and 3 are no longer applicable to the proposal since they deal with elements of it that are no longer part of it. However, the provision of the main entrance of house 3 in the front elevation of the building would give a visual indication of the subdivision of the house that did not previously exist. The consequences for the character of the locality are captured in reason 1, which remains applicable since it deals with the principle of the development.

Conclusion and Detailed Recommendation

9. The Sub-Committee is requested to confirm reason for refusal 1, detailed above, accurately captures its objection to the proposed development.

10. It is recommended the Sub-Committee resolves, in the light of the revisions to the proposal described in paragraph 7 of this report, to not reject the proposal for reasons for refusal 2 and 3, detailed above.

11. It is recommended the Sub-Committee resolves, in the light of the above report, to not raise an objection to the proposal on the basis of harm to highway safety.

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AREA PLANS SUB-COMMITTEE SOUTH

Date: 17 October 2012

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1311/12	Millbrook, 164 Manor Road, Chigwell	GRANT	23
2.	EPF/1479/12	49 Stradbroke Drive, Chigwell	GRANT	27
3.	EPF/1706/12	10 Regents Place, Loughton	GRANT	30
4.	EPF/1354/12	Panda Roma, 156 Queens Road, Buckhurst Hill	GRANT	34
5.	EPF/1357/12	54 Smeaton Road, Chigwell	GRANT	38
6.	EPF/1420/12	23 Chester Road, Chigwell	GRANT	42
7.	EPF/1469/12	20 Westbury Lane, Buckhurst Hill	GRANT	46
8.	EPF/1478/12	251A High Road, Loughton	GRANT	50

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Report Item No: 1

APPLICATION No:	EPF/1311/12
SITE ADDRESS:	Millbrook 164 Manor Road Chigwell Essex IG7 5PT
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mrs Jessie Glasser
DESCRIPTION OF PROPOSAL:	TPO/EPF/27/82 3 Horse Chestnuts - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539241

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 3 replacement trees, of a 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 application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.

Description of Site

Front boundary of substantial apartment block. The application trees are 3 of the line of 4, being situated to the west of the entrance.

Description of Proposal

Felling of 3 Chestnuts (2 young horse chestnuts and 1 mature hybrid red chestnut) (*Aesculus X carnea*).

Relevant History

The 2 Horse Chestnuts were replacement planting for trees removed by agreement previously. There have been no recent applications.

Policies Applied

LL9, felling of preserved trees. (Summary: felling must be necessary and justified, and conditional upon appropriate replacement).

Summary of Representations

None received.

Issues and Consideration

The 2 horse chestnuts are large semi mature trees, one with significant structural issues. The hybrid chestnut is a larger tree, but has the problems that seem always to affect older trees of this kind and is in poor condition. The application is on the basis that they are incompatible with their location, in the case of the horse chestnuts, and that replacement of all three will provide better visual amenity in the medium/ longer term. The application therefore provides for replacement with large growing trees, either Dawn Redwood or Swamp Cypress, which would make a substantial contribution to the area and be more appropriate for the situation, which is a narrow strip between pavement and the private car park of the apartments.

It is agreed that, because the younger trees have not been effectively pruned in their early years it would now be impossible to prune them in a way that allowed reasonable use of the car park for any higher vehicle without effectively destroying them. The crown structure has been allowed to spread widely with out necessary formative pruning. Over and above that however, it was noted that the structure of one of the trees was badly flawed, meaning that it could not in any case grow safely to its anticipated height.

The hybrid Chestnut has cankers on the stem, exhibits sign of slow and poor growth in the upper crown, the leaf size is small and it has deadwood. This is typical of the later stages of the life of this species, which tends to be of a slow, continued decline.

The situation is visually important in the Manor Road street scene. Millbrook sits on the crest of a low rise over and above the general area. The site can be seen for a great distance and deserves a proper and appropriate planting of large growing trees that will be an impressive amenity in the future, which the current trees do not provide. The applicants have volunteered such a planting. In the event of members granting permission to fell these trees, a condition is recommended requiring suitable replacements be planted. The application therefore meets the requirements of policy LL9 in that it is necessary and justified.

Conclusion

Having regard to the above assessment, it is recommended that conditional consent to fell the preserved trees be granted.

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

**Planning Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117**

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1311/12
Site Name:	Millbrook, 164 Manor Road Chigwell, IG7 5PT
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1479/12
SITE ADDRESS:	49 Stradbroke Drive Chigwell Essex IG7 5RA
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Ahmed
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/09 4 Oaks - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539783

CONDITIONS

- 1 4 replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

This application is before Committee since all applications to fell protected trees are outside the scope of delegated powers

Description of Site

The trees stand within the rear garden of a substantial detached property. In total there are more than 20 trees. The group as a whole have importance as part of substantial tree cover over the area as a whole, although the application trees have very limited visual significance from the street.

Description of Proposal

Felling of 4 Oaks.

Relevant History

This application stands alongside an application to prune several trees, reference EPF/1481/12.

This had been approved using delegated authority as consistent with LL8. Two preceding applications, reference EPF/1145/12 and EPF/1081/12, which were found to be unsatisfactory, have been withdrawn. There is no other recent history.

Relevant Policies

LL9: Felling of preserved trees. (Summary: felling should be both necessary and justified; appropriate replacement planting should be made).

Summary of Representations

Chigwell Parish Council – object to the applications which result in inappropriate treatment being carried out. However, were willing to waive the objection subject to the District Council's Arboricultural Officers being satisfied that the application is acceptable.

3 neighbours were consulted but no observations received.

Issues and Considerations

The basis of the application is that the new property owner wishes to begin restoring what has been a neglected garden, including the removal of these 4 trees as either structurally unsound or in poor health.

T3 and T4 form a close group with another and larger oak, T5, on the western boundary. Both trees have been suppressed by the larger and better tree, T5, and this has resulted in poor form and a considerable lean, particularly to T3. Their removal would allow T5, and also an adjacent Hornbeam, (T1 on the plan), to grow better.

T8 and T9 are part of a group that stretches across the lower part of the garden. T7 is a spindly Oak with little foliage. It has been suppressed by neighbours. There is an area of wounding on the lower stem, probably as a result of fire damage, with resulting stem decay. T9 is a similarly suppressed tree with damage similar to T7, but with more severe trunk decay.

Given that there are a number of larger and better trees in the garden there is no loss to public amenity in allowing the removal of these poor specimens. At the same time a condition is suggested that would require replacement planting of trees, such as birch or rowan, which would fit better with the situation.

Conclusion

It is concluded that the proposal is in line with policy LL9 and is accordingly recommended for approval subject to the condition referred to above.

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: Christopher Neilan
Direct Line Telephone Number: 01992 564117***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1479/12
Site Name:	49 Stradbroke Drive, Chigwell IG7 5RA
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1706/12
SITE ADDRESS:	10 Regents Place Loughton Essex IG10 4PP
PARISH:	Loughton
WARD:	Buckhurst Hill West Loughton Forest
APPLICANT:	Mrs Alison Weekes
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/98 T1 - White Poplar - Fell
RECOMMENDED DECISION:	Grant 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=541030

CONDITIONS

NONE

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

Description of Site

Rear garden of semi detached property. The preserved Poplar is one of a line stretching along the southern boundary of what was the North Farm industrial site. This is the last tree in that line within the site. There is now extensive planting on the forest land to the south which provides effective screening.

Description of Proposal

Felling of Poplar.

Relevant History

The TPO was made in 1998 to protect the most important boundary features. There have been numerous applications to reduce or fell them, including one applying to the application tree: EPF/0519/06; crown reduction approved with conditions.

Relevant Policies

LL7 & LL9: Protection of amenity and felling of preserved trees.

Summary of LL9: felling of preserved trees should be both necessary and justified; any felling will be conditional upon replacement.

Summary of Representations

No representations at the time of writing.

Issues and Considerations

The owner's case is that, for a variety of reasons, the tree is incompatible with its situation in a domestic garden and that it now has very limited public importance because of the successful establishment of a woodland belt on Epping Forest access land to the south.

Specific reasons given:

1. Shedding of "fluff" (pollen and particularly seeds) during the summer, which is particularly bad in some years.
2. Tree roots protruding above the lawn, amounting to a safety hazard.
3. Shade; although the garden is south facing there is no sun in summer during all the middle of the day and dense shade all day the rest of the year. Removal of the protective Poplar would partially alleviate this.
4. Poor growth of lawn and other garden plants.
5. The tree is far too big for its setting.
6. The form of the tree is poor: It has a low trunk which then splits into two.
7. It has no amenity value. The dense woodland behind the house means that it is publicly not seen.

The applicant states that he would prefer not to replant as the garden is quite small and there are now a wealth of trees behind the property.

In relation to the above, other than it being too big, these concerns are broadly accepted. In particular the tree no longer has significant public visual amenity.

Poplar trees can be difficult to live with; they do generate large amounts of pollen and seed in the spring; they also have large leaves which cast a great deal of shade and are very effective in intercepting sunlight. In this case there are also numerous surface roots. It is probable that this relates to the history of the site. Because of the effects of its previous industrial use conversion to housing required decontamination, including removal of the upper soil levels. It would appear this makes it difficult for the roots to penetrate deeply into the soil and hence they run along the surface. As an alternative to felling the roots could be cut but it is likely that they would re-grow. It is also accepted that the tree, having a twin stem, is not a good individual specimen. The rationale for its protection would have been as part of a larger feature (the line of poplars as a whole) of wider amenity value.

In general the Poplars were protected when the North Farm site was redeveloped having regard to the importance of providing an immediate screen between the open space and the new housing, whose initial appearance was stark. It was always envisaged that, when the landscaping in the gardens had developed sufficiently, the trees could be phased out. What was not known at that point was that the Corporation of London would plant extensive woodland on the access land to the south. That woodland is now providing very effective screening. This tree is at a less sensitive corner of the North Farm site in any event.

Conclusion

It is concluded that the balance favours felling in that the current low amenity value of the tree does not justify refusal, given the problems caused. The applicant has specifically requested that replacement planting not be conditioned. A tree replacement condition is not recommended given that a small tree, such as a crab apple or rowan, which would fit the situation, would have negligible public value.

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:

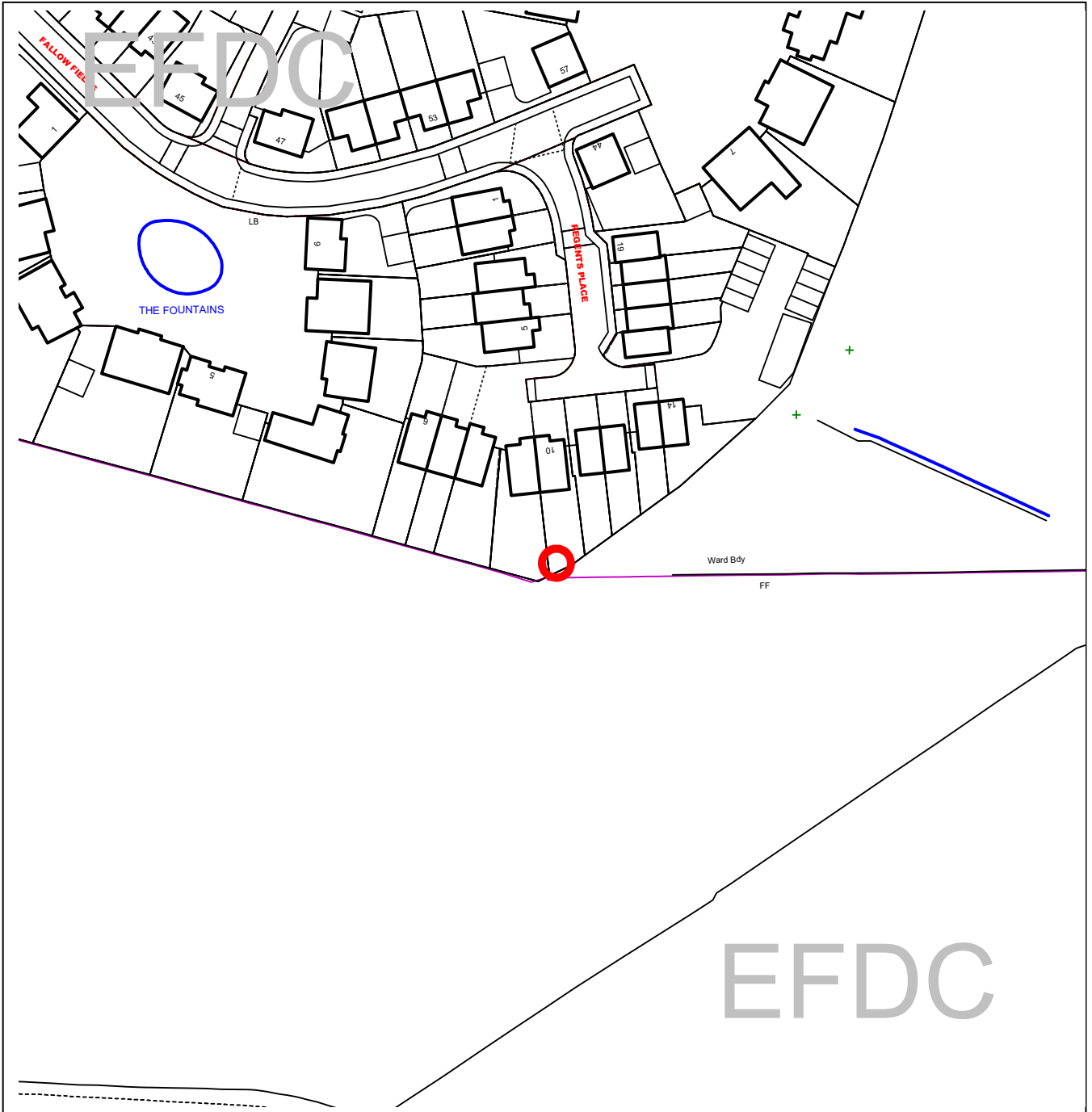
***TPO Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117***

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Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1706/12
Site Name:	10 Regents Place, Loughton IG10 4PP
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1354/12
SITE ADDRESS:	Panda Roma 156 Queens Road Buckhurst Hill Essex IG9 5BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Tom Mulligan
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from office to residential flat; addition of rear dormer to existing second floor roof, plus window to rear wall at first floor level to existing residential flat at upper floor levels
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539358

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 because the recommendation is for approval contrary to an objection from the Parish Council which is material to the planning merits of the proposal - (pursuant to the constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A (g)).

Description of Site:

Three-storey typical Victorian house with ground floor front bay window, which is set back some 4m from the pavement. For some years the ground floor of the house has been used as an office/showroom in connection with a commercial warehouse building located to the rear, with the upper two floors being used as a flat. The property lies in the western section of Queens Road outside the key frontage and also outside the town centre boundary identified within the local plan. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Change of use of ground floor from office/shop to residential flat; addition of rear dormer to existing second floor roof, and installation of window to rear wall at first floor level, in connection with existing flat on first and second floor levels.

Relevant History:

EPF/1246/01 – approval granted for change of use of ground floor to shop use.

EPF/2412/11 Approval granted for change of use of ground floor shop back to residential use in connection with upper floors, together with the erection of a second floor rear dormer window.

Policies Applied:

DBE1 – Design

DBE2/9 – Loss of amenity.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Object – concern that this change of use means the loss of a commercial premises on Queens Road, and the setting of a precedent.

NEIGHBOURS – 15 properties consulted and no replies received.

Issues and Considerations:

This property was built as a house, and unlike other shop premises along Queens Road, it lies 4m back from the pavement. Its ground floor, now vacant, has been used for some 10 to 12 years as an office/shop related to warehouse premises at the rear. Last year planning permission was granted for reversion of this office/shop back to residential use, but this previous application did not draw an objection from the Parish Council. Bearing in mind the foregoing points the reversion of this ground floor to residential use is acceptable, and it would not set a precedent for other 'purpose built' shops/offices to be lost to residential use. In particular, premises located within a Town Centre boundary will be considered against Local Plan policies which protect retail uses.

The difference between the current application and the one approved last year is that the ground floor will be converted to a separate flat with the two floors above remaining as a flat. Given the 3 storey size of the property, use as 2 residential units is acceptable, and a small rear garden area is available to the proposed ground floor flat.

A rear dormer is proposed at the second floor rear to provide improved headroom. This dormer is set well within the existing roof space and is of an acceptable design. The provision of a window in the first floor rear wall is also an appropriate alteration.

Some additional overlooking of gardens of nearby residential properties will occur as a result of the addition of the windows in the rear elevation and first and second floor level. However, due to the separation distances between these windows and neighbouring properties, this harm to amenity would not be material. Accordingly, it would not justify the withholding of planning permission.

Comments on representations received.

The objection raised by the Parish Council has been considered in the first paragraph of 'issues and considerations' above.

Conclusions:

The proposed use complies with Local Plan policies in that the ground floor of this property is merely being reverted back to residential use, and as such it will not set an undesirable precedent that could threaten other shop and office uses. The proposed alterations to the building would have an acceptable appearance and would not cause significant harm to the amenities of nearby residential properties. It is therefore recommended that conditional planning permission be granted.

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

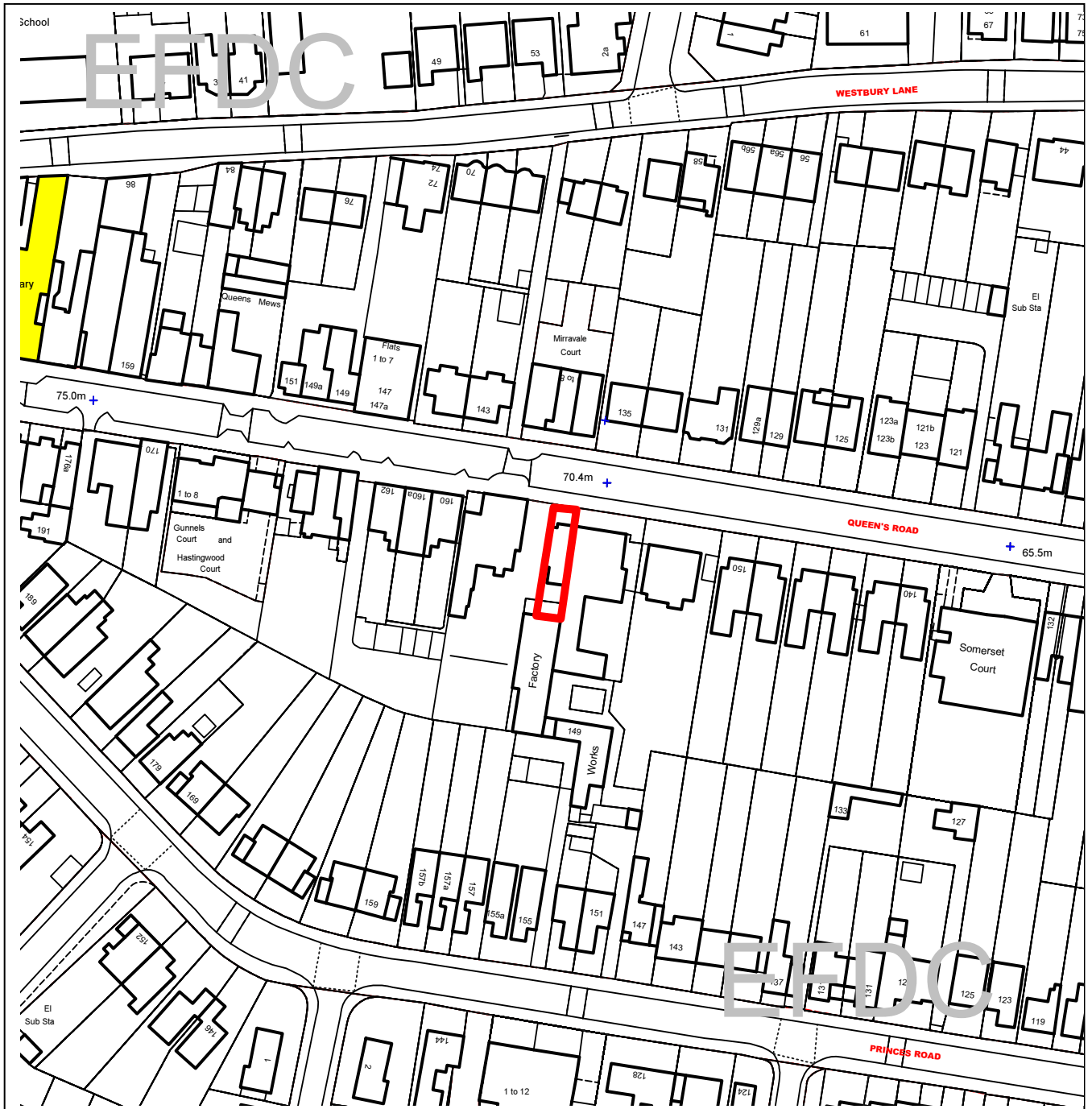
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1354/12
Site Name:	Panda Roma, 156 Queens Road Buckhurst Hill, IG9 5BJ
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1357/12
SITE ADDRESS:	54 Smeaton Road Chigwell Essex IG8 8BD
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Yogen Parmar
DESCRIPTION OF PROPOSAL:	Proposed single storey rear extension, new front bay window in connection with conversion of garage to habitable room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539361

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 the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of Site:

The application site contains a two storey mid terrace property within the built up area of Chigwell. The property has an integral garage and is situated on slightly higher land than the pavement, with the rear garden sloping up to the rear. The proposal is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

Single storey mono-pitched roof rear extension with a depth of 3m and maximum height of 3.7, and two bay windows to the front elevation, one of which will involve the conversion of the garage to a habitable room. The bay windows will have a maximum projection of 0.7m and finished with pitched roofs.

Relevant History:

No previous history

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

Summary of Representations:

CHIGWELL PARISH COUNCIL – The Council OBJECTS to this application because of the proposed loss of garage space and off street parking space, in an already congested road.

NEIGHBOURS

8 neighbours were consulted and no responses received

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Design Issues
- Impact on Neighbouring Amenity

Design Issues

The rear extension is a relatively standard rear addition, extending to 3m in depth and would actually fall within the scope of permitted development.

The front bay windows are considered a welcome design addition to the front of the property and are considered to add some character to the front elevation of this property. The majority of properties within the street have bay windows to the front elevation and therefore it is not considered to disrupt the appearance of the streetscene, but rather results in an improvement to the streetscene.

Amenity

The rear extension at 3m in depth is relatively modest in size. No. 56 has a garage immediately adjacent to the proposal and therefore it is not considered that there will be a significant loss of amenity to this property. With regards to No. 50, the proposal will extend some 5m from the rear wall of this property, although relatively deep it is not considered to result in such a significant loss of amenity to this property to justify a refusal. Notwithstanding the amenity issues, as stated above the proposal falls within the scope of permitted development.

Comments on Representations Received

The Parish Council have objected on the loss of the garage space and off street parking space. With regards to the loss of the garage, with an internal width of 2.3m and door width of 2.1m it is unlikely that any modern car could comfortably fit within the garage, with room to exit the car. The conversion of the garage itself does not require planning permission; it is the bay window to facilitate the conversion that requires planning permission.

It is acknowledged, that Smeaton Road can be congested, however although the bay windows will protrude into the front parking area it is considered that it is still possible to park a car to the front of the property.

Conclusion:

The proposal is considered an acceptable design and although there may be some loss of amenity to the neighbouring property, on balance given the above this is considered acceptable and therefore approval is recommended.

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

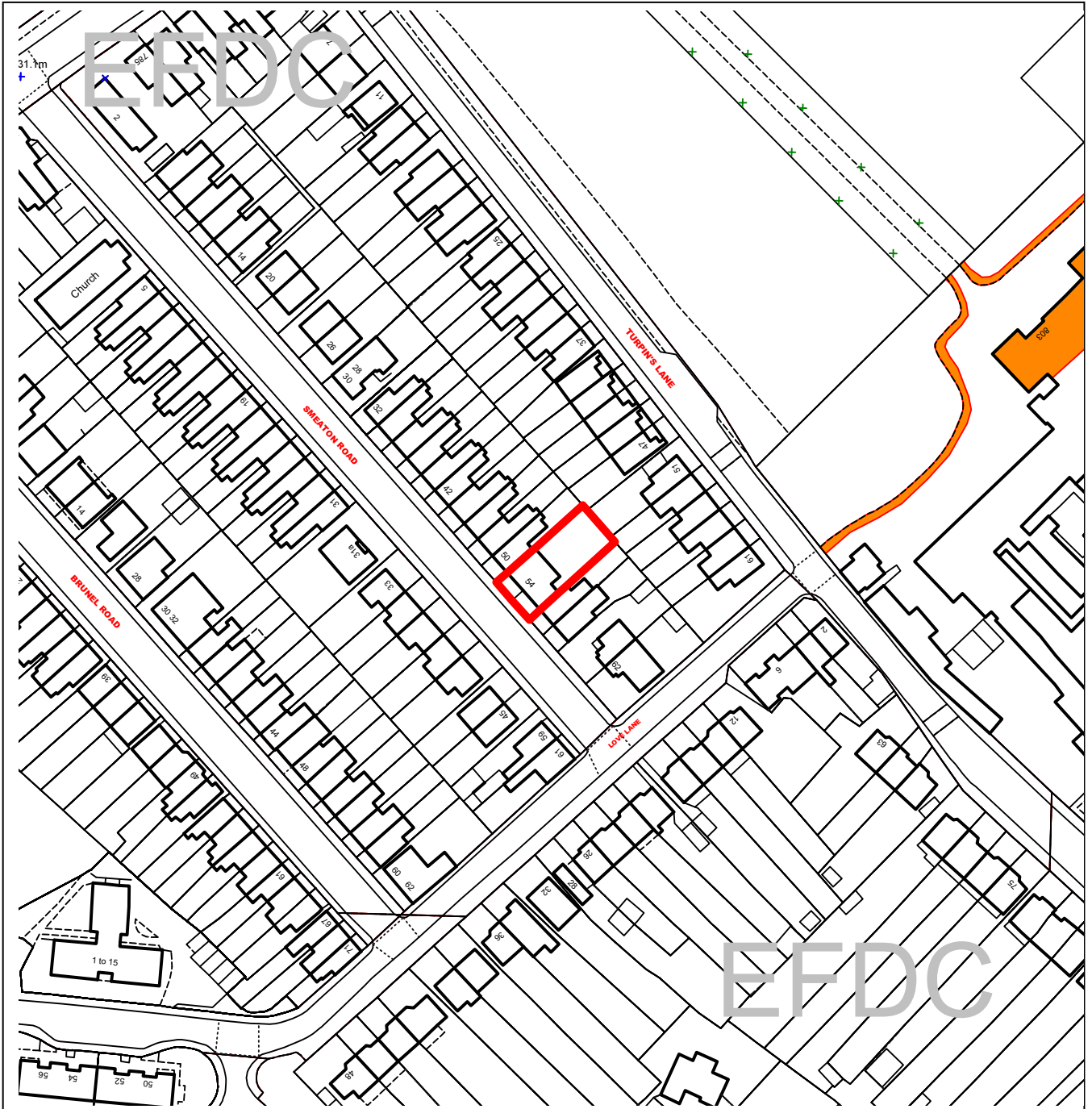
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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Agenda Item Number:	5
Application Number:	EPF/1357/12
Site Name:	54 Smeaton Road, Chigwell IG8 8BD
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1420/12
SITE ADDRESS:	23 Chester Road Chigwell Essex IG7 6AH
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Sadi Zeki
DESCRIPTION OF PROPOSAL:	Two storey corner infill with first floor loft extension, single storey rear extensions, modification to existing roof with front and rear dormers.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539587

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 With the exception of the single storey rear extension 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 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area. No furniture, including tables and chairs, shall be placed on the flat roof.

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

Description of Site:

Large two storey detached house, with rooms in roof, in a road of detached houses of varied size and appearance. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Two-storey corner infill addition, first floor loft extension, single storey rear extension, modification to existing roof with front and rear dormers.

Relevant History:

EPF/0900/07 – approval was granted for a similar development to that now applied for – however the single storey extension proposed then was narrower in width than the current proposal.

Policies Applied:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Object because this is an overdevelopment of the site.

NEIGHBOURS – 5 properties consulted and one reply received:-

25, CHESTER ROAD – object to the 4.3m depth single storey rear extension. This extension, because of its depth and position close to our boundary, would be intrusive and un-neighbourly, and would give rise to a loss of light and outlook. This issue is aggravated by our property lying in a more forward position than no.23.

Issues and Considerations:

A single storey extension is proposed at the rear to the middle and north section of the house. This extension would be 4.3m deep, and would be set in 1m from the side boundary with number 21, a boundary which is formed by a 2.4m high solid timber fence. Number 21 is set in 2m from this boundary and is also sited on land that is some 0.6m higher than the application site. Due to these physical characteristics the proposed single storey extension will not have an appreciable effect on the outlook and amenity of number 21. An objection has been received from the occupants of number 25 about the impact this single storey addition would have. However, this extension will be sited a considerable distance of 7.6m away from the boundary with number 25, and number 25 has a single storey extension/conservatory on the boundary (a 1.6m fence) at this point. Consequently the proposed single storey extension will only have a limited effect on the outlook and amenity of number 25, and hence the concern of the neighbour is not shared.

A two storey rear extension of 6.375m in depth is proposed. This extension would bring the southern wing of the house out to the same line as the main existing two storey rear wall of the house, and hence it represents a form of infill extension which 'squares off' the two storey element of the property. This extension would lie 1.2m from the side boundary with number 25, and the two storey element of number 25 stands in a more rearward position and hence the net projection of the proposed two storey extension is reduced to 4m. Moreover number 25 has an extension/conservatory, and garage, which adjoins this boundary and the conservatory/extension projects rearwards of the proposed two storey extension. In addition a 45 degree line drawn from the nearest first floor window of number 25 is not breached by the proposed two storey extension. Due to these factors the proposed two storey extension will have a limited impact on the outlook and amenity of number 25.

The application also proposes two new inset dormers (ones that are cut into the roof slope) above the proposed two storey rear extension, and a new inset dormer to the front. Currently there is a front and rear inset dormer on the property and the 3 additional ones are of a similar and acceptable design. These additional dormers provide space for 3 bedrooms in the loft area as compared to the existing 2 bedrooms.

The proposal also includes a link roof extension between the main two storey section of the house and a single storey northern wing. This link extension, and a small rear facing dormer window at first floor level, have a minimal effect on the front appearance of the house, and from the rear these alterations have an acceptable appearance.

Comments on representations received.

The objection raised by the neighbour at number 25 has been referred to above in the first paragraph of 'issues and considerations'. The Parish Council object on grounds of overdevelopment. However, the proposed extensions do not project that significantly into the rear garden - a rear garden which is some 38m long. In addition this plot, with a width of 25m, is wider than other properties in the road. For these reasons this large plot can quite easily accommodate the proposed development without there being an obtrusive impact on either the amenity of neighbours or visual amenity in the street scene.

Conclusion:

The proposed development complies with relevant policies. It is also very similar to a proposal granted planning permission in 2007, and planning policies and site circumstances remain much the same as they were in 2007. It is therefore recommended that conditional planning permission be granted.

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

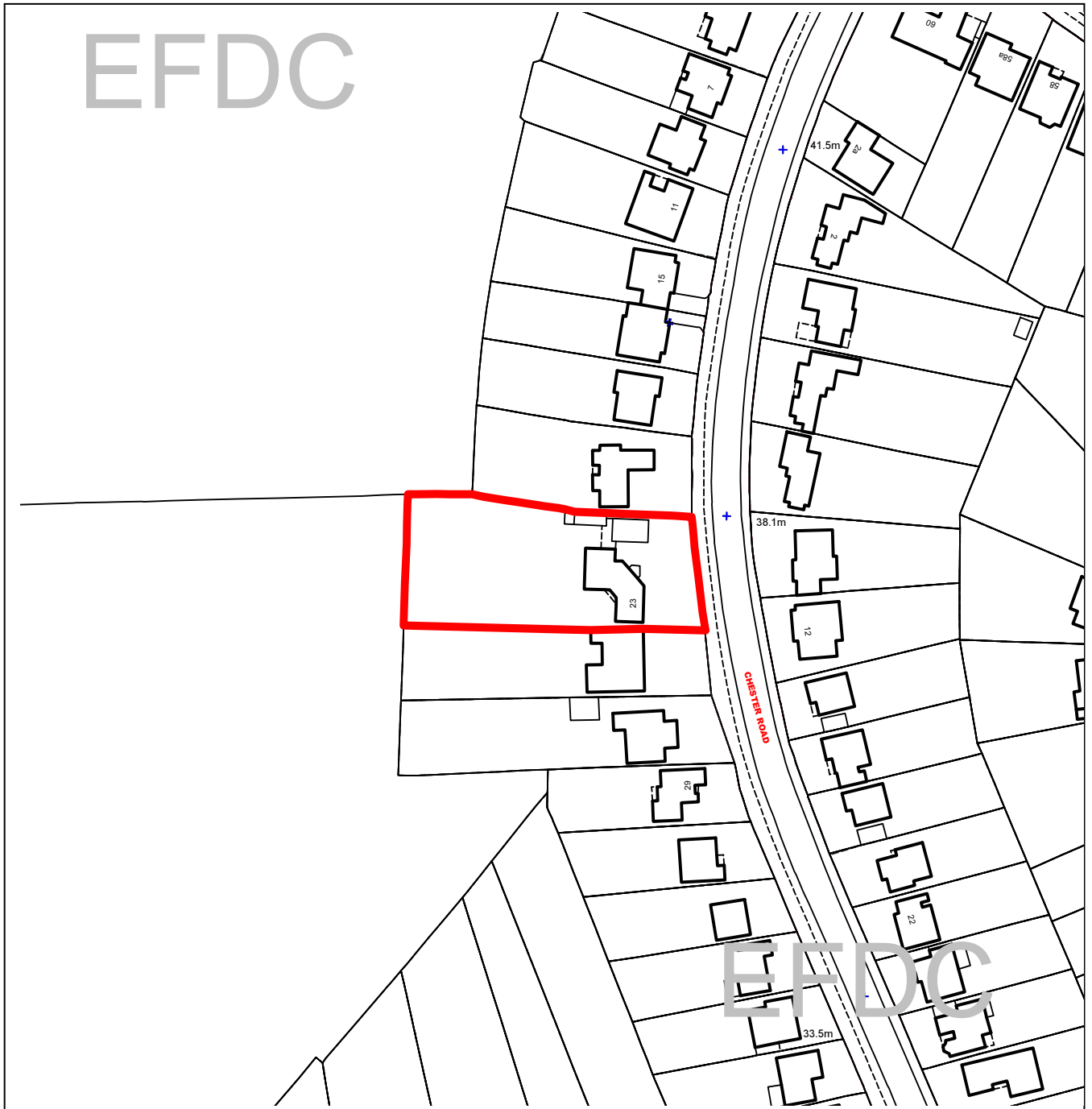
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1420/12
Site Name:	23 Chester Road, Chigwell IG7 6AH
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1469/12
SITE ADDRESS:	20 Westbury Lane Buckhurst Hill Essex IG9 5PL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Milly Camley
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539762

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed first floor en suite bathroom window in the east flank elevation facing 18a to 18d Almond Court shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of this bathroom, and shall be permanently retained in that condition.

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

Description of Site:

One of a pair of Victorian semi detached houses which have an original two storey rear outrigger or back addition. The property lies on the south side of Westbury Lane. It is not a listed building nor does it lie in a conservation area. To the east lies 18a – 18d Almond Court, a flatted development, which has a shared amenity and parking area to its rear.

Description of Proposal:

Two storey rear extension

Relevant History:

None

Policies Applied:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Object because of impact on neighbouring property, number 18.

NEIGHBOURS – 8 properties consulted and one reply received:-

18D, ALMOND COURT – object to the application - my surveyor feels the extension would devalue my property; noise of building works and construction vehicles will affect me since I work from home a lot; the extension would project beyond the rear house line and if approved I feel my flat and the other 3 flats in my block should be allowed similar extensions.

Issues and Considerations:

A 3.3m depth extension to the two storey back addition is proposed. While this extension slightly breaches a 45 degree line drawn from the nearest bedroom window in the adjoining no.22 the proposal does not materially affect light and outlook to no.22 for the following reasons. Firstly, the nearest bedroom window in no.22 already lies in a rearward position in the light well between the two back additions, and light and outlook to this relatively unused lightwell area is already compromised. Secondly, the proposed extension lies to the east of the adjoining no.22 and hence any sunlight taken away by the extension will be in the early morning only. In addition no objection has been received from no.22, and the existing 1.8m fence on the boundary would be retained. Overall the extension is not excessive, and represents an appropriate addition to this house.

On the other side the proposed extension would be positioned 1m from the side boundary (a 1.6m fence) with 18a to 18d Almond Court - a block of 4 flats. This block of flats lies 2.4m away from this boundary and a 45 degree line drawn from the nearest bedroom window in Almond Court easily misses the proposed extension. Because of this factor, and the sizeable space gap between the proposed extension and this block of flats, the proposal will not have a significant effect on the outlook and amenity of Almond Court. In this regard therefore, the concern of the Parish Council and neighbour about loss of amenity to no.18 (Almond Court) is not shared by officers.

It is proposed to build the extension in stock brickwork and materials to match the existing house, and the profile of the extension matches that of the existing back addition. In terms of its design and appearance the proposed extension is acceptable.

Comments on representations received.

The objection raised by the Parish Council and the neighbour about the impact on no. 18 Almond Court has been addressed above. The concern of the neighbour about loss of property value is not a material planning issue, and it is felt that some form of extension to Almond Court could in principle be acceptable subject to consideration of a detailed application. The neighbour's concern regarding disruption during construction is understood as, regrettably, it is likely that there will be some disturbance. This would not, however, justify the withholding of planning permission and it is not usual, in the case of a modest householder extension, to impose a planning condition limiting the hours of construction.

Conclusion:

The proposed development will have some impact on the outlook and amenity of neighbours but not to a level that is significant. It is therefore recommended that conditional planning permission be granted.

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

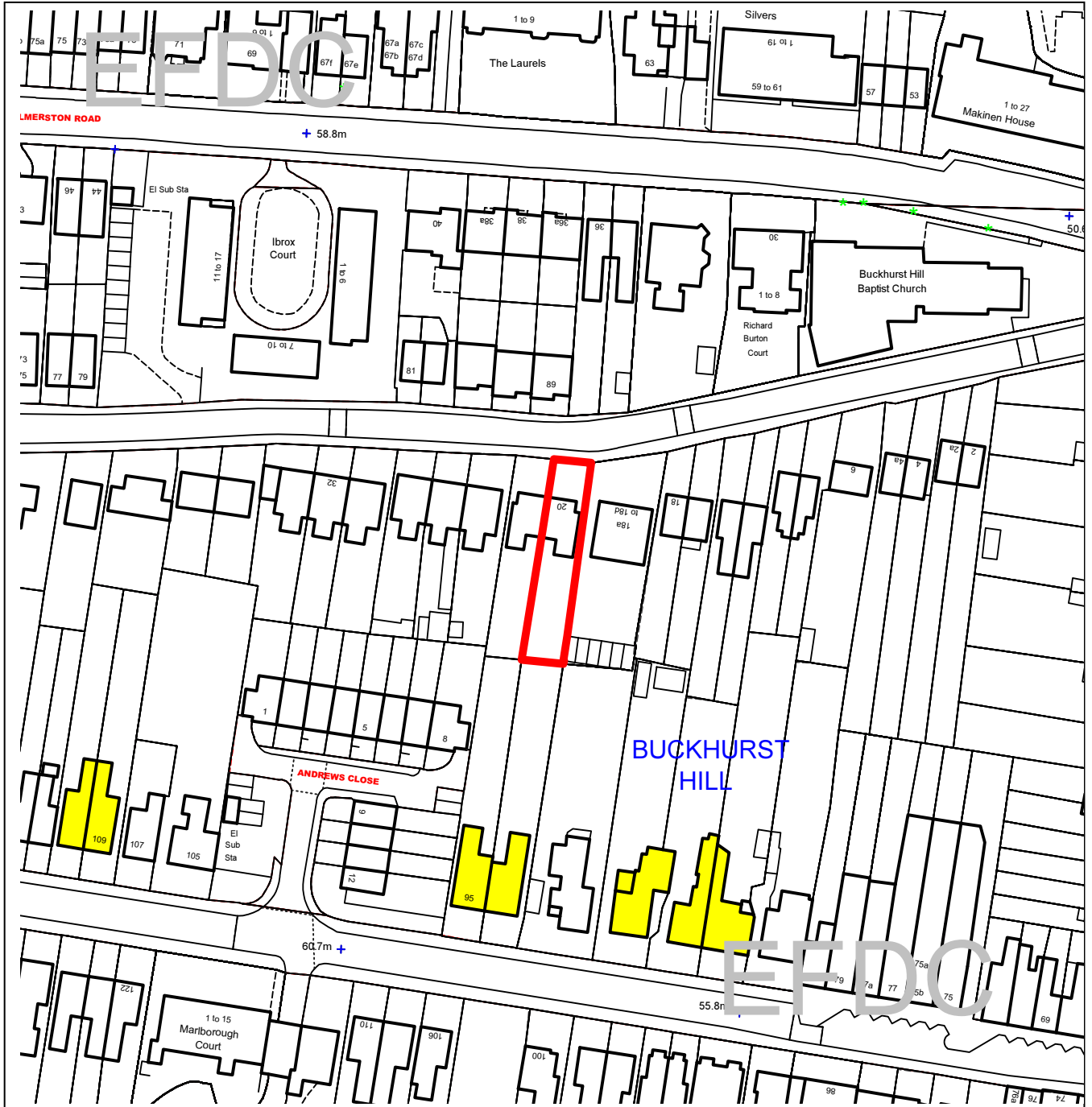
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1469/12
Site Name:	20 Westbury Lane, Buckhurst Hill IG9 5PL
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1478/12
SITE ADDRESS:	251A High Road Loughton Essex IG10 1AD
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs Latifabai Hassanali
DESCRIPTION OF PROPOSAL:	Change of use of first floor flat (Use class C3) to Patisserie Training School (Use class D1).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539782

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 training school hereby permitted shall only be used between the hours of 9am to 6pm on Mondays to Fridays.
- 3 The premises shall only be used as an educational establishment, and it shall not be used for any other purpose including any other use within Class D1 of Town and Country Planning Use Classes Order.
- 4 The rectangular area of land to the rear of the premises shall be retained on a permanent basis for the parking of cars in connection with this proposed training school and with the retail shop that lies below the application premises.

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

Description of Site:

Flat above clothes shop on east side of Loughton High Road to the south of the traffic light crossroads with Brooklyn Avenue. The property is not a listed building nor does it lie in a conservation area.

Description of Proposal:

Change of use of first floor flat to patisserie training school use (use class D1)

Relevant History:

None

Policies Applied:

DBE9 – Loss of amenity.
TC3 – Town centre function.

Summary of Representations:

LOUGHTON TOWN COUNCIL – Object to loss of residential accommodation and the intrusion of the proposal on the amenities of neighbouring properties in Priory Road and Brooklyn Avenue.

NEIGHBOURS – 7 properties consulted and one reply received:-

5, PRIORY ROAD - please take account of the following comments – a business here is likely to be out of character with a mainly residential locality, I would not like to see this being one step to setting up another eating or drinking establishment, will there be another noisy extractor fan? and another food establishment could exacerbate our rat problem, and is it sensible to lose a flat when the powers that be are considering developing green belt land for housing.

Issues and Considerations:

The proposed use is a 'school' for teaching patisserie baking and cake decoration. The proposed use therefore lies within class D1 of the use classes order and not within the A3 café and restaurant class. The applicant did contact Epping Forest College with regard to holding lessons in the college but they could not offer accommodation on a regular basis due to the lack of facilities. The flat has 3 rooms, proposed lessons would be for 2 hours, and no more than 5 to 6 people would attend the classes. The school would operate between 9am and 6pm on Mondays to Saturdays.

Policy TC3, section i), encourages new retail and other town centre uses that make the centre attractive and useful places to shop, work and visit throughout the day and evening. Policy TC3, section iii) states that applications will be refused which would prejudice the potential of upper floors to be used for residential or business uses. In essence the proposed use is a form of business, and would provide employment for the applicant, her husband and 3 part time employees. It will also provide an educational service to people in the locality.

As referred to above Policy TC3 therefore encourages use of upper floors in town centres to be used for either residential or business purposes. While it is to be regretted that a short term letting flat would be lost as a result of this proposal the proposed use also conforms to planning policy, and would provide employment and a local service. The applicant also points out that all the floors above the 3 neighbouring shops (at numbers 253, 255, and 257) in this block are occupied by the Loughton Music Academy based at number 257. In principle therefore the proposed use is acceptable in land use policy terms.

The small size of the flat ensures that large numbers of people will not attend this baking school. The applicant's parents own the premises along with the ground floor shop underneath, and there is a large hard surfaced area to the rear that provides for some 7 off street car spaces accessed from Brooklyn Avenue. In addition a side gate in the passage way between 251 and 249 will

provide pedestrian access to the accommodation directly from the High Road. This is a sustainable town centre location served by bus routes, a tube station, and car parks, and a small teaching school in this location is an appropriate and sustainable development.

In terms of residential amenity there is no residential accommodation that physically adjoins the property. There is a flat above no.249 but this property is separated from the application premises by a passage way and given the low numbers of people attending, and in particular the hours of use that are similar to shop trading hours, the proposed use will not give rise to significant nuisance to nearby residents.

Comments on representations received.

The objection of the Town Council and a neighbour on grounds of loss of a flat and loss of residential amenity has been referred to above. In terms of loss of residential amenity a condition is however recommended that ensures the premises can only be used as an educational establishment and not for any other use in class D1, for example, as a place of worship.

Conclusion:

The proposed development complies with relevant policies. It is therefore recommended that planning permission be granted subject to conditions including ones restricting hours of use to 9am to 6pm Mondays to Fridays, and another restricting use to educational use only.

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

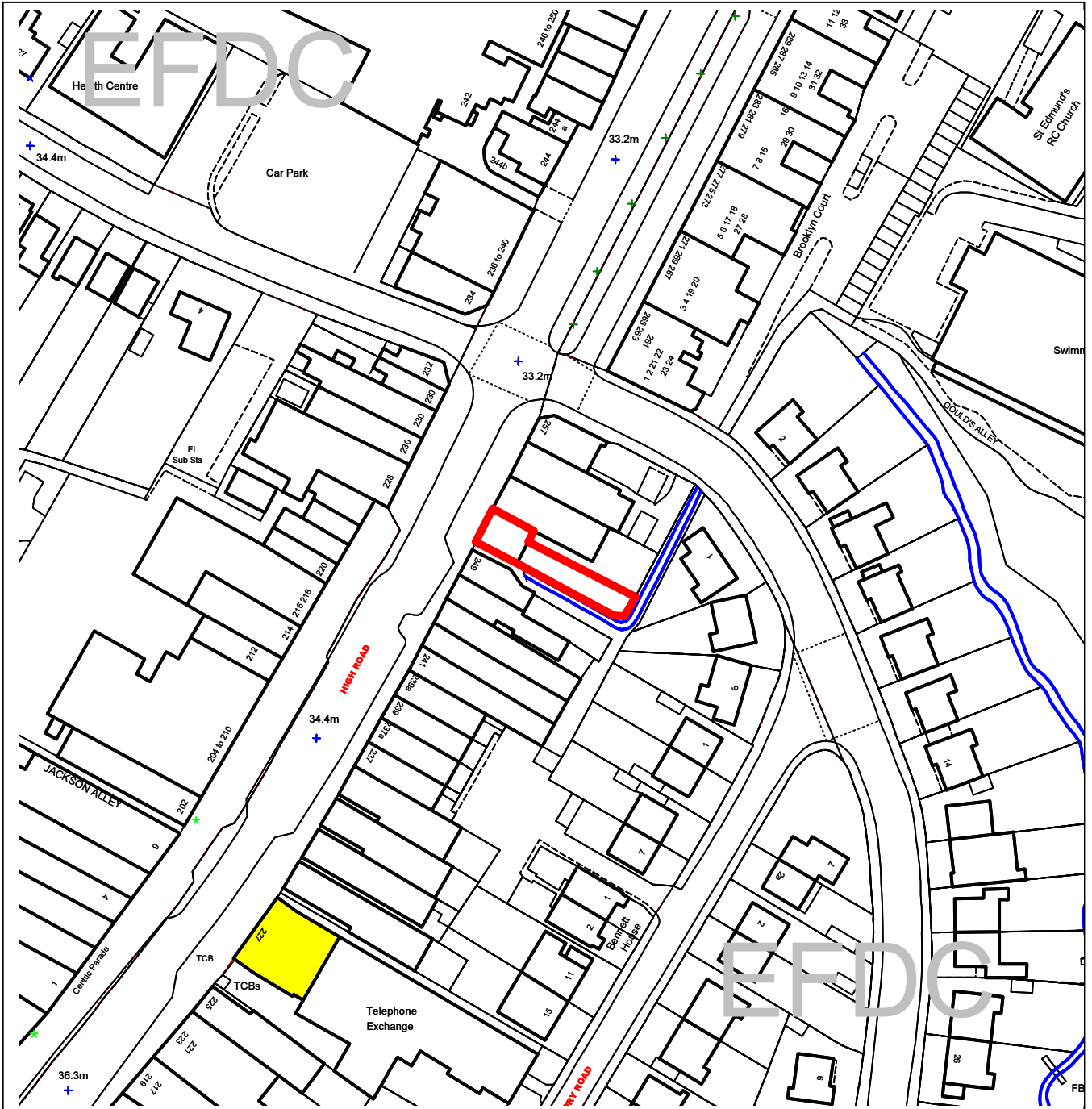
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/1478/12
Site Name:	251A High Road, Loughton IG10 1AD
Scale of Plot:	1/1250

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