

# Committee Agenda



## Epping Forest District Council

### **AREA PLANNING SUBCOMMITTEE SOUTH** **Wednesday, 11th September, 2013**

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, 11th September, 2013**  
at **7.30 pm** .

**Glen Chipp**  
Chief Executive

**Democratic Services**  
**Officer**

Mark Jenkins (The Office of the Chief Executive)  
Tel: 01992 564607 Email:  
democraticservices@eppingforestdc.gov.uk

#### **Members:**

Councillors J Hart (Chairman), N Wright (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, Mrs C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland, Ms S Watson 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/FILMING 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. The meeting may also be otherwise filmed by third parties with the Chairman's permission.**

**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.**

**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 or otherwise indicate to the Chairman before the start of the meeting.

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 broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

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

This may infringe your human and data protection rights and if you wish to avoid this you should speak 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 - 28)**

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

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

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

**6. ANY OTHER BUSINESS**

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

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

#### 7. DEVELOPMENT CONTROL (Pages 29 - 56)

(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):

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](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'



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Area Planning Subcommittee South 2013-14  
Members of the Committee:



Cllr James Hart	Cllr Wright	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 Watson	Cllr Wixley
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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee **Date:** 7 August 2013  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.08 pm

**Members Present:** J Hart (Chairman), N Wright (Vice-Chairman), K Chana, Mrs T Cochrane, R Cohen, C Finn, L Girling, Ms J Hart, L Leonard, A Lion, H Mann, J Markham, G Mohindra, Mrs T Thomas, Mrs L Wagland, Ms S Watson and D Wixley

**Other Councillors:**

**Apologies:** K Angold-Stephens, G Chambers, J Knapman, Mrs C Pond and B Sandler

**Officers Present:** J Godden (Planning Officer), C Neilan (Landscape Officer & Arboriculturist), A Hendry (Democratic Services Officer), P Tredgett (Information Assistant) and R Perrin (Democratic Services Assistant)

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### 16. 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.

### 17. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 10 July 2013 be taken as read and signed by the Chairman as a correct record.

### 18. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillor James Hart declared a pecuniary interest in item 7 (9) (EPF/1042/13 Loughton Baptist Church, High Road, Loughton) of the agenda by means of his wife and the applicant being a trustee of the same charity. The Councillor indicated that he would leave the meeting for the consideration of the item.

### 19. ANY OTHER BUSINESS

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

**20. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 14 be determined as set out in the attached schedule to these minutes.

**21. DELEGATED DECISIONS**

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

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2025/12
<b>SITE ADDRESS:</b>	43 Colebrook Lane Loughton Essex IG10 2HJ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/13/90 T1 - Oak - Fell
<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=542617](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542617)

## **REASON FOR REFUSAL**

- 1 Although it is recognised that there is significant structural damage within the main house the evidence supplied and investigation of the issues on site does not demonstrate that this is a result of root related subsidence, nor that removal of the tree would contribute to its stabilisation and repair. It is recognised that the tree's root activity may have contributed to the damage to the boundary wall and the conservatory, but both these structures are of unsatisfactory construction, not in accordance with published advice. Their failure is seen to result from unsatisfactory construction. The application provides no evidence that removal of the tree would contribute to their future stability or repair. The loss of the tree's existing and potential visual amenity is therefore seen to be unnecessary and unjustified and as such to be contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Members requested that the following informative also be added to the Decision Notice:

In refusing consent, the Subcommittee noted with great disappointment and dissatisfaction that their reasonable request for discussion between the appointed engineers to find consensus on the engineering issue had not been agreed.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0943/13
<b>SITE ADDRESS:</b>	20 Emmaus Way Chigwell Essex IG7 5BY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/11/11 T1 (T20 on TPO) - Oak - Fell
<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=549134](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549134)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1004/13
<b>SITE ADDRESS:</b>	Adjacent to garage block The Bowls Chigwell Essex
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/14/08 T1 (T19 on TPO) - Birch - Fell TG1 (T20 & T21 on TPO) - Birch x 2 - Fell TG3 (T15 & T17 on TPO) - Birch x 2 - Fell TG4 (T18 on TPO) - Birch - Fell
<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=549510](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549510)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2031/12
<b>SITE ADDRESS:</b>	10 Rectory Lane Loughton Essex IG10 1NZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of premises from use for storage purposes (Use Class B8) to use as a scrap yard for the purpose of recycling metals (Sui Generis)
<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=542639](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542639)

**CONDITIONS**

- 1 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the times of 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 on Saturday. No such activity shall take place at any time on Sundays, Bank or Public holidays.
- 2 No loading or unloading of vehicles or skips in connection with the use hereby permitted shall take place outside of the building that comprises the application site.
- 3 No open storage of goods or material in connection with the use hereby permitted and no stationing of skips in connection with the use shall take place in the estate within which the application site is situated.
- 4 No vehicles shall be dismantled within the application site and no vehicles shall be dismantled in connection with the use hereby approved in the estate within which the application site is situated.
- 5 All footage from CCTV cameras on the Loughton Metals site will be retained for 3 months and available on request for viewing by officers from the LPA.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0652/13
<b>SITE ADDRESS:</b>	3 Stradbroke Grove Buckhurst Hill Essex IG9 5PD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side extension and ground floor rear and side extensions.
<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=547611](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547611)

**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 side windows facing north towards number 1, Stradbroke Grove shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0798/13
<b>SITE ADDRESS:</b>	1 Palace Gardens Buckhurst Hill Essex IG9 5PQ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Raising of roof (ridge) height.
<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=548421](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548421)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 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) or the previous planning permissions on this site no development generally permitted by virtue of Part 1, Class B and C shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Any further application for the erection of dormers shall be placed before members of the committee.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0909/13
<b>SITE ADDRESS:</b>	10 Russell Road Buckhurst Hill Essex IG9 5QJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of front dormer window (together with permitted development rear dormer window). 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=549013](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549013)

**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: 8**

<b>APPLICATION No:</b>	EPF/0941/13
<b>SITE ADDRESS:</b>	Land adjacent to 20 Ollards Grove Loughton Essex IG10 4DW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	New semi detached house and alterations to existing dwelling.
<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=549132](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549132)

**REASON FOR REFUSAL**

- 1 The proposed development is a cramped form of development in which the height, bulk and massing of the new dwelling has an adverse impact on the streetscene and open appearance and character of the area, contrary to policies DBE1 , DBE 2 and CP2 of the adopted Local Plan and Alterations.

**POSITIVE AND PROACTIVE STATEMENT**

Members felt that a redesigned scheme which takes account of the open appearance and context of the street scene, and respects the positive contribution of the side gable feature on No 20 Ollards Grove and this building's relationship with the street scene may be able to overcome the reasons for refusal.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1042/13
<b>SITE ADDRESS:</b>	Loughton Baptist Church High Road Loughton Essex IG10 4QU
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey detached dwelling in connection with the use of church and formation of four car parking spaces to front of premises
<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=549755](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549755)

**REASON FOR REFUSAL**

- 1 The proposed development has an adverse impact on the visual amenities and outlook of Nos 2, 14 and 16 Ollards Grove by reason of its location and design, contrary to policies DBE1, DBE 2 and CP2 of the adopted Local Plan and Alterations.
- 2 The proposed development has inadequate private amenity space, contrary to policy DBE8 of the adopted Local Plan and Alterations.
- 3 The proposed development has a design which results in an adverse impact on the character and appearance of the streetscene, surrounding area and neighbouring properties due to its height and bulk, contrary to policies DBE1 , DBE 2 and CP2 of the adopted Local Plan and Alterations.

**POSITIVE AND PROACTIVE STATEMENT**

Members felt that a possible way forward would be for a redesigned property in a different position that does not adversely impact on the amenities of neighbouring properties.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/0979/13
<b>SITE ADDRESS:</b>	36 Stradbroke Drive Chigwell Essex IG7 5QY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of single storey rear extension with swimming pool. (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=549370](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549370)

**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 Existing trees on or close to the side boundary with number 38, Stradbroke Drive, and climbers on this boundary, shall be permanently retained - or replaced as appropriate if their health warrants their removal.
- 3 The green grass sedum covering to the roof of the building hereby approved shall be provided before the building hereby approved is first brought into use and maintained in a live state for 5 years, and replaced if the grass dies during this period.
- 4 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.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1091/13
<b>SITE ADDRESS:</b>	57 Oak Lodge Avenue Chigwell Essex IG7 5JA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of outbuilding in rear garden.
<b>DECISION:</b>	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=549955](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549955)

**CONDITIONS**

NONE

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/1135/13
<b>SITE ADDRESS:</b>	Mulberry Woodbury Hill Loughton Essex IG10 1JB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing detached house and car port and construction of replacement dwelling on two levels with an attached car port, terracing and balconies, together with a storage basement below ground at the northern end of the property.
<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=550196](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550196)

**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: 0484/0884/01, 0484/0884/02A, 0484/0884/03, DP01, DP02, DP03 and DP04
- 3 No development shall take place until samples of the types and colours of the external finishes, including the design and material of the proposed motifs, have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Additional drawings showing the new windows, doors, and balustrades in section and elevation at scales between 1:2 and 1:20 as appropriate shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.
- 5 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.



- 6 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.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 8 No development shall take place until details of levels have been submitted to and approved in writing 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.
- 9 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, B, C and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 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.
- 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 08.00 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.
- 12 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local

Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 13 All construction and service traffic shall arrive and leave the site only by entry from Pump Hill direction and by no other means, including no use of York Hill or Kings Hill. All construction and service vehicles shall park within the site only and all materials shall only be stored within the site.

**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/1347/13
<b>SITE ADDRESS:</b>	Mulberry Woodbury Hill Loughton Essex IG10 1JB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for the demolition of existing detached house and car port.
<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=551010](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551010)

**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: 0484/0884/01, 0484/0884/02A, 0484/0884/03 and DP01
- 3 Prior to commencement of demolition, a schedule and timetable of works including details of the means and timescale of demolition together with proposals for clearing all waste from the site arising from demolition works and associated timescale shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with the approved details and timetable.

**Report Item No: 14**

<b>APPLICATION No:</b>	EPF/1267/13
<b>SITE ADDRESS:</b>	Buckhurst Hill Football Club Roding Lane Buckhurst Hill Essex IG9 6BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of the existing palisade fencing and gates with metal framework and chain link fencing (to match existing gated access/egress points installed on adjoining open areas).
<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=550652](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550652)

Members were informed of a late representation from the Environment Agency who had no objection to the application.

**CONDITIONS**

- 1 Within 3 calendar months of the date of this decision, the fence/gates hereby approved shall replace those which are currently erected onsite without consent. The approved gates shall then be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

## AREA PLANS SUB-COMMITTEE SOUTH

11 September 2013

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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3.	EPF/1201/13	225 Lambourne Road Chigwell Essex IG7 6JN	Grant Permission (With Conditions)	39
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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1472/13
<b>SITE ADDRESS:</b>	Braeside School 130 High Road Buckhurst Hill Essex IG9 5SD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Alan Smith
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/20/90 T21 - Holly - 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=551675](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551675)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 Prior to the felling hereby agreed, the details of the replacement tree, or trees, of a number, species, size and in an appropriate position shall be approved in writing by the Local Planning Authority. The tree or trees shall then be planted within one month of the implementation as agreed, unless varied with the prior 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 this Committee because any application to fell preserved trees falls outside the scope of delegated powers*

**Description of Site:**

The tree stands about 7 metres tall amongst a dense, mixed shrub and tree screen along the front boundary of this school site. Several mature deciduous and evergreen trees add considerable landscape structure to this prominent period property located on this busy high road linking Buckhurst Hill with Loughton.

**Description of Proposal:**

**T21. Holly – Fell**

### **Relevant History:**

There is an extensive record of tree management and selective tree removal across the site. An annual assessment is carried out and minor maintenance pruning is accepted as necessary to ensure reasonable risk management is being undertaken by the school.

### **Relevant Policies:**

LL9: Felling of preserved trees.

*'the Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree'.*

### **Summary of Representations**

BUCKHURST HILL PARISH COUNCIL objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to a property. The Committee therefore deferred to the Council officer unless the application rests on the issue of visual amenity alone.

### **Issues and Considerations:**

#### **Introduction**

The tree is a visually important part of the front boundary screen but is visually declining and has been recommended for felling by the appointed tree surveyor within the general annual tree inspection.

#### **Application**

The applicant's reason for recommending the tree be felled within one year is for reasons of safety.

#### **Key issues and discussion**

The key issue is that of the poor condition of the tree. The site inspection confirmed sparse leaf cover and sporadic deadwood within the crown, indicating a clear decline in health.

#### **Planning policy considerations**

##### **i) Tree condition and alternative solutions to felling**

The tree's canopy cover has become extensively defoliated and its general appearance is that of a sickly and deteriorating tree. Even heavy pruning will only prolong the eventual need to remove it.

##### **ii) Public Amenity and replacement planting**

The tree is clearly visible from the main road. Its removal will open a gap in this dense screen but its loss might be mitigated by a suitable replacement, which will soon fill the gap in the screen.



## **Conclusion**

T21 Holly is unviable for long term retention. With mitigation from replanting there is justification to fell the tree. It is, therefore, recommended to grant permission to fell on the grounds of poor health justifying the need for the tree's removal. The proposal accords with Local Plan Landscape Policy LL9.

In the event of Members allowing the felling of the tree, it is recommended that a replacement planting condition be attached to the decision notice requiring a new tree to be planted at an agreed nearby location within one month of the felling.

***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:***

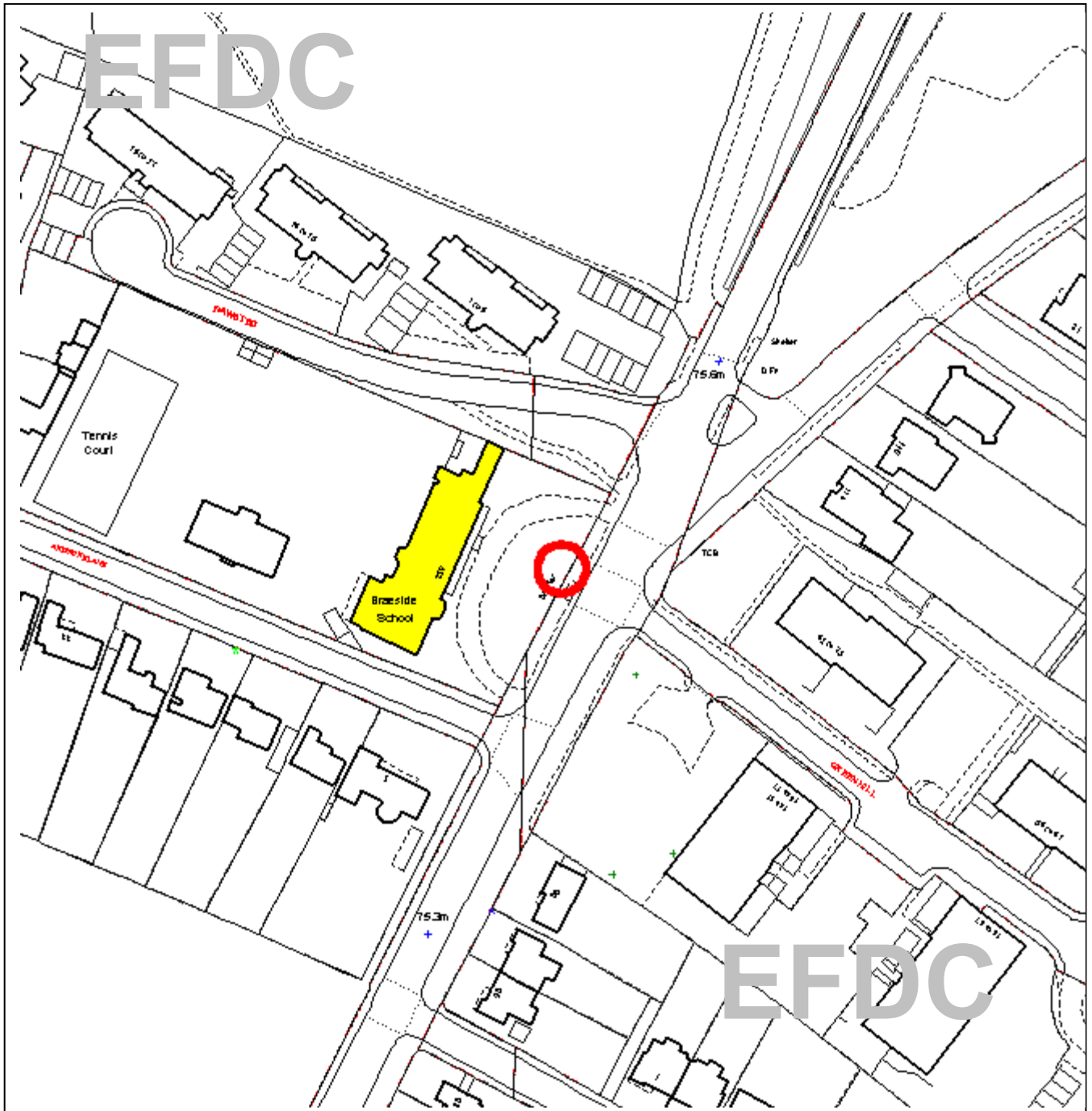
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***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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Agenda Item Number:	1
Application Number:	EPF/1472/13
Site Name:	Braeside School, 130 High Road Buckhurst Hill, IG9 5SD
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1054/13
<b>SITE ADDRESS:</b>	10 Coolgardie Avenue Chigwell Essex IG7 5AY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr & Mrs John Carpenter
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of gable end roof extension, rear dormer with juliet balcony, together with permitted development garage conversion.
<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=549831](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549831)

**CONDITIONS**

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

*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:**

Two-storey semi detached house within a built up residential area. Not listed or within a conservation area.

**Description of Proposal:**

Erection of gable end roof extension, rear dormer with Juliet balcony, together with permitted development garage conversion.

**Relevant History:**

None

**Policies Applied:**

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST6	Vehicle Parking

NPPF

**Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted. 9  
Site notice posted: No, not required  
Responses received: None

PARISH COUNCIL: Objection on the grounds it is not consistent with the existing street scene as known to Members, it is of poor design, there was no actual street scene provided, and the roof line for the rear elevation is inappropriate.

**Main Issues and Considerations:**

*Effect on character and appearance*

The existing house forms one of a pair of identical semi detached dwellings both finished with cat slide roofs. The proposal would extend the hip end creating a gable which when viewed in conjunction with its attached neighbour at No. 12 would create an imbalance somewhat to the detriment of the design of this pair.

However, this house would not be the only dwelling altered along this side of Coolgardie Avenue. Nos. 16, 18 and 22 all benefit from additions and alterations to their respective roof profiles that have resulted in imbalances between pairs of symmetrical dwellings.

Of these three extended houses, two additions were completed under permitted development with a side dormer extension approved under planning in 2005.

Notwithstanding these extensions, whilst taken into consideration here, they do not detract from the fact that the hip to gable extension here would be more apparent within the streetscene, and in terms of policy DBE10 would not complement or enhance the appearance of the host dwelling, pair or streetscene.

In addition, the rear dormer window would not appear subordinate and would dominate the rear roof slope contrary to the aims of policy DBE10.

The conversion of the garage would not detract from the character and appearance of the host dwelling nor the surrounding area.

*Effect on living conditions of neighbours*

None of the proposed works would materially impact on the living conditions of neighbouring properties as mutual overlooking already exists.

### Loss of garage

The loss of the garage would result in only one, possibly two off street parking spaces, however, given the existing size of the garage does not comply with current standards, that an additional space could be created off street to park vehicles if desired and that there are no on street parking restrictions this is considered acceptable. Complies with policy ST4 of the adopted Local Plan.

### Permitted Development Fallback

In terms of permitted development (PD), the garage conversion could take place without planning permission. In addition, loft conversions including hip to gable extensions can be undertaken without the need for planning permission, and in this case, the proposal would be permitted development if it was approximately 0.5 cubic metres smaller.

The fall back position is granted greater weight the greater the chance of the permitted development scheme being constructed. It is recognised that there is a very reasonable chance of the PD scheme being built.

### Conclusion

The proposal would impact on the symmetry of the pair of semi detached dwellings which in turn would appear detrimental to the appearance of the surrounding area while the proposed dormer window would dominate the rear roof slope. However, since a permitted development scheme could be constructed that would not appear materially different to the application proposal, that fall back position is found to have a very reasonable chance of being built in the event of planning permission being refused. As a consequence, the permitted development fall back position is given considerable weight. It is therefore considered that it would be unreasonable for the Local Planning Authority to withhold consent for this proposal in these circumstances.

In light of this positive and proactive approach, a recommendation to approve is put forward.

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

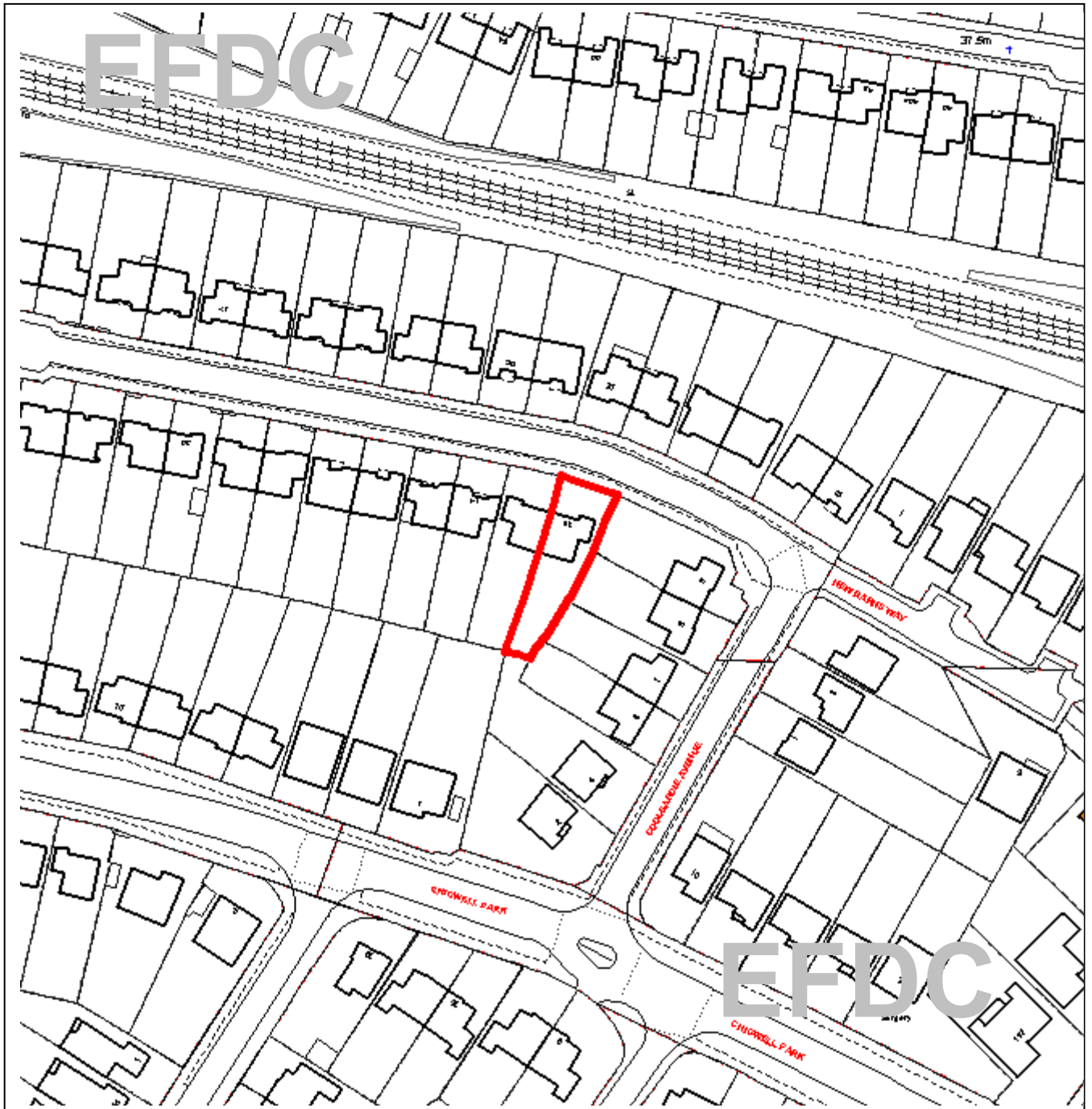
***Planning Application Case Officer: Steve Andrews  
Direct Line Telephone Number: 01992 564109***

***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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Agenda Item Number:	2
Application Number:	EPF/1054/13
Site Name:	10 Coolgardie Avenue, Chigwell IG7 5AY
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1201/13
<b>SITE ADDRESS:</b>	225 Lambourne Road Chigwell Essex IG7 6JN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr S Ahilan
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer with proposed removal of side addition and reduction in size of dormer (revised application)
<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=550452](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550452)

**CONDITIONS**

- 1 The works to the rear dormer hereby approved, together with the removal of the side addition, shall be carried out within 6 months of the date of this permission and carried out strictly in accordance with the plans hereby approved.
- 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 is a two storey, detached property located on the north side of Lambourne Road within the built up area of Chigwell. The property is set back from the road by some 22m. The property is not within the Metropolitan Green Belt or a Conservation Area.

**Description of Proposal:**

The proposal seeks planning permission for the construction of a loft conversion involving the increase to the ridge of the roof and construction of three front dormers and a rear dormer. The development has been constructed and this application proposes its retention with modifications.

The proposed modifications comprise a 3m reduction in size in the width of the rear dormer, a corresponding reduction in the size of window openings and their realignment such that they would more closely align with those of lower floors. They would result in a dormer measuring 8.7m wide, reduced from 11.7m, and consist of 1 Juliet balcony and 2 windows.

The front dormers have pitched roofs with the central dormer including a Juliet balcony. No changes are proposed to the front dormers or the ridge height of the house as presently constructed.

This application also proposes the removal of a narrow first floor side addition to the western flank.

### **Relevant History:**

- EPF/0279/13 Retrospective planning application to retain loft conversion involving an increase to the ridge of the roof, three front dormers and rear dormer including proposed reduction in size of rear dormer - Refused
- EPF/1981/12 Retrospective planning application to retain loft conversion involving increase to the ridge of the roof, three front dormers and rear dormer including proposed reduction in size of rear dormer – Refused
- EPF/0953/12 Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer with proposed removal of side addition and reduction in size of dormer – Withdrawn
- EPF/2569/11 Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer – Refused (appeal dismissed)
- EPF/0848/07 Loft conversion with front and rear dormer windows (revised application) – App/Con
- ENF/0273/11 Planning enforcement investigation into allegation that development approved under permission EPF/0848/07 was not built in accordance with approved plans. Breach found and following refusal of subsequent applications an enforcement notice was issued on 30/05/2012 requiring the removal of the rear dormer window and the first floor side addition to the west elevation. The notice is effective and the compliance date has passed.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on amenity

### **Summary of Representations:**

NEIGHBOURS: 4 neighbours consulted: No responses received

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because the plans presented were considered inadequate, in that the scale shown did not plainly describe the dimensional changes proposed. In addition the drawings that describe the proposed elevation are clearly deficient of accurate and clear dimensions.

### **Issues and Considerations:**

The main matter to consider in assessing this application is whether the proposed changes to the scheme overcome the reason for refusal of the last retrospective application, ref EPF/0279/13.



The increase in ridge height associated with the development and the three front dormers have been found acceptable on all the previous applications.

Application ref EPF/0279/13 was refused for the following reason:

*The rear dormer to be retained, due to its overall width, size and bulk, would be detrimental to the visual amenity of neighbouring occupiers and character of the surrounding area. It therefore fails to accord with Adopted Local Plan policies CP2, DBE9 and DBE10.*

This revised scheme, which proposes a reduction in width of the rear dormer of some 3m in total amounts to a 0.7m increase in the reduction previously proposed. In the context of the design of the house the additional proposed reduction is considered to be a material change to the previously refused proposal. The dormer would still be a relatively large addition to the house but it would now be visually contained within the main central part of the rear elevation of the house. In addition the windows would be aligned so that they are in line with those below. The overall reduction in size of the dormer would adequately reduce its bulk, giving it an appearance similar to that of a permitted development dormer. Together with the detail alterations, the proposed reduction in the size of the rear dormer would ensure it accords with design guidance set out in the supporting text to policy DBE10 at paragraph 15.76. As a consequence it is considered the proposal would result in a development that respects the appearance of the house and is consistent with the character of the area thereby remedying the existing harm to visual amenity.

Comments on Representations Received:

The Parish Council consider the plans in the scale shown do not describe the changes proposed and that the plans are deficient of accurate and clear dimensions. The plans are to a reasonable and widely acceptable scale at 1:100 and although the plans have not been dimensioned, (this is not a requirement), there is a scale bar provided on the plans for the avoidance of any doubt.

**Conclusion:**

The proposed amendments to the scheme are now considered to achieve a sufficient reduction in width to overcome the previous refusals. Subject to a condition to ensure the works are carried out within 6 months it is recommended that planning permission be given.

***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:***

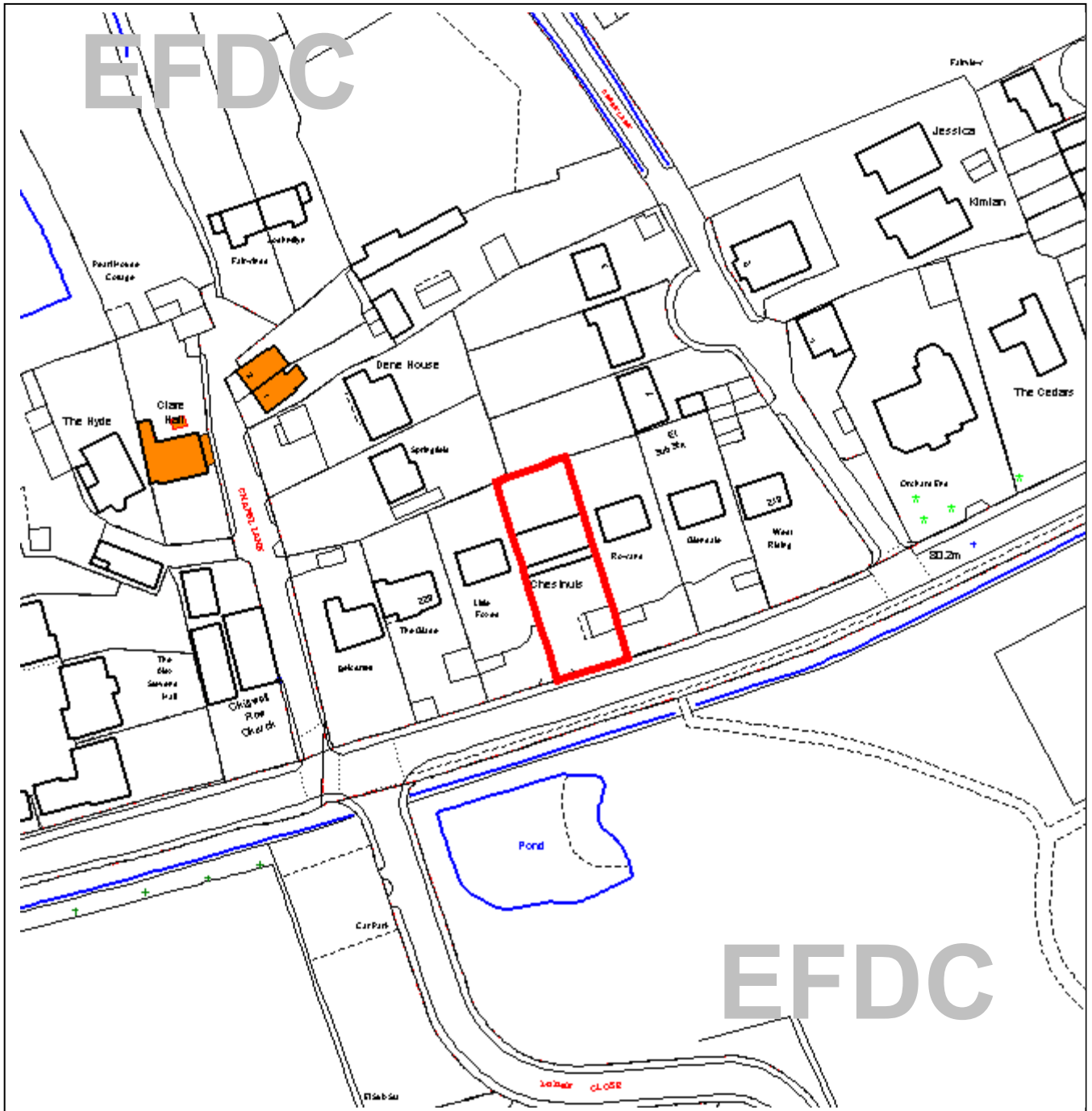
***Planning Application Case Officer: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564371***

***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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Agenda Item Number:	3
Application Number:	EPF/1201/13
Site Name:	225 Lambourne Road, Chigwell IG7 6JN
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1260/13
<b>SITE ADDRESS:</b>	28 Sunnymede Chigwell Essex IG7 6ES
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr & Mrs Brown
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing rear conservatory and construction of two storey side and rear extension. (Revised application)
<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=550631](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550631)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No part of the roof over the projecting section of the ground floor extension hereby approved shall be used as a roof terrace.
- 4 The side facing roof light windows in the first floor rear extension hereby approved shall be fitted with obscured glazing, and no parts of these windows shall be openable within a height of 1.7m above the floor level of the room they serve.

*This application is before this Committee since the recommendation is for approval contrary to more than 4 objections received which are material to the planning merits of the proposal (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A.(f).*

**Description of Site**

A two storey semi detached house in a road of similar dwellings. The property is not listed nor does it lie within a conservation area.

**Description of Proposal:**

Demolition of existing rear conservatory and construction of two storey side and rear extension (Revised application).

### **Relevant History:**

EPF/710/13 was a refusal of a similar development to that now applied for on grounds that the depth and size of the two storey rear extension would be overbearing and would affect the outlook, light, and sunlight of neighbouring properties.

### **Policies Applied:**

DBE9 – Loss of amenity.

DBE10 – Residential extensions.

The above two Local Plan policies are compliant with the NPPF.

### **Summary of Representations:**

CHIGWELL PARISH COUNCIL – No objection provided there is no significant loss of sunlight.

NEIGHBOURS – 7 properties consulted and five replies received:-.

26, SUNNYMEDE – object – the rear extension is much larger than others in the area, its double height is of particular concern and is totally out of keeping, the double height takes up a lot of the garden and will be an eyesore for both sets of neighbours, it will obstruct my view and cause a loss of light to my bedroom, the development will cause significant noise and vibration, the height and depth of the rear extension will dwarf my 10 ft rear conservatory and reduce light to it, I am concerned that this proposal would set a precedent for future development, the flat roof created at first floor level could be used as a terrace thereby affecting my privacy, the development would completely overshadow my property.

30, SUNNYMEDE – we still oppose this proposal. The loss of light has not been resolved, we believe the two storey building will mean we lose 3 hours of sunshine in good weather to our patio, the proposal is overbearing and out of scale with its neighbours, there are no other properties in Sunnymede that have a two storey rear extension, no.28 is a lot higher than our property and this increases the overbearing impact, we are concerned about drains and demolition of the garage while ours is to be retained, a balustrade has been added over the ground floor projection and we request clarification of this, the extension will reduce our privacy, we are fortunate to have the outlook of the forest at the rear but this will be impaired should the extension go ahead.

23, SUNNYMEDE – there is little change to the plans, this is still a large scale development in comparison with other properties and I am also concerned that one of 3 cars at the house would be parked on the road due to more restricted space.

31, SUNNYMEDE - object - I live opposite and I will lose a view of the forest, it will be out of keeping with other properties, and disruption will be caused by lorries etc..

34, SUNNYMEDE – object mainly on grounds of privacy – the proposed extension will mean that the occupiers of no.28 will have a clear and unobstructed view down the rear gardens of Sunnymede including my garden. Also concerned at loss of sunlight in the afternoons, and disruption caused by works.

### **Issues and Considerations:**

This application proposes a 2 storey side extension but with the first floor set in from the side boundary by 1m, and a full width rear extension of 4m in depth with a first floor wing extension over projecting 3m in depth. The revision to the current proposal compared to that previously refused application EPF/710/13 is that this first floor wing extension has been reduced in depth from 4m to 3m.

Unlike other narrower plots in the street the 7 houses at numbers 18 to 30 Sunnymede have 'drives' at the side of the house leading to garages lying in the rear gardens. However these drives are only some 2/2.5m wide and the garages are also small for modern day use. As a result most of these drives have enclosing gates/railings on the same line as the front walls of the houses, and most residents therefore park in the front garden areas of their properties. This application seeks to build a 2 storey side extension on this relatively 'unused' driveway. The design of the extension is sympathetic with the existing house, and its first floor is set in by 1m from the side boundary with no.30 and hence a cramped or terracing effect would not be caused. There is space in the front area for parking of two cars off street, and overall the proposed side extension is an acceptable development.

The proposed ground floor of the side extension will be extended rearwards of the main rear wall of the house by 4m in depth. It will be positioned just inside a solid 2m high fence which forms the side boundary with no.30. The eaves height of the proposed extension is 3m and the house at no.30 lies on the other side of its drive at some 2.5m away. Although no.28 stands on ground some 0.4m higher than no.30 the proposed ground floor extension will have a limited impact on the amenity and outlook of no.30. On the other side the ground floor extension will be 0.2m from the boundary with no.26. This neighbouring property has a 2.8m depth conservatory close to this boundary, and hence a net addition of 1.2m will not give rise to any undue impact.

The first floor extension is perhaps the most contentious element of the proposal in the view of objectors to this application. Although other houses in this row have not been extended in this fashion this reason alone is not sufficient to refuse permission. Moreover, many semi-detached two storey houses across the district have been extended at first floor rear, where normally the outer half has been extended and does not breach a 45 degree line drawn from the nearest bedroom window in the adjoining semi. In this case the proposed first floor extension will be positioned 2.7m from the side boundary with the adjoining semi at no.26, and will easily 'miss' a 45 degree line drawn from the middle of the large bedroom window in this neighbouring house. It is acknowledged that the first floor extension will have something of an enclosing effect on the ground floor conservatory of no.26, but again this impact is not excessive. On the other side the first floor extension will be positioned some 3.5m away from the rear windows and patio at the rear of no.30. No. 30 lies to the east / north-east of the application property, and hence sunlight would be affected only in the late afternoon / evening, and any sunlight loss would be caused more to the 'driveway' area rather than to the immediate rear of the house. For these reasons therefore the proposal does not cause a significant loss of sunlight, and the Parish Council concern on this point is also alleviated.

#### Comments on representations received.

In respect of concerns raised by neighbours it is acknowledged that there will be some loss of amenity and outlook caused by the proposal. However this effect is not now significant, and as mentioned above this form of two storey rear extension has been allowed on an extensive basis across other parts of the district. Although the rear two storey extension will be the first in this row of properties there still has to be valid amenity grounds to justify a refusal. The previous 4m depth 2 storey rear extension was refused due to its overbearing impact, but the revised scheme proposing a reduced 3m first floor extension represents a material improvement.

Concern has been raised by neighbours about possible use of a small area of flat roof as a terrace, but the plans do not indicate such a proposal, and a condition will be added to any consent which prohibits use of this flat area as a terrace.

Lastly, concern has been raised about overlooking of neighbouring gardens. The first floor rear extension does not have any vertical side facing windows. However, it does have side facing roof light windows in the gable roof over. These will be in a high position that prevents overlooking of

adjoining gardens, but in any event a condition requiring these windows to be obscured glazed is proposed.

**Conclusions:**

As revised this scheme is now acceptable and complies with relevant local plan policies. Conditional planning approval is therefore 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:***

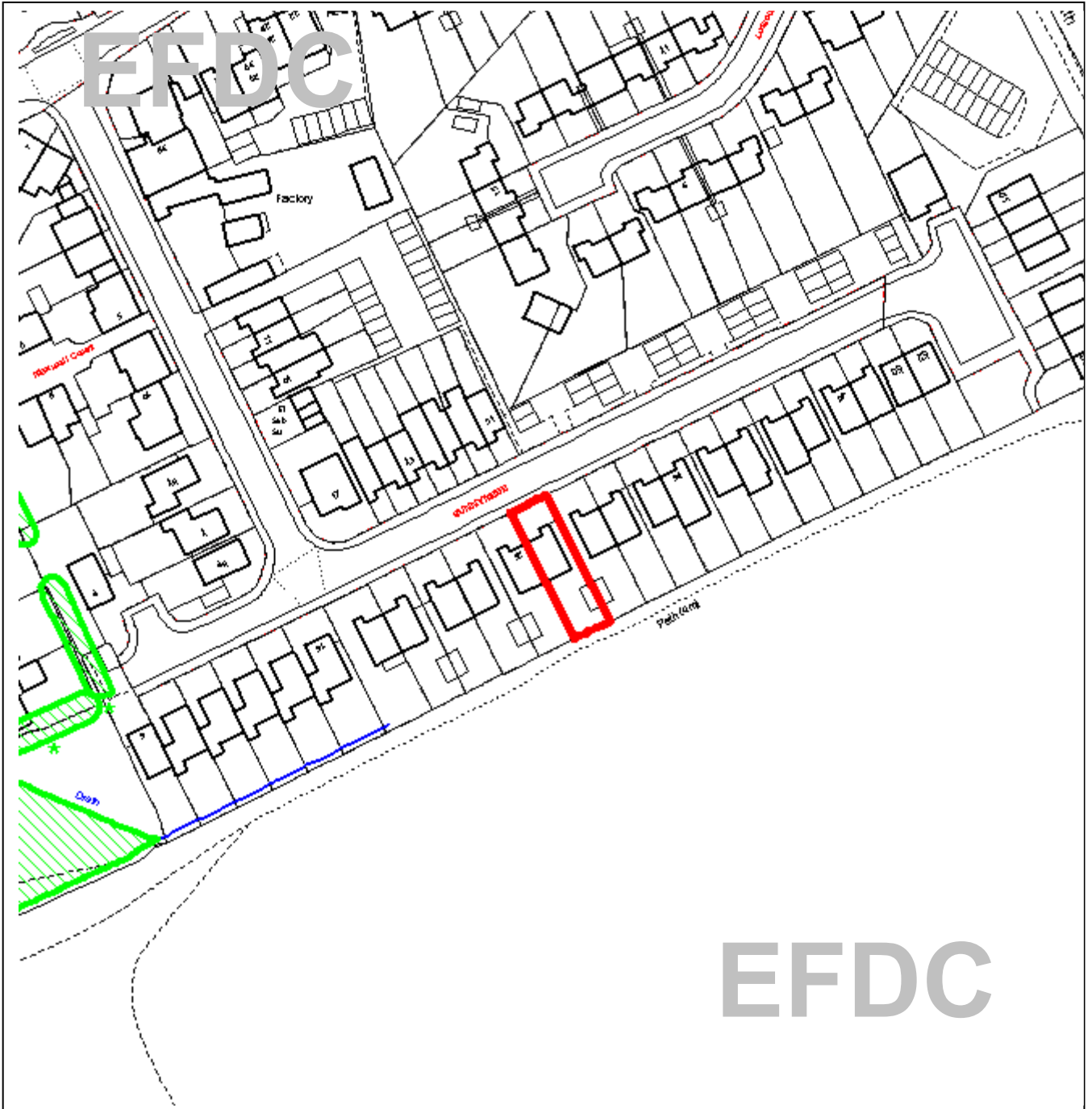
***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

***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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Agenda Item Number:	4
Application Number:	EPF/1260/13
Site Name:	28 Sunnymede, Chigwell IG7 6ES
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1266/13
<b>SITE ADDRESS:</b>	165 Manor Road Chigwell Essex IG7 5QA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	
<b>APPLICANT:</b>	Mr Minal Harji
<b>DESCRIPTION OF PROPOSAL:</b>	Use of garage building for purposes within Use Class B1(a) as an office and associated alterations to its external appearance.
<b>RECOMMENDED DECISION:</b>	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=550651](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550651)

**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: 3330/01 and 3330/02

*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**

Manor Road is located within the built up area of Chigwell. 165 Manor Road is an end terraced retail unit located within a small plot. The application site is to the rear and is in the form of a single storey detached garage used for parking by the business unit of 165 Manor Road. The surrounding area is comprised of a row of retail units which benefit from garages to the rear of the site. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

**Description of proposal**

The proposal is to change the use of a garage building which is utilised by the business at 165 Manor Road to a B1 (a) office use. The application also alters the external appearance of the garage by adding three small roof lights and a glazed shop front.

**Relevant History**



EPF/2351/11 - New garage enclosure. - Approved

**Policies Applied:**

- CP2 - Quality of Rural and Built Environment
- DBE1 – Design of new buildings
- DBE2 – Effect on neighbouring properties
- DBE12 - Shop fronts
- DBE9 – Impact on neighbouring amenity

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

**Consultation carried out and summary of representations received**

7 Neighbours consulted – No comments received

CHIGWELL PARISH COUNCIL – OBJECTION – As the change of use property is within a residential area.

**Issues and considerations**

The main issues to consider are the potential adverse impacts on the living conditions of neighbouring amenity, the effects of parking provision and the design of the proposed works in relation to the existing building and its setting.

*Neighbour amenity*

Potentially the change of use would bring more footfall to and from the application site compared to the current use as an ancillary garage. However this proposed office will only employ two full time workers and given the modest floor space, pedestrian movement will be low.

Chigwell Parish Council has objected on the basis that the change of use site is within a residential area. The nearest house on Grange Crescent is approximately 21m away and is separated by a thick hedge along its nearest side boundary. As such it will not cause any harm to their living conditions. The site is approximately 10m from the nearest flat above the retail units on Manor Road, but this is already a commercial area on a main road.

Furthermore the office will be for private use not open to the general public. Consequently the change of use will not significantly increase the levels of movement on and around the site. As such there will be no harm caused to the living conditions of the neighbours by the unit being used for commercial purposes.

*Design*

The only proposed external change to the existing building will be a glazed shop front to replace existing garage doors. The external finish to the development appears conventional, in keeping with the retail units in close proximity to the site. The application also includes three small roof lights which will respect the existing building and raise no design issues.

*Parking Provision*

Given the narrowness of Grange Crescent, there are on street parking restrictions during the day on one side of the road. However two viable off street spaces have been maintained for the proposed use which meets the current parking requirements. Further to this, Grange Hill Underground Station is within close walking distance and therefore this change of use is a sustainable proposal in terms of proximity to public transport and local services

### **Conclusion**

The proposed development will not cause excessive harm to the living conditions of the neighbours. By definition a B1 use can be carried out in a residential area without detriment to that area. The proposed office is of a conventional design and parking provision is met for the proposal. Whilst there is a loss of ancillary parking to the shop at the front (No.165), the close proximity of Grange Hill tube station make this a very sustainable location, complying with the NPPF and the Adopted Local Plan and Alterations.

***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:***

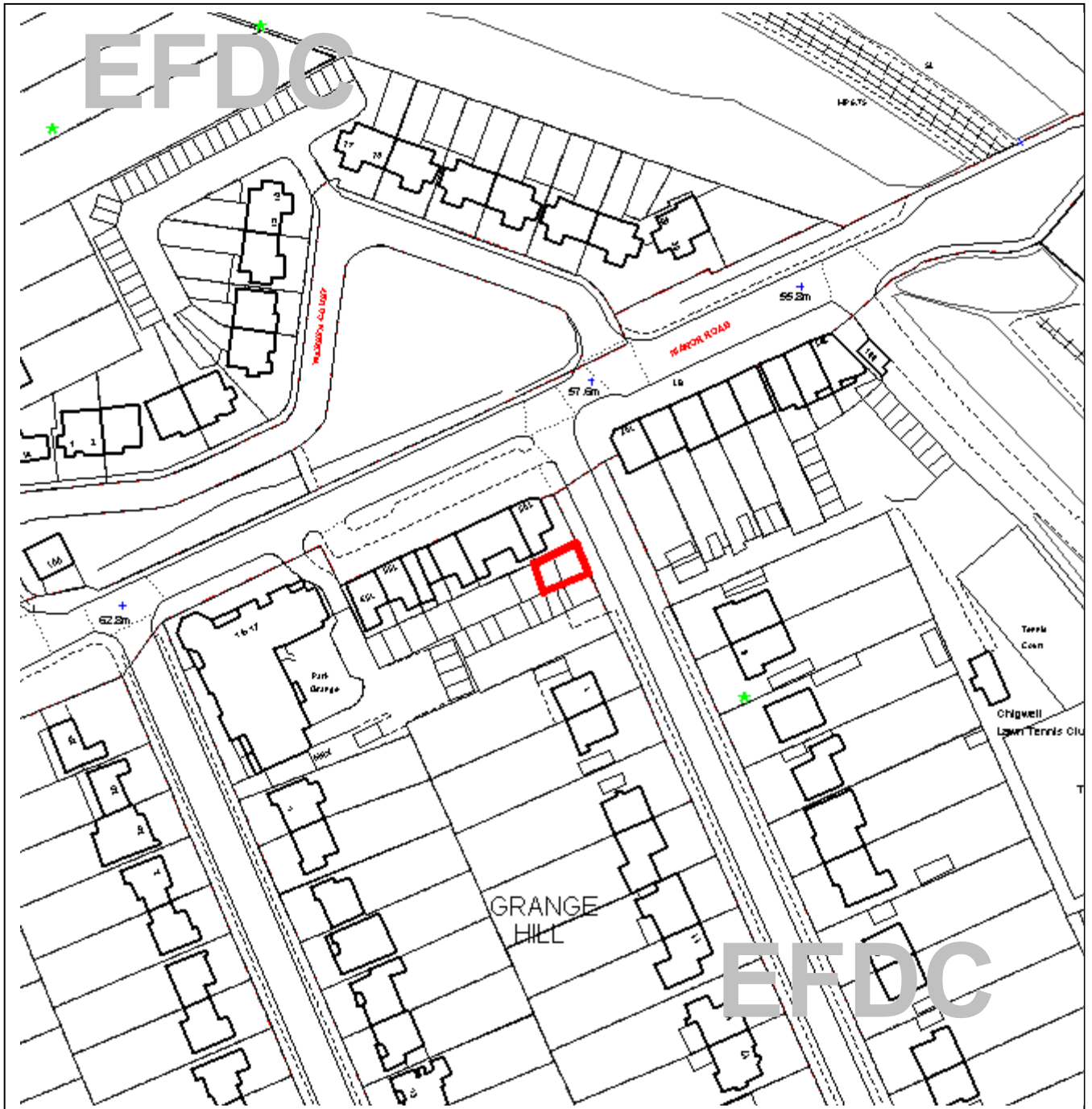
***Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564103***

***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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Agenda Item Number:	5
Application Number:	EPF/1266/13
Site Name:	165 Manor Road, Chigwell, IG7 5QA
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1423/13
<b>SITE ADDRESS:</b>	2 Scotland Road Buckhurst Hill Essex IG9 5NR
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	
<b>APPLICANT:</b>	Mr Gary Humphreys
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension.
<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=551453](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551453)

**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:**

Two-storey semi detached house located on the south side of the road. Area is a mix of semi detached and detached houses situated quite close to each other.

**Description of Proposal:**

Two storey side extension

**Relevant History:**

None

**Policies Applied:**

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

ST4 Road Safety  
ST6 Vehicle Parking

NPPF

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted -24  
Site notice posted: No, not required  
Responses received: No response received from neighbours.

BUCKHURST HILL PARISH COUNCIL: Object on the grounds that there may be a potential loss of amenity to neighbouring property and adverse effect on the balanced appearance of the property.

### **Main Issues and Considerations:**

#### Effect on character and appearance

The proposed extension appears subservient to the size of the original dwelling. It would project forward of the front elevation by approximately 1.35m at both ground and first floor and be finished with a small front gable. The existing porch would be extended slightly to meet with the proposed extension.

Whilst the house is sited on ground level approximately 2m higher than the detached neighbour at No. 2b Scotland Road and the extension would bring the application dwelling closer to that house, it would not appear to be overly dominant when viewed from within the streetscene.

Although the extension would be set 900mm off the boundary which is less than the normal 1m expected, the neighbour does not have the ability to extend further to the shared boundary so a gap of 1.9m between the dwellings would always be maintained. That gap is sufficient to prevent the creation of a terracing effect with 2b Scotland road.

Buckhurst Hill Parish Council objects on the grounds that it would have an adverse effect on the balanced appearance of the property.

In response to this, the existing house is of no special architectural merit and the neighbouring dwelling is of a different design altogether with a wide gable comprising the front elevation. It is therefore found that the existing pair of houses present an asymmetrical face to the street. The proposal, by being designed as a gable to the front, would actually improve the symmetry of the pair and, in those terms, would enhance their appearance.

The proposal complies with policy DBE10 of the Local Plan.

#### Effect on neighbours' living conditions

The rear of the extension would be visible from the rear of No. 2b Scotland Road however although on higher ground the extension would not project so far as to materially prejudice the living conditions of neighbours.

Buckhurst Hill Parish Council has objected on the grounds that it may result in a potential loss of amenity to the neighbouring property. As mentioned above the extension would not project that far to the rear of the neighbouring dwelling, only approximately 2.1m beyond the rear of No.2b at ground floor level and approximately 800mm at first floor level. The extension would be set 1.9m away.

Whilst it is accepted that there is a difference in ground levels given a combination of the modest depth increase and separation distance between the dwellings the proposal is considered to comply with policy DBE9 of the Local Plan.

Highways Safety

Notwithstanding loss of the garage there is off street parking for at least two vehicles which would comply with current standards. Complies with ST4 and ST6 of the Local Plan.

**Conclusion:**

The proposal complies with relevant planning policy and it is recommended that planning permission be granted.

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

***Planning Application Case Officer: Steve Andrews  
Direct Line Telephone Number: 01992 564109***

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



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