

Report Item No: 1

APPLICATION No:	EPF/2621/07
SITE ADDRESS:	22 The Summit Loughton Essex IG10 1SW
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mrs Sheila Davies
DESCRIPTION OF PROPOSAL:	TPO/5/93 : Oak -Fell and replace.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 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.

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

Description of Proposal:

T1. Oak. Fell and replace.

Description of Site:

This 16m tall tree is located in the western corner of a small rear garden bordering a field of allotments. The property is a detached house at approximately 8m from the tree. The tree contributes as part of the backdrop of mature landscape features bordering this residential cul-de-sac.

Relevant History:

TRE/EPF/702/03 was granted permission to prune back branches close to the house by up to 2.5m and south ward growing branches by 1m in length. Basal and low shoots were to be cut off to a height of 8m.

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

The application is made on the basis that the tree is claimed to be in terminal decline due to root damage, subsequent root disease visible at the base of the tree and previous pruning. Visible signs of stem infection are suggested to be *Phytophthora ramorum*.

The issue is whether or not the tree's removal is justified and necessary due to the threat of it falling onto the house.

Considerations

1. Tree condition and pruning history

a) Crown

The tree has been previously reduced and is recovering with bushy new growth. The shape of the crown is more compact than is usual for a tree of this age and height due to this work. The vigour of the new growth appears to be low. There are some dead branches within the crown, one of which is in excess of 100mm in diameter.

b) Stem

The stem and some larger branches display several patches of dark brown staining indicative of infection in the main body of the tree, which corresponds with reports of early leaf and acorn drop. No laboratory results were submitted with the application to support the claim that *Phytophthora ramorum* is the cause of these blisters and markings but it is clear that such signs are likely to be the result of a bacterial, fungal or even viral infection such as the above.

The profuse growth of shoots on the lower stem may be interpreted as a symptom of stress in the tree brought about by a root disease.

c) Roots

There is a large area of exposed sapwood extending to approximately a quarter of the base and up to 50 cm up the stem, where the bark layer has been lost and blue black markings indicate the presence of Honey fungus. This aggressive pathogen is capable of killing trees rapidly and is reported to have killed many shrubs in this part of the garden.

A hand dug examination of the buttress roots immediately below the soil level revealed dead roots below the area of exposed wood.

2. Life expectancy

It is clear that the tree is diseased and showing signs of stress. The safe life expectancy has been substantially reduced.

3. Risk of tree falling onto house

There are indications that roots have been damaged by the construction of the garden fence to the side boundary close to the area of bare wood at the base. Additionally there is a drop in ground levels beyond the rear boundary fence into the allotments, which may indicate artificial ground level changes and further root disturbance.

Oak has a good record for root firmness but there are several indicators that the roots are not fully functioning and its exposed location place the tree at higher risk of wind throw than a healthy tree.

4. Loss to amenity in the felling of the tree

The tree stands in the rear garden, and therefore cannot be seen clearly from The Summit. It does, however, form part of the line of boundary trees to the rear of the properties on the western side of the development and can be seen from Whitakers Way and the adjacent allotments. Its removal will be a minimal loss in terms of public landscape amenity from the street but a more noticeable loss when viewed from the west, should permission be granted to fell it.

5. Other considerations

During a site discussion the applicant mentioned that a suggested alternative to felling would be to severely prune the crown. This would serve to reduce the sail area of the tree, which would lessen the chance of the tree falling onto the house. Furthermore, heavy lopping of the tree may transform it into a high pollard at about 6m, which would put the tree out of falling range of the house. Set against this option is the loss of amenity suffered. The tree would no longer be visible from the street and would be significantly diminished in landscape value when viewed from the west. Such harsh treatment might well kill an already diseased and stressed tree and cause unreasonable additional expense to the tree owner in removing the remains.

Oak is known for its ability to resist the advance of diseases. It appears that this has occurred to an extent in this tree but its lifespan has been significantly foreshortened by the disturbances from the introduction of the residential development and hard landscaping close to the stem base.

Conclusion

Although the tree has public value it is considered that in this case priority must be given to safety concerns, which cannot be discounted or satisfactorily eliminated by pruning.

The tree is alive and visible in part from public places. The fears voiced about risk of falling are valid in that the house is within range of the tree and stands in the line of the prevailing westerly wind.

It is recommended to grant permission to this application on the grounds that the evidence of disease and root death raise the level of risk posed by the tree to a point that justifies the need to remove it. The proposal therefore accords with Local Plan Landscape Policy LL9.

A condition requiring the replacement of this tree and a condition requiring prior notice of the works to remove it must be attached to the decision notice in the event of members agreeing to allow the felling.

SUMMARY OF REPRESENTATIONS

LOUGHTON TOWN COUNCIL objects to the application.

LOUGHTON RESIDENTS ASSOCIATION objects unless the EFDC Arboriculturist agrees that the condition of the tree is so poor that the tree should be removed and replaced.

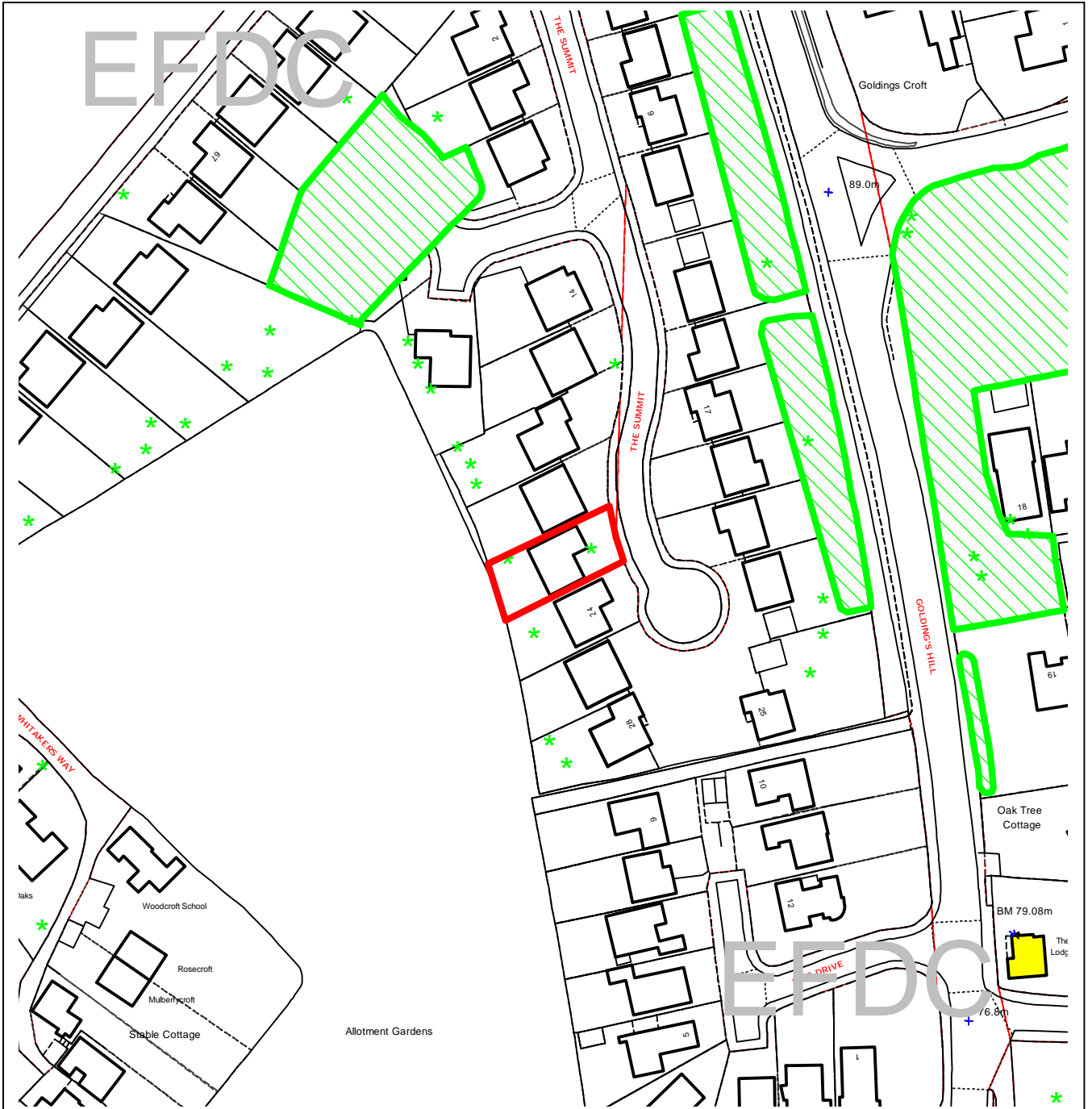
THE HILL'S AMENITY SOCIETY, LOUGHTON strongly object to the proposal on the following grounds:

- The tree is part of the historic landscape
- This tree and others were to be protected as part of the agreement of The Summit development.
- To replace a large tree with a containerised specimen is quite unsuitable.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/2621/07
Site Name:	22 The Summit, Loughton, IG10 1SW
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2630/07
SITE ADDRESS:	12 Wellfields Loughton Essex IG10 1NX
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Patel
DESCRIPTION OF PROPOSAL:	TPO/14/83:Ash - Fell.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient reasons have been provided to justify the removal of the tree, which contribute significantly to the visual amenity, which is contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

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

Description of Proposal:

T1. Ash. Fell and replace.

Description of Site:

This 14m tall tree stands in a small raised bed bounded by a low brick wall at the front northern corner of the property. Perimeter railings have been installed hard against the tree along the side boundary. The front area of the property is laid to hard standing with metal gates and railings opening onto the road. This wide spreading tree contributes significantly to the tree lined character of this locality and stands out as the only mature tree on this side of the road within the immediate vicinity.

Relevant History:

TRE/EPF/230/01 was refused permission to fell the tree, which at that time was alleged to be causing damage to the tarmac drive at number 14 Wellfields and the foul drain at 12 Wellfields. It was also alleged that there was a potential for the tree to damage the main building. The tree was deemed worthy of Certification for its outstanding amenity value

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

The application is made on the basis that the tree is damaging the low retaining wall and drive. The issue is whether or not the tree's removal is justified and necessary due to the alleged damage caused to the wall and the drive.

Considerations

1. Evidence

The allegation of root damage to the low retaining wall around the tree and drive is not supported by any clear technical evidence to show the tree as the cause.

A visual inspection of the wall shows vertical cracks between the bricks with gaps opened across its full height of approximately 500 mm. A similar inspection of the drive revealed no serious defects but it is possible that the paving bricks have moved out of level.

It appears that the cracks in the wall are not beyond reasonable repair in view of tree's high amenity value. Similarly, there are other possible causes for minor distortions in the drive other than tree roots and such damage may be economically repaired without the need to remove the tree

2. Tree condition

The tree is observed to be in moderate condition. Dead branches are visible within the crown and the vigour of new shoots appears to be low. Whether the tree is in decline is uncertain but it is clearly alive and functioning without cause for concerns for safety. Ash have a tendency to shed minor branches and general management would take these dead limbs out, subject to agreement.

3. Amenity value

The tree stands prominently at the front corner of the property. It has an attractive open form and stands out as the only significant tree on this side of the road. It links to the large collection of predominantly mature oak trees which populate the central grass sward throughout Wellfields. In the past it has been seen worthy of certification for its outstanding amenity value. Its removal would be a great loss in terms of public landscape amenity.

Conclusion

The tree is alive and highly visible and prominent in the locality. The concerns about the damage caused are unsupported and could be resolved by pruning. While there is a concern about the tree's long term future felling of the tree is not considered justified or necessary.

It is recommended to refuse permission to this application on the grounds that the problems suffered do not justify the need to remove the tree. The proposal therefore runs contrary to Local Plan Landscape Policy LL9.

Should members decide to allow the felling then conditions must be attached to the decision to demand the planting of a replacement following prior notification of the removal.

SUMMARY OF REPRESENTATIONS

LOUGHTON TOWN COUNCIL objected to the application.

LOUGHTON RESIDENTS ASSOCIATION objected to the application.

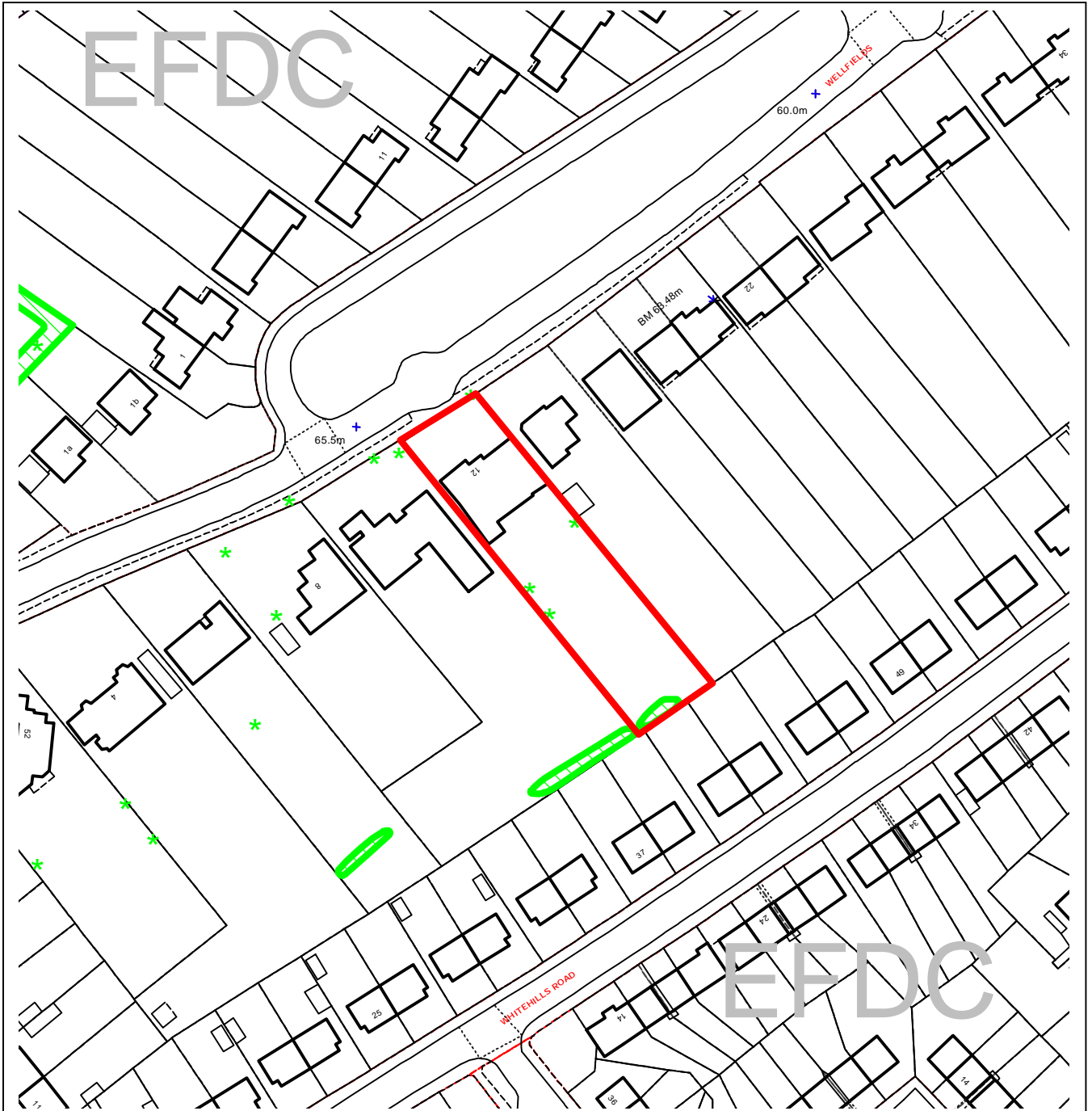
14 WELLFIELDS - supports the application and listed his reasons, as follows

- Previous damage to drains and drive have caused costly repairs
- Recent movements in the drive
- Debris from the tree falling in large sections onto his drive
- Tree appears to be in decline and safety is a concern



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Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/2630/07
Site Name:	12 Wellfields, Loughton, IG10 1NX
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2212/07
SITE ADDRESS:	Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Epping Forest District Council
DESCRIPTION OF PROPOSAL:	Outline planning application for a residential development comprising 8 no. one bed flats and 2 no. two bed flats.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings and the means of access thereto and landscaping.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

6 Before the commencement of the development, or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:

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

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

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

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

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

8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant

protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

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

- 9 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 10 Prior to the commencement of the development details of the proposed surface materials for any driveway and/or access roads shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 11 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 12 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 13 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.
- 14 A scheme for protecting the proposed new dwellings from noise from traffic on Church Hill, the petrol filling station and the public house, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme should ensure that bedrooms upon these façades meet the reasonable resting/sleeping conditions specified in British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - Code of practice. All works, which form part of the scheme, shall be completed before any of the proposed residential development is occupied.
- 15 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 16 Any gates shall not be erected until written agreement and approval has been obtained from the Local Planning Authority.
- 17 The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.
- 18 The principal access to serve the development shall be constructed as shown on the approved plan (to be agreed at Reserved Matter stage) prior to the commencement of any work upon any dwelling.
- 19 The proposed bellmouth junction with the existing highway, inclusive of cleared land necessary to provide the sight splays, shall be constructed and be available for use prior to the commencement of any other development including the delivery of materials.
- 20 Prior to the commencement of works, details of pedestrian access across the site shall be agreed in writing by the Local Planning Authority. These works will avoid any short term parking within the limits of the public highway.
- 21 The development hereby approved shall not take place until measures to enable transport/highway improvement necessitated by this development have been agreed in writing by the Local Planning Authority.
- 22 The development hereby approved shall not take place until measures to secure the provision of a minimum of 40% of the total number of units to be affordable housing are in place by means of a legal undertaking with the Local Planning Authority.

The Committee at the last meeting on 9 January 2008 agreed in principle the redevelopment of the site but it was deferred at the request of the Committee to allow clarification of the affordable housing provision as two Members insisted that Cabinet had agreed 100% affordable housing provision.

In response to this: The car park was declared to be surplus by Cabinet on 12 March 2007, and Bidewells commissioned to submit an application for residential development on behalf of the Council, incorporating a minimum of **40%** affordable housing. Subject to the receipt of outline planning permission the land will be offered for sale with the following information:

- (i) the maximum amount of shared ownership housing that could be provided by one of the Council's Preferred Registered Social Landlord (RSL) Partners if the developer paid the Council £500,000 for the land and;
- (ii) the maximum amount that could be paid to the Council if all the properties were in the form of shared ownership by one of the Council's preferred RSL Partners;

both with and without any social housing grant from the Housing Corporation.

It is therefore clear that Cabinet agreed to dispose of the car park subject to a minimum of 40% affordable housing. The suggested condition 22 under the recommendation has been revised since the last meeting from 40% to a minimum of 40% to reflect the Cabinet decision.

The original report is reproduced below:

This application is before this Committee since it is an application for the Council's own development or is on its own land or property that is for disposal (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).

Description of Proposal:

Outline application for a residential development comprising of 8 one bedroom flats and 2 two bedroom flats. 10 car parking spaces would be provided. 40% affordable housing will be supplied.

Although an outline application, plans have been supplied as an indicative scheme for consideration, although details of siting, design, landscaping and access are reserved.

Description of Site:

A roughly rectangular area which is currently a disused Council Car Park on the eastern side of Church Hill, between the Esso Petrol Station and the Plume of Feathers Public House. There are residential properties to the east in Marjorams Avenue. The land slopes up to the south.

Relevant History:

None relevant

Policies Applied:

DBE 1 New buildings
DBE 2 New buildings amenity
DBE 6 Car Parking
DBE 8 Amenity space
DBE 9 Neighbour Amenity
ST4 Parking
ST6 Traffic Criteria
LL10 Landscaping and Trees.

Issues and Considerations:

The main issues in this application are

1. Building in context and effect on the street scene
2. Residential amenity
3. Highway issues
4. Landscaping

1. Building in Context

- The plot is a maximum of 28m wide and about 46m deep. Although the plans for the proposed block are indicative at this stage the block shown would be 'U' shaped, 26m deep, 15m wide and 9m high with gable end roofs. This would be around 0.8m higher than the adjacent public house.
- As positioned on the indicative plan a minimum gap to 1m would be maintained to the Plume of Feathers boundary and 5m to the petrol station.
- The character of this area is very mixed, with residential, community, commercial and retail uses all being present in the immediate vicinity on Church Hill, with a residential area to the immediate east.
- The site is of a size that a scheme such as this would not be an overdevelopment of the site, or out of keeping with the area. Its height is appropriate to the area and its function.
- This scheme will remove a rather unattractive, unused site in the area.
- It is accepted that this scheme will see the loss of a former small car park, but this was an underused facility and was not serving a local shopping centre, with Homebase and shops to the north both having their own car parks. It was declared surplus to requirements by the Council in March 2007.
- The scheme would be a suitable use of a brownfield site and would meet Government and local objectives of the efficient reuse of urban brownfield sites and enabling the Council to meet its housing targets.

2. Residential Amenity

- The boundary of the residential properties in Marjoram's Avenue at a minimum of 15m from the rear elevation of the flats. The rear elevations of Nos 32 – 40 are a minimum of 19m back from the boundary, a total distance of 34m.
- However, even with this distance there is the potential for overlooking of these properties' rear elevations.
- The developer proposes to retain existing mature trees on the boundary and introduce additional planting to provide screening. In addition the design of the building can also reduce the perception of overlooking by not installing habitable rooms on the east elevation of the flats.
- Therefore it is considered that the distance, screening and further design work can reduce the potential for overlooking to an acceptable level.
- There will be no adverse loss of light of sunlight to any neighbour.
- There will be some impact on views from the gardens of Marjoram's Avenue, but it is the case that there is no right to a view in the Planning Legislation.
- The building would not be overbearing when viewed from these properties.
- The main potential harm to amenity would be from noise. Both the public house and the petrol station have the potential to generate noise and disturbance out of normal working hours.
- It is the case that there are numerous existing residential properties in Marjoram's Avenue and in Church Hill itself, and this would not be an unusual use in this diverse and mixed area.
- In addition, residents of the block will need to assess the pro and cons of living next to these types of use before purchasing a unit, all of which are more likely to be used for dwellings for persons without children who would be more likely to be disturbed.

- It is considered that whilst noise and disturbance will be present this would not be so bad as to justify a refusal as various attenuation methods, such as double glazing, can be installed into the fabric of the building which would reduce any harm to below that which would justify a refusal.
- The private amenity space provided by the rear garden would be some 277m². For a 10 bed block of flats the Local Plan recommends an area of 250m².

3. Highways

- The site will, on the indicative plans, share an access with the petrol station on the southern boundary.
- The site was previously used as a car park and this use was greater than the new proposed use, with a redesigned access, which will enhance road safety.
- Highways have commented that this use of an existing access is unlikely to compromise highway safety.
- 10 parking spaces are provided. It is considered that this is an acceptable provision for one bed flats close to excellent public transport links.

4. Landscaping

- Any scheme will need to have a robust planting and management scheme along eastern boundaries to ensure that the minimum impact on neighbouring properties is achieved. This can be the subject of conditions.

5. Other Matters

- Neighbours have commented on the access arrangements to their rear gardens need to be considered, and the developer has indicated a willingness to reach an acceptable compromise.

Conclusions

This is an outline application, albeit it contains sufficient detail for a proper appraisal to be made of the proposal. The site can comfortably accommodate a development of this type without any adverse impact on the street scene, or harm to the amenities of the neighbouring properties or businesses. The main amenity issue is that of noise. It is clear that this is a site which has the potential to be affected by the commercial uses on either side of the development, but it is also the case that the development can be constructed to reduce noise to an acceptable level on the site. For the reasons laid out above this application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – OBJECT, contrary to policy DBE1 due to the loss of yet another car park, the safety aspect of the vehicle entrance, the unsuitable positioning of a residential building between a public house and a petrol station and the height of the proposed building.

LOUGHTON RESIDENTS ASSOCIATION – OBJECT, over development of the site, joint entrance appears dangerously constricted and we are concerned re possible conflicts with the garage, amenity space is inadequate and some will be unusable, some flats face the petrol station and will need double glazed unopenable windows on this side to meet noise issues.

30 MARJORAMS AVENUE – OBJECT, unsuitable for residential development, area much too noisy, tall building will cause loss of light and privacy, lose view of forest.

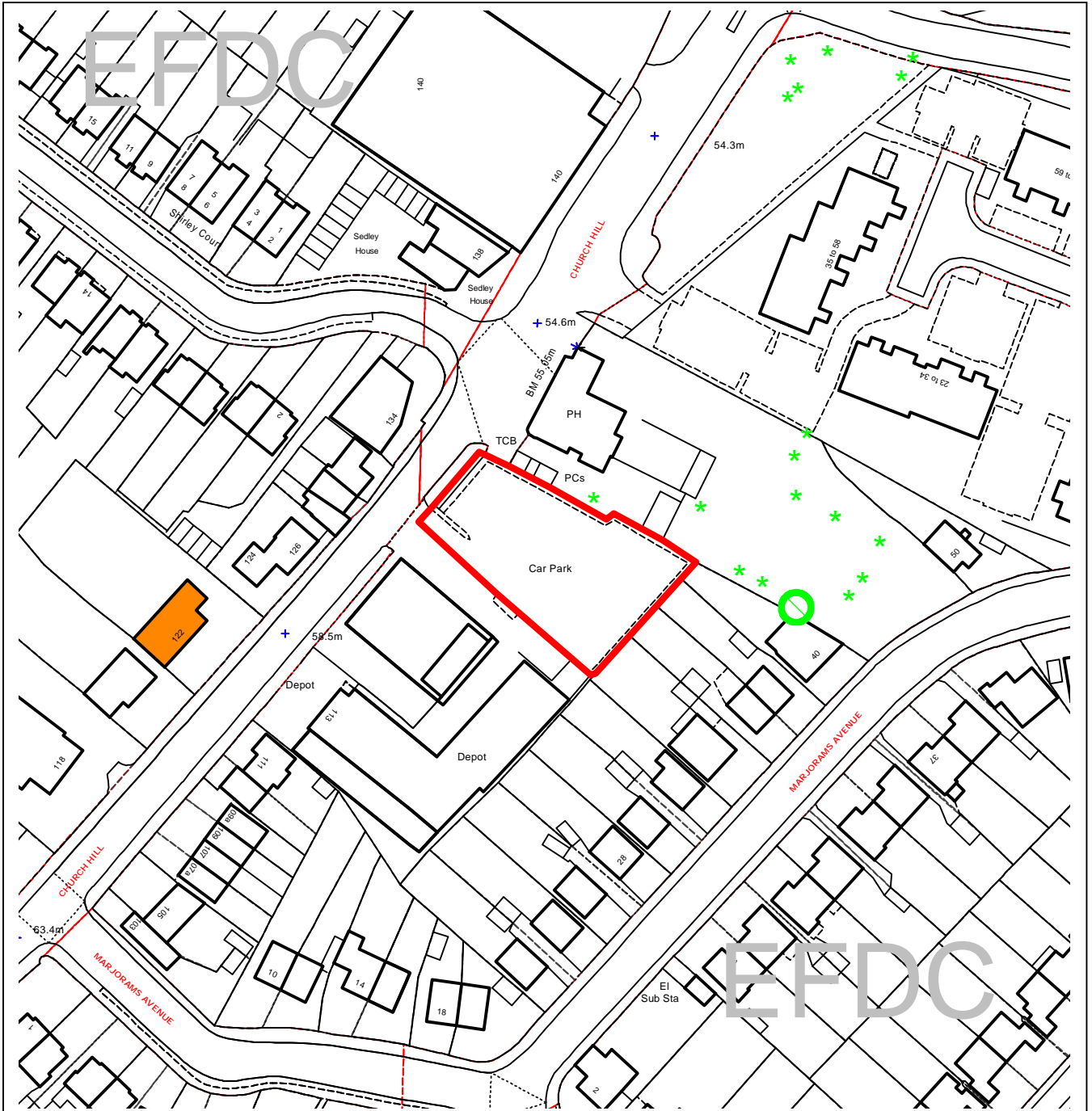
34 MARJORAMS AVENUE, the car park is an eyesore and needs to be developed, we have rear access to the site which needs to be maintained, we will be overlooked?

38 MARJORAMS AVENUE – broadly in favour, rear access from our garden to car park needs to be maintained with lockable gates, building height should not exceed the Plume of Feathers, and we have concerns about overlooking. We suffer noise problems from the pub and the trees on the boundary should be retained for soundproofing.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/2212/07
Site Name:	Church Hill Public Car Park, adj Plume Of Feathers, Church Hill, Loughton, IG10 1QR
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2510/07
SITE ADDRESS:	1 and 1a Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Warren Hill Development Company Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of five detached dwellings and all associated works. Removal of section 52 agreement. (Revised application)
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with plan Ref: EIK 100 as amended by the Local Planning Authority and the email dated 11/01/08 from Miranda Rogers of Stansgate Planning LLP unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

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

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

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

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

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

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

- 7 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 8 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 9 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

- 10 All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 11 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 13 Prior to occupancy of the site details indicating the provision of drainage shall be submitted to and approved in writing by the Local Planning Authority and these drainage details shall be implemented in accordance with these details and retained thereafter.
- 14 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 15 Prior to the commencement of the development details of the proposed surface materials for the vehicle access shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 16 Measures shall be undertaken to ensure that no surface water runoff drains onto the highway from the proposed access.
- 17 No gate shall be erected at the entrance to the development hereby approved without the written approval by the Local Planning Authority.
- 18 Prior to development taking place mitigation of the site shall be undertaken as proposed in the supporting documentation.

It is further recommended that: prior to permission being granted a satisfactory legal agreement under s106 of the Town and Country Planning Act 1990 be completed to secure the provision of 5 off-site affordable housing units and the sum of £25,000 for transportation improvements.

It is further recommended that: the section 52 agreement relating to the bungalow on this site be revoked by formal deed that will enable the entry to be removed from the Local Land Charge Register.

This application is before this Committee since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).

The application was deferred at the previous committee to allow Officers to seek further information on certain issues relating to the way of securing the affordable housing provision and justification for the loss of the care-home through the removal of the existing Section 52 Legal Agreement. The additional information/amendments are as follows.

1. Affordable Housing

When the planning application was first reported, the affordable housing contribution was to be secured by a planning condition, the revised wording of which tabled at the meeting was agreed in consultation with the Council's Director of Housing. This mechanism is usually considered adequate and achieved a turnaround time of the planning application within the statutory 8 weeks, though there was some concern about the precise wording. With a target no longer to be achieved, the deferral of the application allows the affordable housing provision to be now secured through a Section 106 agreement for the provision of five off-site affordable houses, which will be provided before occupation of the proposed dwellings the subject of the planning application. This avoids any further concern over the precise wording of the condition. The s106 will also incorporate the £25,000 highways contribution previously required via a condition, which will be paid prior to commencement of the development. The use of a condition would have still required a legal agreement to have been entered after the permission was granted, but the newly proposed agreement can now incorporate both elements.

2. Loss of the Care Home

As stated in the previous report (below) policy CF12 states that "permission will only be granted for proposals which entail the loss of a community facility where it is conclusively shown that: the use is either no longer needed or no longer viable in its current location". This shows that there are two considerations that need to be taken into account, the need for care homes and the viability of the site. Again as demonstrated in the original report below, the applicant, prior to purchasing the site, had pre-application discussions with Essex County Council who confirmed that the site is no longer required. The building does not meet modern day care home standards and is a relatively small building no longer suitable for these purposes. There is a need for care home facilities in the district, but a larger building will be required to meet present day requirements and this site is not suitable because of the tree constraints and the level changes. Architecturally, this building and the bungalow are of basic design and of little merit to the appearance of the locality. The removal of the buildings is therefore justified in this case.

The Inspectorate stated in the previous appeal dismissal that the buildings 'appear to have been vacant for sometime and are showing signs of dilapidation'. The existing care home has been vacant for a number of years and during this period, were it viable to do so, the existing care home could have been brought back into use, or could have been replaced with a new facility. However, as can be seen from the length of time that the site has been vacant, there has been no interest from the private sector to run a care home. The site therefore is likely to remain vacant unless a housing development is achieved.

Since the previous Committee meeting the applicants have agreed to remove the gate to the proposed housing estate from the plans. This was another concern of the Committee and offers a more inclusive development that would not isolate future occupiers from the surrounding community.

The original report is as shown below with updated Summary of Representations.

Description of Proposal:

This application is for the demolition of existing buildings and the erection of five detached dwellings and associated works. This proposal also involves the removal of a section 52 agreement referring to the bungalow to the rear of the site.

The application proposes the demolition of the two existing buildings on the site and the erection of five, five bed houses with an associated private road leading through the site and the removal of several protected trees.

Description of Site:

The application site comprises a 0.65 hectare area of land on the northern side of Warren Hill. The site is bordered by residential developments to the north and west, playing fields to the east, and Epping Forest to the south. The plot of land is located on the edge of the built up area of Loughton and contains several TPO trees and a survey has revealed great crested newts and grass snakes.

The two properties currently on the site are a brick two-storey structure (No. 1 Warren Hill) and a timber clad bungalow (No. 1A Warren Hill). Both of these properties are vacant and were previously used as a care home facility. The site is currently overgrown and there is a large disused tennis court to the northern side of the plot.

Relevant History:

EPF/426/78 – Use of building as an aged persons home and erection of single storey dwelling – allowed/conditions 13/08/80

EPF/1494/79 – Use as old peoples home and two storey extension – allowed/conditions 04/02/80

EPF/668/98 – Outline application for the erection of a detached house and garage – refused 12/01/99

EPF/2424/06 – Demolition of existing buildings and erection of six detached dwellings and associated works. Removal of section 52 agreement – refused 05/02/07 and appeal dismissed 27/07/07.

Policies Applied:

DBE1 – Design of New Buildings

DBE2 – Effect of New Buildings on surroundings

DBE8 – Provision of Private Amenity Space

DBE9 – Amenity Considerations

H2A – Residential Development on Previously Developed Land

H3A – Housing Density

H6A – Affordable Housing

ST1 – Location of Development

ST2 – Accessibility of Development

ST4 – Vehicle Parking

CP7 – Urban Form and Quality

CF12 – Retention of Community Facilities

NC4 – Protecting Established Habitats of Local Interest

LL10 – Protecting Landscape Features

LL11 – Adequate Landscaping

I1 – Planning Obligations

Issues and Considerations:

The main issues with regards to this proposal are the appropriateness of the housing development at this location, its effect on the surrounding residential properties and on highways, the loss of the care home, the effect on the local wildlife and with regards to the protected trees, and the overall design and layout of the development.

The previous application for six dwellings was refused by the District Council for the following reasons:

- 1 *The proposed curtilage of Unit 1 would fail to provide an adequate amount of private amenity space to this property.*
- 2 *Units 3, 4 and 5, due to their size bulk and proximity to the boundaries, would result in a cramped form of development detrimental to the character and appearance of the area.*
- 3 *The size and layout of the proposed curtilage of Unit 2 and position of the proposed vehicle and pedestrian access and gate to the site would put undue stress on the future viability of the protected trees.*
- 4 *The proposed layout of the rear curtilage of Units 3 and 4 would result in a lack of privacy to the proposed rear gardens of Units 4 and 5.*
- 5 *The proposed development, due to the inclusion of integral double garages and large private driveways, would result in an over-provision of off-street vehicle parking.*

Of these the Planning Inspectorate agreed with reasons 1, 3 and 4. Therefore the main consideration in this application is whether these reasons have now been overcome.

1. Location

Although the application site is on the edge of the Loughton urban area it is within walking distance of Loughton Town Centre and Loughton Underground Station. There are regular bus routes serving the High Road (located 8.7m from the site) and given the proximity to Epping Forest and the adjoining playing fields it is close to public open space. The site currently contains two vacant buildings, previously used as care home facilities, and therefore the site is previously developed land. Due to this the application site is within a sustainable location and is acceptable for redevelopment.

Adjoining the application site is Warren Heights, a development of four detached houses approved in 1999 at Plans Sub-Committee. This is a similar gated development accessed off of Warren Hill, however it is of a smaller scale.

2. Density

PPS3 suggests a density of 30 dwellings per hectare in areas such as this, which is enforced through policy H3A of the Local Plan. The proposed five detached dwellings equate to less than 10 dwellings per hectare, which is considerably below that recommended. However H3A allows for lower densities depending on “the size and shape of the site, including any significant heritage, landscape or wildlife features”. Due to the narrow shape of the site, the amount of protected trees to be retained, and the constraints due to the protected wildlife species in this location, it is felt that a higher density would be difficult to achieve on this area of previously developed land.

Given the size of the site (over 0.5 hectares) provision for affordable housing is required. Pre-application discussions with the Director of Housing has resulted in an agreement that, given the constraints of the site and the nature of the proposed development, it would be inappropriate to provide affordable housing on site. Therefore it has been agreed with the applicants that 5 houses

elsewhere in Loughton will be provided to socially rent. This would satisfy policy H6A in terms of affordable housing provision.

3. Design

The proposed houses are modern in many respects, with large plate glass windows and other architectural features. They would be very large, two and a half storey, five bed houses with integral double garages and basements.

The four dwellings to the rear of the site (Houses 2-5 inclusive) are relatively unchanged from the previous application. Whilst the District Council refused the previous application due to the cramped form of development of these houses the Inspectorate felt that “the focus of plots 3-6 [now 2-5] on this part of the site is a reasoned and appropriate response to the not inconsiderable topographical, landscape and ecological constraints on the site, as well as taking account of the character and form of surrounding development”. They expand on this in that “the orientation of buildings and stepping of houses down the slope of the land... would produce an interesting and well articulated street scene, and one in which the scale and bulk of the buildings and their close proximity would not be over dominant characteristics”. Therefore it is felt that the bulk and location of Houses 2-5 are acceptable.

House no.1 has been slightly reduced in size to bring it away from the western boundary as the Inspector noted that it was previously “very tightly sandwiched between the access road to Warren Heights... and the access drive for the proposed development itself”. This relocation, along with the alterations to the access drive, give a better visual separation and spacing around this key front house. The character of properties in Warren Hill are generally large detached dwellings of a variety of styles and designs and house no.1 would be in keeping with this character.

4. Amenity

The main difference in this application is the removal of the previous house 2 and the relocation of the entrance road. This has led to a dramatic increase in the level and quality of House No. 1 and House No. 2 (formerly No. 3). This would now provide adequate private amenity space that would benefit from sufficient sunlight through the day.

In terms of size of amenity space Houses 3, 4, and 5 have adequate private amenity space to serve their needs.

The part of the application site which immediately adjoins Warren Heights is the area of public open space, and the part of Warren Heights that it adjoins is the access road and central courtyard/turning area. This results in most of the proposed dwellings being a sufficient distance from Leightons and Elgar Place so as not to lead to a loss of privacy. House No. 5 would be built close to the boundary shared with Great Cedar, Pollards Close, however as the only proposed flank windows serve en suite bathrooms, and therefore would be obscure glazed, there would be no loss of privacy as a result.

The previous reason for refusal regarding loss of privacy to Houses 4 and 5 (now 3 and 4) have been overcome by straightening the boundaries and thus reducing any overlooking.

Most of the proposed properties would be sufficient distance from neighbouring dwellings so as not to result in loss of light or visual amenities with the exception of House No. 5. However this would be set off the shared boundary by 2.5m, which would reduce any detrimental impact on Great Cedar, and the area of garden affected would be one part of a large rear garden. Therefore any effects due to loss of light or visual amenities would be minimal.

5. Loss of Community Facilities

The current use of the application site is for a care home, which constitutes a community facility. Policy CF12 states that “permission will only be granted for proposals which entail the loss of a community facility where it is conclusively shown that: the use is either no longer needed or no longer viable in its current location”. The agents have had pre-application discussions with Essex County Council with regards to the need for care home facilities, and the County Council are of the opinion that they do not need additional facilities at this time. This only relates to ‘Council run’ care homes and it is believed that there is a need for private care homes within this district. However the care facilities located on the site have been vacant for several years, which in itself suggests the lack of need for their operation, and the submitted figures show that it would not be economically viable to bring the site back into use as a care facility.

The Section 52 agreement that is proposed to be lifted relates to the bungalow to the rear of the site. This states that should the occupiers of said bungalow, a then George and Mary Mathieson, or their survivors vacate the bungalow then this would be converted and used as part of the old peoples home at the front of the site. As both of these properties are now vacant, and as mentioned above the loss of this derelict care home would be acceptable, the removal of the section 52 agreement would also be acceptable.

6. Landscaping

Several protected trees will be removed as part of this application. Numerous pre-application negotiations were entered into between the agents and the Council’s Arboriculturist, and the protected trees that are proposed to be removed will be replaced with new trees located elsewhere on site (mainly at the front to screen the development from Warren Hill).

The previous concerns with regards to the potential stress on protected trees due to overshadowing of amenity areas has been overcome by the removal of House No. 2 and the relocation of the access road and reallocation of private amenity space to House No. 1 and 3 (now No. 2). Whilst there is still concern regarding the handsome liquid amber located near the front of the site, the rooting zone of which is where the proposed gate and widened area to serve the pedestrian access is, the Inspector concluded that there would be no significant detrimental impact on this tree that could not be covered by a tree protection scheme.

7. Nature Conservation

As previously mentioned both Great Crested Newts and Grass Snakes have been found on site. Mitigation measures have been outlined as to how these species will be handled, which English Nature are satisfied with. Also care will be required in terms of nesting bird habitats when trees are removed.

8. Highways

The access to the proposed development would be off Warren Hill, slightly to the east of the existing vehicle crossover (which will be removed). The site would be gated, which is similar to Warren Heights, and the gates would be set back 13.5m from the edge of the highway. Although this development would result in more cars using the site as they do currently (as the site is vacant), its previous use as a care facility would have produced reasonably heavy vehicle movement. Due to this there would be no detrimental impact on highway safety.

Each house has integrated double garages and space in front for off street parking. The Inspector concluded that the “provision of integral double garages is an appropriate design-led solution to the provision of car parking and other storage needs which are likely to be associated with large family houses”. Therefore this level of parking provision is acceptable.

A financial contribution of £25,000 towards improvements to transportation/highways is required from this development.

Conclusion:

Due to the above the proposed redevelopment of this site to provide five no. five bed houses and associated works would comply with all relevant Local Plan policies and is therefore recommended for approval. The granting of the planning permission requires the revocation of the existing Section 52 Agreement, which has been demonstrated is no longer necessary and therefore its revocation is also accepted.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object as they do not have appropriate plans of the site or information regarding the Section 52 agreement.

LOUGHTON RESIDENTS ASSOCIATION – Object to the gating of the development.

ELGAR PLACE, WARREN HEIGHTS – Object due to loss of privacy from units 3, 4 and 5, the size of House 1, the potential damage to the trees, and the impact on the character and appearance of the area.

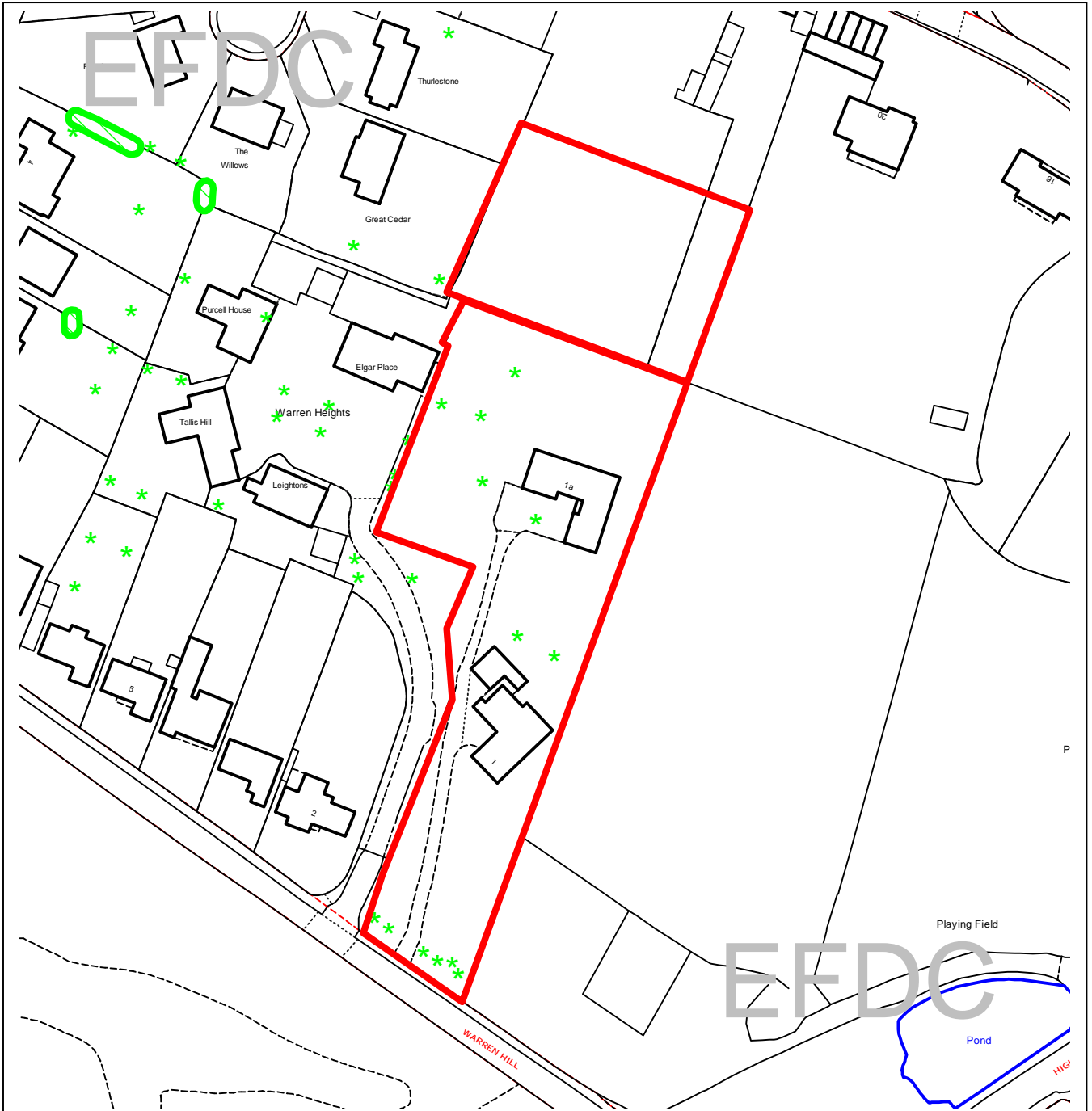
LEIGHTONS, WARREN HEIGHTS – Object due to overlooking, the tree coverage would not be in place during the winter months, the new road would increase noise pollution and the design of the properties are out of keeping with the properties in the vicinity.

16 ALBION HILL – Object due to the increased density of buildings out of character with the surrounding area, as this is back land development, and it would have a detrimental impact on their view.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/2510/07
Site Name:	1 and 1a Warren Hill, Loughton, IG10 4RL
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2405/07
SITE ADDRESS:	Garden Centre 212, Manor Road Chigwell Essex IG7 4JX
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Forest Land Ltd
DESCRIPTION OF PROPOSAL:	Outline application for proposed development of 20 no. 2 bed flats, 4 no.3 bed flats and car parking.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed residential development would constitute inappropriate development within the Green Belt, contrary to policy GB2A of the Adopted Local Plan and Alterations.
- 2 The footprint and height of any building(s) arising from this outline application would, in order to accommodate the levels of development, be overly prominent and dominating additions within the street scene to the detriment of the character and appearance of the surrounding area, contrary to policies DBE1 and GB7A of the Adopted Local Plan and Alterations.
- 3 The applicant has failed to demonstrate that the loss of the site for employment purposes is justified in relation to the criteria set out in policy E4A of the Adopted Local Plan and Alterations.

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

Description of Proposal:

This application seeks outline planning permission for a residential development comprising 24 flats. All matters are reserved for subsequent approval. The indicative plans submitted with the planning application show that the building would have three storeys, reducing to two storeys on the eastern (Frog Hall Lane) and western sides of the site. A small area of amenity space is provided, with three visitors parking spaces at ground level. An underground car park is proposed, containing 41 car parking spaces. Small areas are also designated for cycle and motorcycle storage.

The applicant has advised that they are prepared to offer 50% of the units within the development as affordable housing.

Description of Site:

The application site presently forms part of Jennikings Garden Centre. It is hard surfaced with a number of buildings occupying the site and an area of car parking at the front. The rear part of the site accommodates an electricity sub station. The front of the site is fairly open onto Manor Road. To the east of the site is Frog Hall Lane, which provides access to a cemetery. Opposite the site, on the other side of Manor Road, is Grange Hill Underground Station. The application site is approximately 0.237 hectare and is located within the Metropolitan Green Belt. The proposed development would have a density of approximately 101 dwellings per hectare. The area of land to the south of the site falls within the administrative area of London Borough of Redbridge, and the row of cottages opposite (195-209 Manor Road) are Grade II listed.

Relevant History:

CHI/0187/57. Layout of new roads & erection of 72 houses. Refused 21/08/57.

CHI/0132/73. Use of land for residential purposes. Refused 23/05/73.

CHI/0279/73. Proposed residential development. Refused 23/05/73.

CHI/0577/73. Use of land for residential purposes. Refused 30/01/74.

EPF/1964/07. Outline application for proposed development of 22 no. 2 bed flats, 2 no. 1 bed flats and 1 no. 3 bed flats plus car parking. Withdrawn 05/11/07.

Policies Applied:

Adopted Local Plan and Alterations

GB2A – Development in the Green Belt

GB7A – Conspicuous Development

GB16A – Affordable Housing

H2A – Previously Developed Land

H3A – Housing Density

H4A – Dwelling Mix

H5A – Provision for Affordable Housing

H6A – Site Thresholds for Affordable Housing

H7A – Levels of Affordable Housing

H9A – Lifetime Homes

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP4 – Energy Conservation

CP5 – Sustainable Building

DBE1 – Design of New Buildings

DBE2 – Impact of New Buildings

DBE8 – Amenity Space Provision

ST4 – Highways Considerations

ST6 – Car Parking Standards

LL11 – Landscaping Schemes

E4A – Protection of Employment Sites

Issues and Considerations:

The main issues to be considered are:

1. the acceptability of the proposed development within the Green Belt;
2. the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings;
3. the impact of the proposed development on the character and appearance of the area;
4. the impact of the proposed development on the proposed highways access and parking arrangements;
5. the sustainability of the proposed development; and
6. the acceptability of the proposed financial contribution for off-site provision of affordable housing.

1. Acceptability within the Green Belt

The proposed residential development is inappropriate within the green belt, as it fails to meet any of the criteria for appropriate development as set out in Government advice as contained in PPG2 – “Green Belt” and policy GB2A of the Local Plan.

Furthermore, policy GB7A of the Local Plan states that the Council will refuse planning permission for development conspicuous from within or beyond the Green Belt which would have an excessive adverse impact upon the openness, rural character or visual amenities of the Green Belt. It is considered that the proposed development, by virtue of its scale (both height and width) would be detrimental to the open character of the Green Belt, contrary to this policy. It is noted that as this is an outline application, the plans submitted are indicative. However, it is not considered that the scales of the development sought could be accommodated within the site without being detrimental to the open character of the Green Belt.

2. Neighbouring Amenity

Due to the distance that would separate the proposed development from the nearest residential properties (approximately 22 metres from the site to the properties on the opposite side of Manor Road adjacent to the Underground station) it is not considered that there would be a material loss of amenity.

Objections have been received from the occupiers of the cottages that there would be a material loss of privacy to their front gardens (which are their main areas of amenity space). However, the development would be to the side of these properties and due to this relationship and the length of the gardens it is not considered that there would be a material loss of amenity.

3. Appearance

The plans submitted with the application detailing the design of the building are only indicative. Notwithstanding this, it is considered that in order to accommodate this scale of development within the site, any resulting building would be likely to have a similar height and footprint. It is considered that the building, which would have an almost continuous frontage of approximately 45 metres (albeit set back from Manor Road) would be an overly prominent and dominating addition within the street scene and would appear as an over development of the site. It is considered that the roof design does little to break up this elevation. Accordingly, it is considered that the proposed development would have a detrimental effect on the character and appearance of the area.

4. Highways and Parking

With regard to the proposed site access, County Highways have recommended that the planning application be refused permission on the basis that it would create a substandard access onto Manor Road, both in terms of driver vision and the relationship of the new access in relation to the existing access, that would be retained for use by Jennikings Nursery. Highways are also concerned regarding the acceptability of the access in Frog Hall Lane, although it does not appear that the proposal would require vehicular access along this side of the site.

It is considered that the proposed amount of car parking is acceptable. However, it is considered that insufficient space has been provided for the parking of cycles/motorcycles having regard to the number of units.

5. Sustainability

Policies within the 'Core Policies' Chapter of the Local Plan seek to achieve sustainable development. Policy CP2 (ii) seeks to protect the quality of the rural and built environment by enhancing and managing land in the Metropolitan Green Belt and urban fringe. It is considered that accepting inappropriate development within the Green Belt would be contrary to this policy. Policies CP4 and CP5 seeks development designed to conserve energy and to incorporate renewable energy schemes. These policies do not appear to have been taken into consideration at this stage, although as this application only seeks outline permission, they may be incorporated at a later date.

The location of the proposed development in such close proximity to an Underground Station would be in accordance with policy CP3, although it is considered that the amount of cycle storage (approximately the area of one car parking space) is insufficient for 25 flats and would therefore, be contrary to policy CP5 (i). However, this matter is one which may be dealt with at the reserved matters stage, should outline planning permission be granted.

6. Affordable Housing

Policy GB16 of the Local Plan deals with affordable housing on Green Belt sites and provides for small scale affordable housing development as a whole to be built within the Green Belt subject to a number of criteria. The applicants state the provision of affordable housing at 50% would be sufficient to justify the development in terms of Green Belt policy. There is no percentage criteria in the Local Plan and Government policy only accepts development if very special circumstances override the harm of the development on the Green Belt. The fact that the proposal includes 50% private housing demonstrates this provision is way excessive and represents inappropriate development in the Green Belt. Where affordable housing has been accepted in the Green Belt under policy GB16, affordable housing has been provided at 80-100%.

7. Other Matters

The application site is considered to be located far enough away from the listed cottages (which are set well back from the road) that there would be no harm to their setting.

Following an amendment to the indicative layout of the building following the application which was withdrawn last year, the current scheme proposed that the building would be set back from Manor Road. It is considered that this would provide adequate space for the planting of landscaping to screen the building from Manor Road. If planning permission is granted, this matter may be dealt with by a planning condition.

Again, notwithstanding that this is an outline application, there is no provision for refuse storage within close proximity of the public highway. Furthermore, there is no indication within the

planning application that the proposal has been designed in accordance with the Lifetime Homes standards of the Joseph Rowntree Foundation, as required by policy H9A of the local plan.

Policy E4A safeguards employment land from redevelopment. The supporting text to this policy states that small employment sites within and close to rural settlements can make an important contribution to the local economy. They enable small and medium enterprises to develop, which can be vital for local economic success and protection against loss of Green Belt elsewhere. It is considered that the applicant has failed to justify the loss of this employment land for residential use.

It is considered that the area of amenity space (approximately 15 by 25 metres) would be insufficient, due to the size and mix of the units proposed.

The Council's contaminated land officer has advised that the application site is potentially contaminated. This is a matter which may be dealt with by a planning condition, if permission is granted.

Conclusion

In light of the above appraisal, it is considered that the proposed development would be inappropriate within the Green Belt and by virtue of its size would be detrimental to the openness of the Green Belt. It is further considered that the scale of development would result in the development having an overly prominent and overbearing impact on the street scene, to the detriment of the character and appearance of the area. No very special circumstances have been forwarded to justify what is clearly inappropriate development in the Green Belt. If the Committee accept this as a potential development site, Officers consider this should be part of a more comprehensive larger site encompassing the rest of the Jennikings Nursery site and be predominantly houses, particularly needed on the road frontage, with a greater percentage of affordable housing in partnership with Registered Social Landlord. Accordingly, it is recommended that planning permission be refused.

SUMMARY OF REPRESENTATIONS:

CHIGWELL PARISH COUNCIL. Objection. The Council objects to this application on the grounds that it is an inappropriate use of Green Belt land and the necessary special case has not been met.

21 Letters of Objection have been received from the following addresses:

193, 195, 199 MANOR ROAD;
1, MOUNT PLEASANT ROAD;
17, 21, 31, 38, 66, 71, 77 GRANGE CRESCENT;
1A; 115, 124 LONG GREEN;
19, 25 WARREN COURT; and
9 MANFORD WAY.

The grounds of objection are summarised below:

- A building of this scale is not appropriate in a semi rural setting.
- It would be the only building within the 2.5 miles from Woodford Ridge to Chigwell Row that would front directly onto Manor Road and would set a precedent.

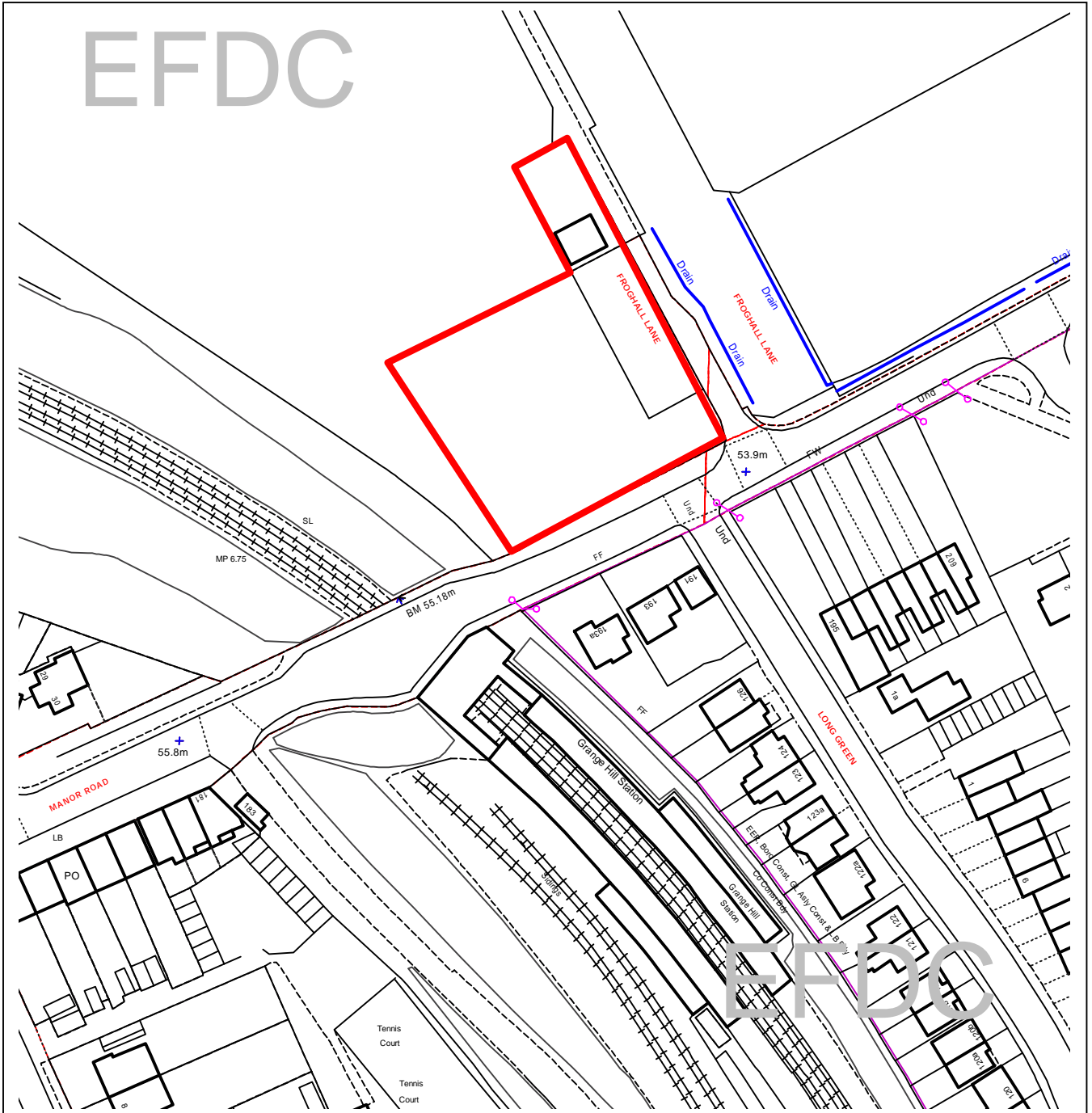
- The building, due to its scale, would overpower the historic railway house and the row of listed buildings.
- The development will cause noise and pollution.
- 4 visitor parking spaces are not sufficient. Long Green, Warren Court, Manford Way and Grange Crescent will all suffer and car parking is already stressed.
- Will cause a serious loss of light and overshadowing of the listed cottages.
- The first and second floors of the building will look directly into bedrooms and lounges of the detached houses and a number of the cottages.
- The proposed building will be out of scale with its immediate neighbours and the area in general.
- No mention has been made to water efficiency; energy efficiency; greenhouse gas emissions; drought, floods and storm surges; or SUDS.
- The application lies within the Green Belt and makes no mention of low cost housing.
- The development (particularly the underground parking) could cause problems with catastrophic results for the listed cottages (which have little in the way of foundations and have already been underpinned).
- Problems with sewerage and surface water in the local area have only recently been alleviated and the proposed development could potentially cause these problems to return.
- References to the site as 'previously developed land' are misleading.
- No reference to local schools.
- Overlooking of front gardens of cottages (which form the main areas of private amenity space).

WEST ESSEX RAMBLERS ASSOCIATION. Objection. Such a proposed housing development on land used as a garden centre would represent a radical departure, not only from the visual aspect but also the fact that this area lies within the Green Belt. As one of our aims is to protect such land we trust your Council will reject this application outright.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/2405/07
Site Name:	Garden Centre, 212, Manor Road, Chigwell, IG7 4JX
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2430/07
SITE ADDRESS:	Grange Farm High Road Chigwell Essex IG7 6DP
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Byrne Estates (Chigwell) Ltd
DESCRIPTION OF PROPOSAL:	Reserved matters application for 32 dwellings, 2 gatehouse building, all estate roads, hard and soft landscaping and other associated works.
RECOMMENDED DECISION:	Approve the Details (subject to conditions)

CONDITIONS

- 1 Details of the types and colours of the external finishes of the dwellings shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of each dwelling, and the development shall be implemented in accordance with such approved details.
- 2 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that they are capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 3 Prior to first occupation of any of the dwellings, details of the public art feature for the pocket park shall be submitted for approval by the Local Planning Authority and shall be completed in accordance with the approved detail within 6 months of the first occupation of the first dwelling.

This application is before this Committee since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).

Description of Proposal

This application follows from the 2005 outline planning application, granted in 2006, for residential development on the core area at Grange Farm, Chigwell. This submission seeks approval of the details required under five of the conditions attached to that outline permission:

- Condition 2 which requires details of the siting, design and access arrangements for the new dwellings;
- Condition 11 regarding a landscaping scheme;
- Condition 14 relating to noise protection for the new dwellings;
- Condition 15 – details of walls and fences; and
- Condition 20 requiring details of surface materials for the roads and driveways.

The details indicate an estate of 32 large, detached dwellings in a formal layout, each with a double garage and forecourt. The scheme involves a central block of 7 houses and 25 houses around the outside boundaries of the site, all facing in. A pocket park is also proposed within the centre of the scheme. The estate will be a gated, private estate with a gatehouse and carport at its entrance.

The scheme is designed along Essex Design Guide boulevard principles (as required by condition) with streets lined by hedges and trees, all detailed on the landscaping scheme. Details of walls and fences and the materials for surfacing are all shown.

In addition, details have been submitted providing sound protection from motorway traffic noise which have been assessed by the Council's Environmental Health officers and found to be entirely appropriate and acceptable.

Description of Site

The 'core area' is that part of Grange Farm formerly occupied by the leisure and recreation buildings that were cleared from the site in the mid-1990s and is to be found on the east side of the access road that leads ultimately to Jubilee Lodge and Chigwell Pony Riding Trust. It is a site of about 3.75 hectares.

The outline permission included a new roundabout on High Road and work to upgrade the access road between High Road and the core site to adoptable standards, which has already commenced.

Relevant History

There is significant planning history of seeking redevelopment of this site. This culminated in outline planning permission EPF/2190/05 for a development of a maximum of 45 houses with access works and the restoration of the open space for formal and informal recreation granted on 20 December 2006 after completion of an s106 legal agreement securing considerable community benefit from the development.

Various details have been submitted to meet the requirements of conditions of that permission and the requirements of the legal agreement – both of which are being closely monitored. This application represents the submission of a major element of the details – details of the residential development itself.

Relevant Policies

Policies of the adopted Local Plan and Alterations:

GB2A – general Green Belt restraint

GB19 – specific policy relating to Grange Farm

DBE1 – DBE9 – design and built environment policies relating to residential developments

LL1 – LL3, LL10 & LL11 – policies seeking the correct level of landscape retention and creation.

Issues and Considerations

Since outline permission has been granted, matters of principle have already been considered. The issues related to this submission concern the concept and design of the layout, impact upon the surroundings, landscaping, materials to be used and any other matters.

1. Concept and Design

The core area the subject of this application has been cleared of all buildings (other than one from which asbestos is to be properly removed) and all trees since there were none of any amenity value. Remediation of minor levels of contamination is being carried out in accordance with an agreed programme, such that the site can be regarded as a 'blank canvas' for the new development, which is based upon a simple loop road with the houses designed from an interpretation of 'Arts and Crafts'.

Whilst the outline permission allowed a maximum of 45 houses, the site is proposed to cater for just 32 large detached houses. The outline permission stipulated a footprint area (based upon the size of the original campsite buildings) and this figure is not being exceeded. Similarly the permission stipulated two storey houses with rooms in the roof and that requirement is also being respected, in fact all the dwellings have rooms in the roof. The plots are of adequate size for each dwelling providing private garden areas in excess of the Essex Design Guidance.

A condition further required the layout to be based upon 'Boulevard' design principles of the Essex Design Guide. With a proposed density of 8.5 dwellings per hectare, the Guide suggests that: "...avenues of trees line the roads.. at intervals islands of trees appear...roadside trees and front garden hedges contain pedestrians.....the streets meander in a gentle, serpentine manner....the effect depends upon a common architectural style".

The proposal adopts these principles in a layout dominated by the roadside tree planting using a variety of beech and gently opening vistas contained by the buildings and groups of trees. The street is designed to a 20 mph limit and is lined by hedgerows forming the front boundary of each plot. The layout includes the provision of a pocket park of about 0.25 of a hectare with tree planting and an art feature, which will dominate the view into this estate through a gated entrance between small gatehouse buildings.

The houses all face inwards onto the new estate road, resulting in the rear elevations and gardens backing onto the Grange Farm access road and onto the newly restored recreation area to the north, but this is inevitable if the lines of mature trees along the road and the edge of the open space are to be retained and if the desired levels of security are to be provided. There is to be a gated pedestrian link from the estate into the open space.

The highway layout utilises various widths of road as promoted in the Design Guide and tracking diagrams have been provided to ensure that refuse and other large vehicles can be satisfactorily accommodated. Each house is to have a double garage and there will be more than adequate space on forecourts to avoid parking at the kerbside.

Officers are satisfied that the layout proposed meets the requirements of the outline planning permission and will create an attractive and landscape dominated design, suitable for this location, granted permission in exceptional circumstances within the Green Belt. It is considered that policies DBE1 & DBE3-8 are satisfied by this application.

2. Impact on Surroundings

All boundaries of this site are heavily treed and soften the edges of the development from outside the site. The only exception to this is alongside plot 15 where the new dwelling would be prominent in views from the adjacent paddock but the applicant has agreed with that landowner to plant trees on her side of the boundary as a buffer to the development. By the time of the committee meeting it is hoped that the trees may already be planted, but there will certainly be an agreement in place by that time.

The applicant has held a public meeting to which all interested parties were invited and where the scheme was explained in detail and issues aired and resolved as much as possible. There is only one residential garden that abuts the site – Milestone, 65 High Road. That garden is not overlooked at present and there has been understandable concern that the new dwellings would result in some loss of privacy. However, the end of the garden is occupied by ponds and there is a significant tree screen on the boundaries and between the ponds and the remainder of the garden, such that the house itself can only be glimpsed from the site and it is considered that there would be no loss of privacy from first floor windows. Rooms in the roof have been carefully assessed and this has led to revisions to the application resulting in the deletion of 7 windows in rear roof slopes at second floor level that might have resulted in a perception of being overlooked and in some internal reorganisation so that non-habitable rooms face the rear at this level.

All the balconies have also been carefully assessed to avoid overlooking outside the site and between the new dwellings, such that 7 balconies have now been omitted and the provision of additional screens to prevent sideways looking.

The occupier of Milestone has also raised an issue about a drainage connection which is not a planning issue but is being addressed by the developers.

Since the plans have been revised, the application is now considered to satisfy policies DBE2 and 9 of the Local Plan and it is considered that the proposals would have little impact upon their surroundings.

3. Landscaping

Although there are no trees left within the central parts of the site, all significant trees around the boundaries have been retained by agreement with the Council in full accordance with conditions of the outline permission.

The new tree planting to form the boulevards and the park has been revised to species considered to be appropriate to their setting and that will provide the level of screening and prominence intended.

The tree planting proposals are therefore considered to be acceptable in accordance with Local Plan policies.

4. Materials

The submission stipulates the materials to be used for all hardsurfaced areas and seeks approval for these. The road surfaces are to be a mixture of macadam and block pavers, whilst the

footpaths are to be buff paving. Driveways and paths around the dwellings also to be a mix of buff coloured paving, setts and macadam. No objection is raised to these features.

The houses themselves are to be predominantly red or buff brickwork with some areas of render. Plain tiles or slates are to be used for the roofs. Samples of materials will need to be submitted for each house at a later date.

The plans also indicate the details of the fencing to be used between properties and around the outside boundaries. An existing concrete fence is to be retained on one section but most outside boundaries are to be formed by a new weldmesh fence threaded between existing hedgerows, though a new hedgerow is to be planted on the outside of the fence the length of the access lane. These provisions are considered acceptable.

5. Other Issues

In accordance with a condition of the outline permission, a noise assessment has been carried out regarding the levels of noise affecting this site from the M11 motorway and it has been concluded that there was no issue during daytime but the site fell within a category for action in relation to night-time noise. Double glazing and roof insulation would be provided as standard in any event and passive vents are to be provided in bedrooms and living rooms. These conclusions are fully supported by the Council's Environmental Health Officer and are considered to satisfy condition 14 of the outline planning permission.

One of the representations suggests that various studies should be completed before the application can be determined but these would have been applicable at outline stage, not at the stage of detailed submissions.

Conclusion

It is considered that the proposed details will result in a very attractive development and are entirely in accordance with the outline planning permission and with the intentions of the extensive s106 legal agreement. The development will respect its Green Belt setting creating a landscaped-dominated layout but with well-designed and attractive houses. Overlooking concerns of the one, affected neighbour have been carefully considered and revisions carried out as a result.

The scheme is now considered to be wholly acceptable and is recommended for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – No objection.

MILESTONE, 65 HIGH ROAD – concern at extent of overlooking from plots 16 to 22; two storey limit being fully exploited; a total of 29 bedroom windows and 5 balconies facing his property at first and second floors; general heights excessive; devastating effect upon privacy; reminder that right to a foul drainage connection needs to be taken into account.

TAILOURS, HIGH ROAD – plots 15 and 16 abut the boundary to a paddock with little screening, detrimental to outlook from house; the lane needs to be upgraded if carrying traffic from houses; sufficient parking spaces needs to be provided or residents would use lane for parking; adequate pedestrian facilities will need to be provided on the lane.

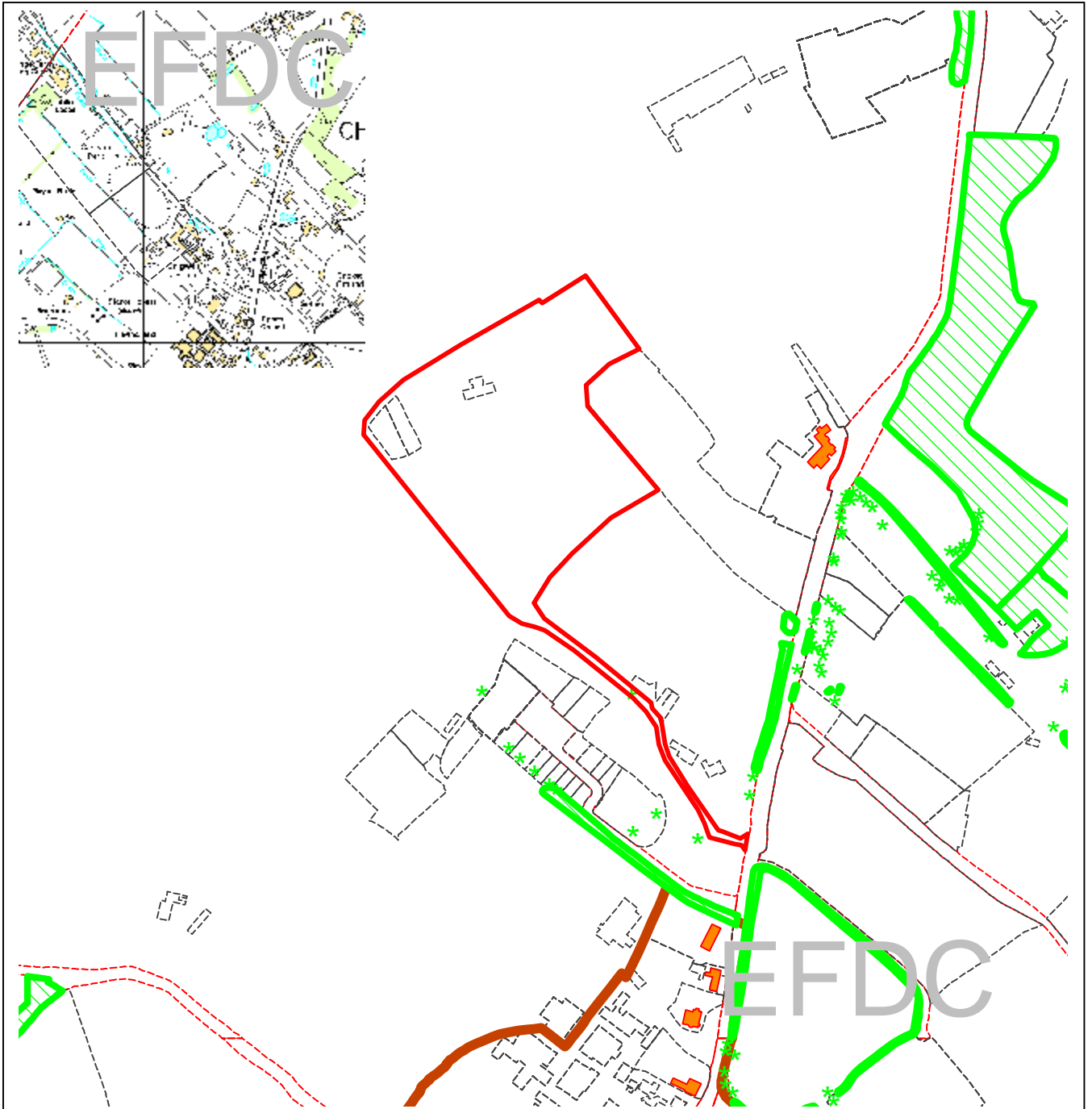
75 HIGH ROAD – has sufficient attention been given to traffic on lane where we obtain our access?

ROLLS HOUSE, HIGH ROAD – this application ought to be treated as a new application and needs a flood risk assessment, transport assessment, education contribution, sustainability report and affordable housing statement; roundabout should be commenced first; several conditions need to be considered before work commences; full tree report needs to be submitted; and control needed over multi-occupation or boarding houses.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/2430/07
Site Name:	Grange Farm, High Road, Chigwell IG7 6DP
Scale of Plot:	1/5000

Report Item No: 7

APPLICATION No:	EPF/2478/07
SITE ADDRESS:	Old Chigwellians Sports Club Roding Lane Chigwell Essex IG7 6BE
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	WIMX Junior Tennis Academy
DESCRIPTION OF PROPOSAL:	Outline application for redevelopment of three existing external tennis courts to create a four tennis court indoor enclosure with two additional external tennis courts.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal represents inappropriate development in the Metropolitan Green Belt which by definition is harmful to the objectives of including land in the Green Belt and is therefore at odds with Government advice in PPG2 and policy GB2A of the adopted Local Plan and Alterations. There are no very special circumstances that outweigh the harm in Green Belt terms.
- 2 No significant sequential test or approach has been undertaken by the applicant that would support the location of the facility, which is unsustainable in transport terms, and therefore it is contrary to policies CP3, TC2, ST1, ST2 and ST4 of the adopted Local Plan and Alterations.

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

Details of Proposal:

Consent is being sought for the erection of a large building to provide 4 no. indoor covered tennis courts, measuring 45m by 65m in area with a height to central ridge of 10.5m falling to an eaves height of 5m. Other facilities to be provided in the new building include a gymnasium, conference room, kitchen/bar and aerobic studio as well as changing room facilities and a viewing gallery. The proposal would be sited where there are currently three outside tennis courts and two new external tarmac tennis courts would be provided immediately west of the new building.

The building itself would be a steel portal framed building (with the beams exposed) with externally clad walls (colour – green) and clear polycarbonate glazing panels on the eastern and western

elevations. The roof would be covered with metal panels that would resemble clay tiles in appearance (colour – burgundy) and would have 8 large rooflights.

The application is in outline, with the external appearance reserved for subsequent approval. All other matters are covered in this application.

Description of Site:

The application site consists of a sports ground of some 4.38 hectare site area, although this proposed development will only affect 0.28 hectares located in the western part of the site where the current 3 no. outside courts are sited within a mesh fence. The rest of the site contains open grassed areas used as football pitches, a cricket square, hard surfaced car park and in the south-east corner of the site, a sports club and changing rooms.

Access to the site is via a long drive located north of its access point off Roding Lane. On approaching the tennis courts at the head of the road there is an opening leading to a car park area on the grass. Overspill parking is provided just west of the tennis courts.

The site is part of the Metropolitan Green Belt and is generally well screened by trees and high hedgerow/shrubs. South of the siting of the tennis court building there is a residential property in large grounds. This boundary is well screened by thick trees and hedges. West of this location is a good vegetation screen which banks down to a slip road and the M11 motorway.

Relevant History

EPF/1392/78 – Erection of clubhouse containing changing rooms, bar and 2 squash courts and use as playing fields – approved/conditions 21/12/78

(Three tennis courts with floodlighting – Granted p.p. in 1988 – no details)

EPF/0706/91 – Additional car parking area for sports club – approved/conditions 13/09/91

EPF/1074/07 – Outline application for four internal tennis courts with two floodlit external courts – refused 06/08/07

Relevant Policies

Local Plan policies:-

GB2A – Appropriate development in the Green Belt.

GB7A – Conspicuous development within or beyond the Green Belt.

DBE9 – Protection of the living conditions of neighbours.

CP3 – New development criteria (sustainable transport, within existing infrastructure capacity of an area, sequential approach etc.)

ST1-2 – Location, Accessibility of Development,

ST4 – Road Safety

TC2 – Town centre Development – The Sequential Approach

RST1 – Land supply for sport and recreation and residents have ready access to it.

RST14 and 15 – Protection of Playing Fields and Sport Provision.

National Policy Guidance:-

PPG2 – Green Belt

PPS6 – Town Centres

PPG17 – Planning for Open Space, Sport and Recreation.

Issues and Considerations

The main concerns in this case are:

1. Whether the proposed development is appropriate development in the Green Belt and if not, are there very special circumstances to outweigh harm to the Green Belt.
2. Whether there will be visual harm to the locality, particularly the visual amenities of the Green Belt and surrounding countryside.
3. Whether the site is sustainable due to its location away from a town centre.
4. Any likely harm to highway safety.

The previous application was refused on the following grounds:

The proposal represents inappropriate development in the Metropolitan Green Belt which by definition is harmful to the objectives of including land in the Green Belt and is therefore at odds with Government advice in PPG2, Policy C2 of the Essex and Southend-On-Sea Replacement Structure Plan and policy GB2A of the Epping Forest District Adopted Local Plan and Alterations (2006). There are no very special circumstances that outweigh the harm in Green Belt terms.

No sequential test or approach has been undertaken by the applicant that would support the location of the facility and is unsustainable in transport terms, and therefore is contrary to policies CS1, CS4, TCR2, LRT1, T3 of the Essex and Southend-on-Sea Replacement Structure Plan and policies CP3, TC2, ST1, ST2 and ST4 of the Adopted Local Plan and Alterations.

Given its relative isolated location and despite its position behind the rear garden of a residential property, Wakes Hall, Roding Lane, it is considered there would not be any undue loss of visual or residential amenity as a result of this proposal, and therefore in this respect it complies with policy DBE9.

1. Green Belt

Central Government guidance PPG2 (Para. 3.4 & 3.5) and Local Plan policy GB2A are clear that development within the Green Belt is inappropriate unless it is 'essential facilities for outdoor sport and other recreation...and for other uses which preserve the openness and do not conflict with the reason why land is included within it'. Essential facilities for outdoor recreation are one of the exceptions set out in paragraph 3.4 of PPG2, and examples such as small changing rooms or unobtrusive spectator accommodation for outdoor sport are quoted. PPG17 states that in Green Belt land, outside sport and leisure facilities should be 'the minimum necessary and non-essential facilities (e.g. additional function rooms or indoor leisure) should be treated as inappropriate development'.

The proposed tennis enclosure is of a very large scale, having a floor area of 2925 sq m. and reaching a maximum height of 10.5m (which is higher than the average ridge level of a two storey house that is approximately 9m), and would not be an 'outdoor recreational facility' as it provides 4 no. fully enclosed indoor tennis courts. It also contains several other facilities (gymnasium, conference room, kitchen/bar and aerobic studio) that are not directly associated with either the indoor or outdoor tennis courts, and as such would also constitute inappropriate development.

There is no objection in principle to the two new outdoor courts, as these are outdoor recreational facilities that, despite small scale development such as floodlights and fencing, retain the openness of the Green Belt. The indoor tennis facility however, would be entirely indoor and would include associated indoor leisure use, and therefore would clearly represent inappropriate development within the Green Belt. Due to this the applicant therefore needs to demonstrate very special circumstances to outweigh the harm to the Green Belt.

The applicant puts forward that this is an existing site where tennis is already being played and there is a need for covered tennis courts to overcome inclement and winter weather, and focuses on the contribution that would be made to tennis provision in the area.

The applicants are WimX Junior Tennis Academy, who claim to work in partnership with youngsters from local schools. They also state that the academy would have substantially cheaper membership than other clubs in the local vicinity, such as the David Lloyd Club, and it would focus on bringing forward under-privileged children from the local area. Despite these claims, Derek MacNab, Deputy Chief Executive of the Council, states that: the applicants are not part of, nor linked with School Sports Partnership; they have no links with Tennis Vision; no development such as this is mentioned in EFDC's Sports Development Strategy; and, despite their claim to aim 'tennis at all levels' and to target 'under-privileged children from the local area', the proposed project would be a 'high performance centre' and would be located in Chigwell, which is an affluent area not significantly blighted by under-privileged children. It is also pointed out that the applicant stated that they work with and have a good reputation and relationship with the Council's Sports Development Team, however there are in fact no links whatsoever between the two.

Given these somewhat misleading statements it is not felt that the proposed tennis courts would be a particular benefit to local schools or the community, but will be predominantly used as a private facility. It should also be noted that David Lloyds, located further down Roding Lane, work in partnership with Sports Development to run a subsidised programme for young people. Therefore this 'community service' that is being proposed would not constitute 'very special circumstances' to outweigh the overall harm to the Green Belt.

Sport England support this application as they feel the proposed development 'would be of sufficient benefit to the development of sport' and it is stated by the applicant that the current courts are under-used and all year facility will improve on this as well as accord with the Lawn Tennis Association's (LTA) vision for tennis and also that there is a regional need for facilities such as this. Whilst this may be the case the previous application was refused due to the lack of a sequential test, not only for this locality but also with regards as to why this should be located within the Green Belt and why Green Belt policies should be flaunted. As this is an indoor facility the applicant should look at urban town centre locations first. Government advice in PPS6 requires provision of sites for large sport/leisure centres to conform to the sequential approach and are typical of town centres. This is supported by policy TC2 of the Local Plan. The only evidence or argument against locating elsewhere are that; sites outside of the Green Belt are not readily available and when they are available there is competition from higher value land uses; the most potential sites of a sufficient size are within the Green Belt; and there are no Council owned sites available that would be suitable for the development. No evidence was supplied with regards to these points, there were no details submitted detailing alternative sites that were considered and dismissed, nor was there any evidence that the applicants had approached any other site owners or the Council for possible development potential. Based on this an argument on the need for covered courts does not justify very special circumstances to outweigh the harm of the development in Green Belt terms, and therefore this development is contrary to Central Government guidance and Local Plan policy GB2A.

2. Visual Impact

Policy GB7A of the Local Plan states that planning permission should be refused where the development will be conspicuous from within or beyond the Green Belt. LL2 is keen to ensure that development is not harmful to the sensitive areas of the countryside. Despite the scale of the proposed building, it will be little seen from outside the site because of the presence of tree and hedge screening, even in the winter months, as evergreen trees will ensure the site remains well hidden from public vantage points (including the M11). This is not a sensitive site in the landscape and it will not appear prominent other than to the users of the rest of the sport ground.

The applicant has submitted photo evidence of a similar development in Letchworth, which is visually acceptable. On the basis that this is an outline application and the illustrations are indicative, it is felt that the proposal would not harm the visual amenities of the countryside.

3. Sustainable location

The applicant argues that the site is sustainable in transport terms, however walking or cycling from Chigwell or Buckhurst Hill Stations would be along narrow country road where there is no pavement and several sharp and blind bends. As a result of this the majority of the journeys are likely to be by private motor car and, with the use of the site likely to increase, the proposal would generate more traffic movements in this non-sustainable location, contrary to policy ST1. It is therefore not well related to the road hierarchy and not convenient for pedestrians and cyclists, contrary to policies ST2 and ST4.

4. Other Matters

There is no objection on highway grounds to the expected use by motor vehicles of the existing access to the site from Roding Lane. The Tree and Landscaping officer raises no objection to the loss of some small trees on the site subject to replacement planting, which can easily be provided elsewhere on the site.

Conclusion

The proposal is inappropriate development in the Green Belt and no special circumstances have been proven to overcome this. No significant sequential test or approach has been undertaken to show that other sites have been considered prior to this submission. The last refused planning application was for GB Tennis Girls that is no longer part of the proposal, but this proposal is aimed at juniors. Officers question the real reason for the indoor courts is for private rather than community or schools use, thereby taking away any potential for very special circumstances in Green Belt terms to allow the development. Furthermore, it is not a sustainable site in transport terms and there are concerns over road safety in terms of pedestrian movement to and from the site. The application is therefore recommended for refusal.

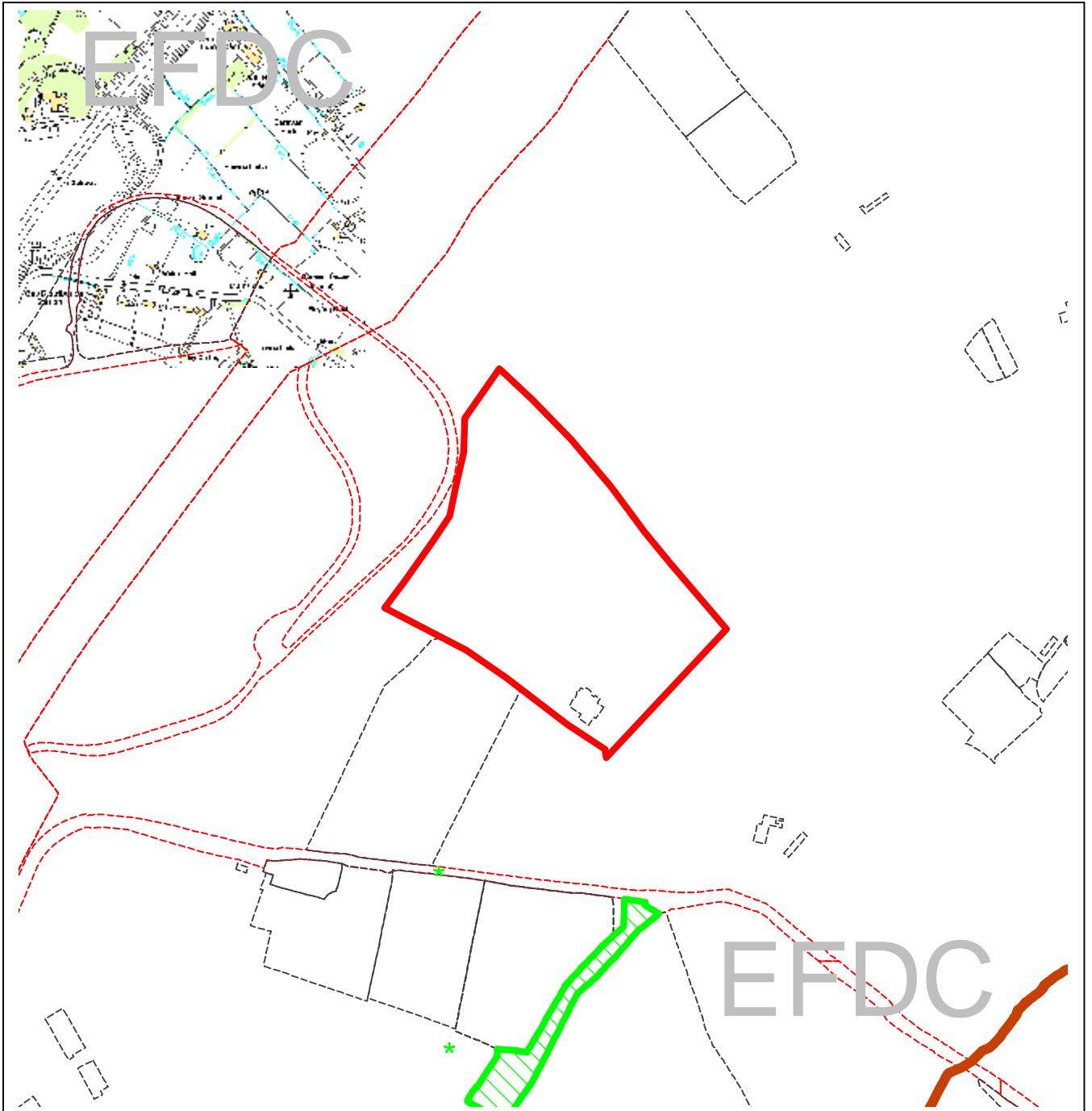
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – No objection providing there is a proviso on whoever redevelops this area to ensure there is reasonable affordable access to the facilities for the general public.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/2478/07
Site Name:	Old Chigwellians Sports Club, Roding Lane, Chigwell, IG7 6BE
Scale of Plot:	1/5000

Report Item No: 8

APPLICATION No:	EPF/2507/07
SITE ADDRESS:	169 - 171 Manor Road Chigwell Essex IG7 5QB
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	A Patel
DESCRIPTION OF PROPOSAL:	Alterations, extension and conversion to provide five self contained flats. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the detail submitted with the application, prior to the commencement of development, a site layout plan detailing parking and refuse storage shall be submitted to the local planning authority for approval in writing. The approved details shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

This application is before this Committee since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for a two storey extension to the rear of no. 171, the conversion of the roof space and the addition of dormer windows to the rear and roof lights to the front and internal alterations to provide 5 flats. The proposed extension to the rear of no. 171 would be approximately 1.2 metres at ground floor and 3.1 metres at first floor, resulting in the extension being flush at the rear. The proposed dormers would be approximately 3.3 and 3.1

metres in width. The flats would be accessed via an external staircase and platform behind the roof slope, with the external doors being in the sides of the dormers.

Description of Site:

The application property comprises two joined retail units and their upper floors, situated in a terrace of shops at Manor Road, Chigwell. The rear part of the ground floor of no. 171 forms the ground floor of a maisonette. In addition, there is an existing flat at first floor. The existing property is situated in a terrace of shops at Manor Road, Chigwell. Two properties No. 169 and 171, both one time, shops with living accommodation to first floor are in single ownership. A part of the shop to No. 171 has been combined with No. 169 to make a wider shop. Rear part is residential used with first floor living accommodation. Ground floor shop to No. 169 has been extended in the past. There are garages at the rear with access from the common access road.

There is a grassed area to the rear of the units, with two garages at the back of the site, facing onto an access road which leads onto Grange Crescent.

Relevant History:

EPF/0950/07. Alterations, extension and conversion to provide five self contained flats. Refused 04/07/07.

Policies Applied:

Adopted Local Plan and Alterations

DBE1 – Design of New Buildings
DBE2/9 – Impact on neighbouring Properties
DBE8 – Private Amenity Space
ST4 – Road Safety
ST6 – Vehicle Parking
H2A - Previously Developed Land

Issues and Considerations:

The main issues in this case are:

1. The impacts on neighbouring residents;
2. The impact on the character and appearance of the area; and
3. Highway and parking matters.

1. Impact on Neighbours

With regard to the impact of the development on the amenities of the occupiers of neighbouring dwellings, the main property that would be affected would be 2 Grange Crescent, to the rear of the site. The dormers and windows to the rear elevations of the units would overlook this property. However, due to the distance which would separate these windows from the neighbouring property (approximately 27 metres) it is not considered that there would be a material loss of privacy. It is not considered that the increased depth of the first floor accommodation at no. 171 would result in a material loss of amenity to the neighbouring flat at no. 173.

2. Impact on Character and Appearance of the Area

It is considered that the proposed extension, which would have a flat roof, would be in keeping with the appearance of the existing building and would, therefore, be acceptable. The size of the dormers has been reduced following the refusal of the previous application and it is considered that they are now better proportioned. The dormers are still fairly large, flat roofed additions to the property. However, having regard to the context of the site and the service road to the rear, it is not considered that the design of the additions would be detrimental to either the building or the wider area.

3. Parking and Highways

The block plan submitted with the application shows a parking layout which includes 5 parking spaces. The parking spaces are proposed to be located across the rear of the site, replacing the existing garages. Five parking spaces are considered to be ample, having regard to the scale of development and the proximity of public transport to the site. It is considered that the parking layout would need to be altered from that which is proposed, on the basis that the spaces are not equally set out. Furthermore the layout may need to be reworked to make the refuse bins more readily accessible. It is considered that this matter, which may result in a reduction in the number of parking spaces, may be dealt with by planning condition.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not give rise to any material loss of amenity to the occupiers of neighbouring dwellings and, on balance, there would be no material harm to the character and appearance of the area. It is considered that the application proposes ample car parking, the detailed layout of which may be dealt with by planning condition. Accordingly, it is recommended that planning permission be granted.

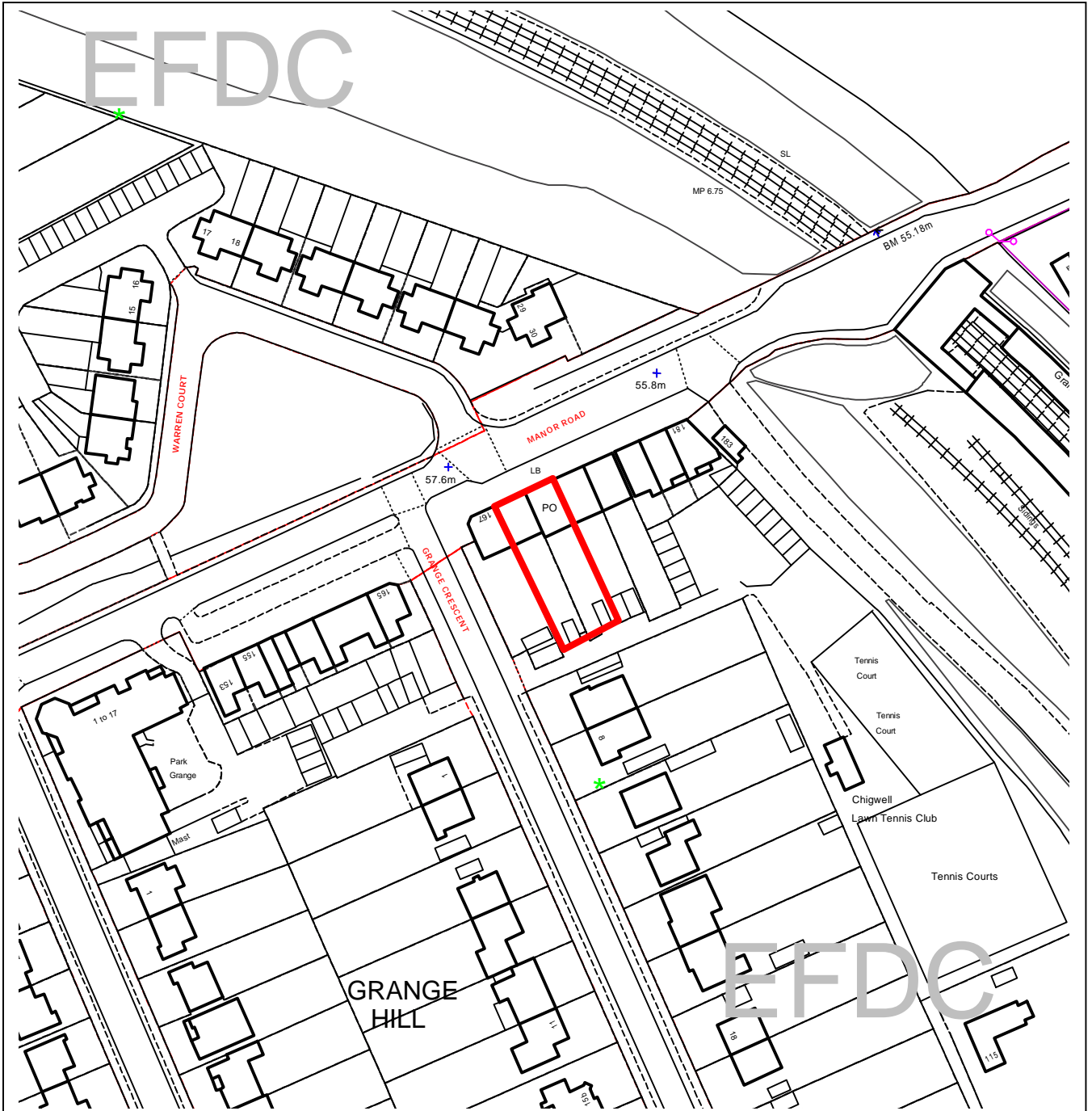
SUMMARY OF REPRESENTATIONS:

CHIGWELL PARISH COUNCIL. No objection.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/2507/07
Site Name:	169 - 171 Manor Road, Chigwell IG7 5QB
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/2653/07
SITE ADDRESS:	4 Orchard Way Chigwell Essex IG7 6EE
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr & Mrs E Myers
DESCRIPTION OF PROPOSAL:	First floor side and first floor rear extension and garage conversion.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

This application is before this Committee since it is an application that is submitted by or on behalf of a member of staff of Planning Services (Pursuant to Section P4, Schedule A (j) of the Council's Delegated Functions).

Description of Proposal:

This application is an amended application to a previously granted planning permission under EPF/0209/03 (see relevant history). The amendments to provide for an increase to the first floor side/rear extensions and garage conversion into a habitable room.

Description of Site:

The application site comprises of a two-storey end of terrace dwelling situated on the west side of Orchard Way in a small cul-de-sac location. The area is residential made up of a variety of styles and designs comprising of terraced dwellings, town houses and bungalows. The eastern flank wall of the site borders the main road and the rear gardens of properties that front Whitehall Close to the east of the site.

Relevant History:

EPF/0209/03 - First floor side and first floor rear extensions. Granted/Conditions - 04/04/2003
EPF/0604/87 - Single storey side and rear extensions. Grant/ Conditions - 03/07/1987

Policies Applied:

Residential Development Policies from Epping Forest District Council's Replacement Local Plan:
DBE9 – Amenity considerations.
DBE10 – Extension design criteria.
T17 - Parking

Issues and Considerations:

The main issues and considerations in relation to this application are the design, appearance and amenity of neighbouring properties.

1. Amenity

- The design is similar to the previous proposal that was granted under planning ref. EPF/0209/03 with minor alterations that include the side portion of the first floor flank wall which will be increased by approximately 1.0m and will be built flush with the ground floor onto the boundary of the site. As the property is an end terraced dwelling, there are no immediate neighbours on the eastern side of this dwelling, therefore there will be no resultant loss of amenity from overlooking or overshadowing.
- The proposal is set in 2.2m on the first floor rear extension to ensure there is no loss of light to the amenities of adjoining dwelling No. 3.
- There is an additional window on the first floor rear flank wall, the principle of a window has already been established with the previous application, therefore a new window will not cause greater harm to the amenities of surrounding neighbours. Also, there are existing trees on the rear boundary with adjacent properties that front Whitehall Close this offers additional screening from the proposal.
- There are no concerns of overlooking, loss of privacy or overshadowing to the amenities of surrounding neighbours with the increased width and insertion of a new window on the rear first floor flank wall from this proposal.

2. Design

- The first floor side extension will be built flush with the existing ground floor and maintains the gable end roof. The first floor rear extension adopts a gable end roof with a dropped pitched that respects the design of the existing dwelling, improving on the previously approved extension.
- The amended description also involves the conversion of the integral garage into a habitable room, this involves the replacement of the existing garage doors with a window that matches the existing windows and thus maintains the fenestration of the dwelling. Within the row of

terraced dwellings, other properties have converted their existing garages into habitable rooms, which sets a precedence that will not be detrimental to the street scene.

- There is another example of a property built onto the boundary on the street, and as the property is an end terrace there will be no fear of a terracing effect and the proposal will look visually acceptable in the street scene.
- There remains sufficient off street parking within the cul-de-sac therefore, the loss of the existing garage is acceptable.
- Parish Council raises no objection to the proposal and no representations have been received.
- The amended scheme is acceptable, will not be visually intrusive and will be in keeping with surrounding dwellings.

Conclusion

The proposal will not cause any detrimental harm to the amenities of surrounding neighbours and will not be out of character with the existing dwelling and surrounding area. It complies with relevant Local Plan Policies DBE9, DBE10 and T17 and is therefore recommended for approval with conditions.

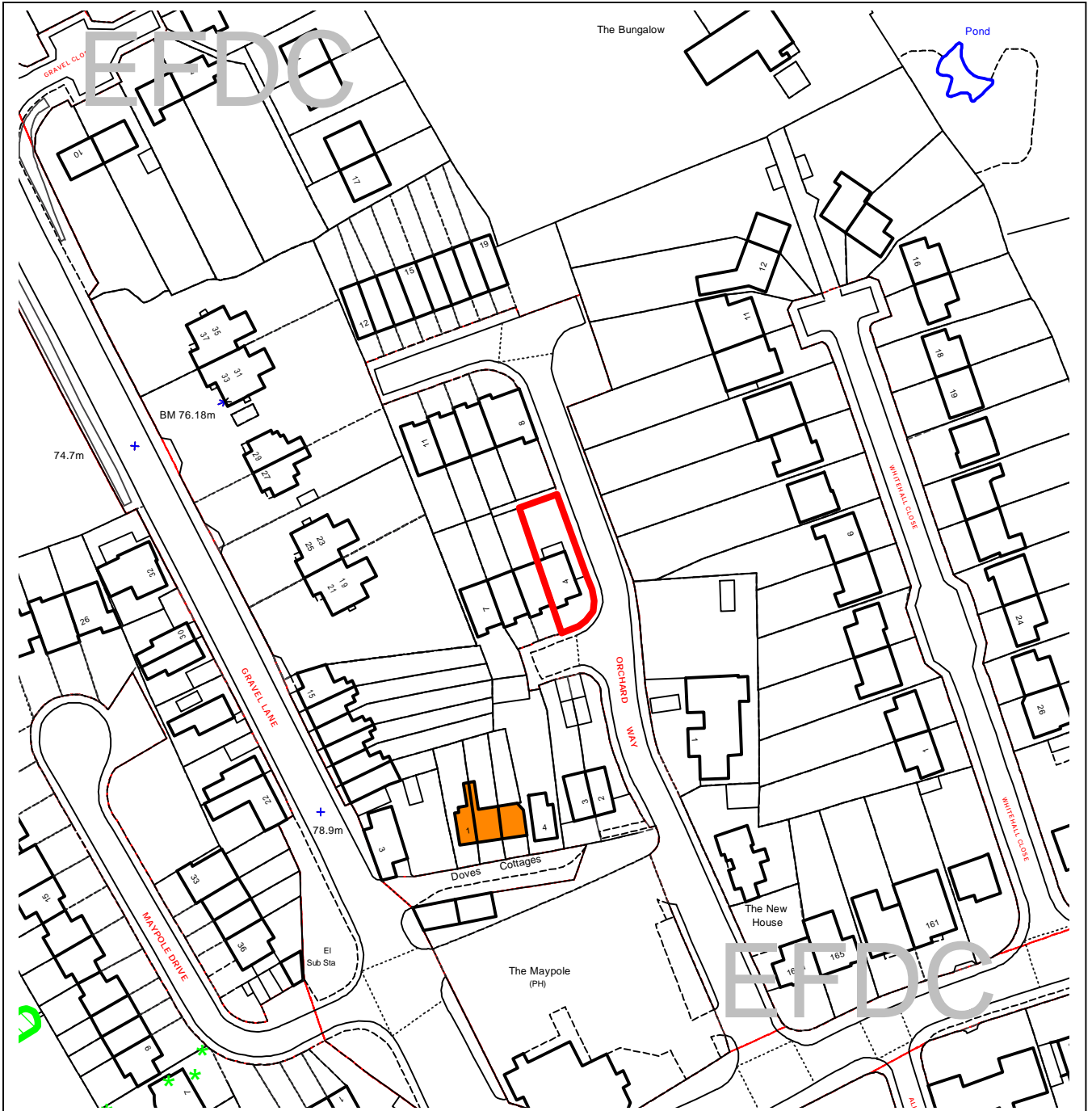
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: No objection to the proposal.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	9
Application Number:	EPF/2653/07
Site Name:	4 Orchard Way, Chigwell, IG7 6EE
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2664/07
SITE ADDRESS:	Land adj. to 14 Ely Place Chigwell Essex IG8 8AG
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mrs Rose Kelly
DESCRIPTION OF PROPOSAL:	Erection of a new house. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings and the means of access thereto.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in flank walls shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 Prior to the commencement of the development details of the proposed surface materials for the front drive and parking area . shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

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

Description of Proposal:

Erection of a new dwelling (revised application).

Description of Site:

A detached house on an irregular plot in a cul-de-sac. The street is characterised by detached and semi detached houses of a similar type. The site slopes down to the west. The site is covered by an Area Tree Protection Order.

Relevant History:

EPF/0406/86	Erection of new house	refused
EPF/2084/07	Erection of new house	withdrawn

Policies Applied:

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

Issues and Considerations:

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Neighbours Amenity
5. Landscaping
6. Parking

It should be noted that the original scheme has been revised to change the design of the roof from a hipped to a gable end design.

1. Building in Context

- The plot will be created from the side garden of No 14.
- The plot will be 11.9m wide and about 20m deep.
- The dwelling will be a maximum of 9.9m wide and 9m deep with a further single storey projection on the front elevation to form a canopy which is 1.1m deep with a pitched roof.
- Overall height is 9.4m with a pitched gable end roof.
- It should be noted that, when viewed from the street, the ground falls across the site, and the ridgeline is the same as No 14 to the east, and will be some 1.5m higher than No 13 Ely Place, however, this is some 8.5m to the west.
- A gap of 1m will be left to each flank.
- The scheme will be very similar in appearance to the other properties in the cul-de-sac. While it is the case that no garage is provided the detached garage at No 13 Ely Place is on the west flank and would give a uniform appearance when viewed from the front elevation.
- The 1986 appeal is considered as a material consideration in this case. The scheme was an outline application to develop the site with a detached house on a very similar footprint as with the current application.
- The Inspector commented, "I acknowledge that the appeal site could provide a house not inferior to a small minority of other houses in the vicinity...(it) would not in my view represent an overdevelopment of the site. However I consider that it would detract significantly from the open character of this part of Ely Place and prevent the replacement tree required by the TPO from having an equivalent prominence and benefit to the street scene".
- It is the case that this scheme will also close down an open space on this development. However, both local and National policies have changed over the last 20 years, and this scheme is in keeping with the desire for reuse of previously developed land in urban areas. The Inspector also refers to the Essex Design Guide, which has also been revised since the decision.
- In addition, much of the 1986 appeal hinged on the provision of a replacement TPO tree on this site. Whilst permission was granted to fell the tree (an Oak) a replacement was expected

to be planted. However in 1989 the Landscape Section waived this requirement as the area had a large number of mature trees remaining.

- Therefore much of the justification of the Inspectors appeal has been removed with the acceptance of the permanent removal of the TPO tree in the 1980's.
- It is also pertinent that a significant gap to the front elevation of No 13 Ely Place of over 8m will still remain.
- Therefore, on balance it is considered that this scheme will provide housing on previously developed urban land and Officers consider it would not in any event so adversely harm the open character of this estate as to justify a refusal
- It is considered that the building is not out of keeping with the other properties on this estate and this is not a cramped or overly restricted site.

2. Design

- The scheme is of an acceptable design, sitting comfortably on the plot, and is not out of place within this streetscape.
- The materials can be conditioned to be appropriate to the area.

3. Sustainability & Urban Development

- This is previously developed land. In both Policy CP6, 7 and PPS3 priority is given to the reuse of previously developed land in urban areas, but this should not be at the expense of the quality of the local environment and unsympathetic change.
- It is considered that this is a good quality and sympathetic scheme.

4. Amenity & Impact on Neighbours

- The main neighbours that would be affected are No 13 Ely Place, 8, 9 and 12 St Marys Way.
- The front of No 12 Ely Place will not be adversely overlooked by this scheme, as is the case with the other properties in Ely Place. All of these properties have their front elevation to the cul-de-sac which are far less sensitive to overlooking than rear elevations.
- To the rear, the properties in St Marys Way form a 'V' with the apex towards the rear garden of the proposal. Therefore both Nos. 8 and 9 are at an angle of around 60° to this scheme, at a distance of 19m from the rear elevation of the proposal to the corner of the nearest property at No 9.
- No 12 is some 22m distant at an angle of 40°.
- The Essex Design Guide states that back to back distances between new and existing houses should be 25m, but if the properties are at an angle this distance can be reduced as the angle increases.
- Therefore in this case it is considered that due to the orientation of the buildings and the distances involved, no adverse overlooking of any of these properties would occur.
- It is also the case that some screening is provided by the mature trees on the boundaries and in gardens in this area.
- There will be no adverse loss of light or sunlight to any neighbouring property due to the orientation and distances involved.
- No 13 to the west is about 1.5m lower than the scheme and therefore the impact on the outlook of this property should be considered. The new building will be a minimum of 8m from No 13, and offset to the left when viewed from the front of No 13, with the front building line being beyond the northern flank of No 13.
- Due to the siting and topography of the site it is considered that the scheme will not be overbearing to No 13.
- The proposed amenity spaces for the existing and proposed properties will be 220m² and 110m² respectively, which meets the requirements of the Local Plan.

5. Landscaping

- Whilst an Area Tree Preservation Order covers the site there are no trees on the site which are covered by the order. There was a large conifer on the site which was removed last year, but this was not covered by the provisions of the TPO.
- The Landscape Officer has commented that the scheme is now acceptable.

6. Parking

- The scheme provides off street parking at the front of the property, an area of 6m x 11m with extra land for planting to be provided. This provides adequate space for two cars to be parked, in line with current parking standards.
- This is an estate where many properties have parking at the front of the plot, so this is an acceptable scheme in this location.
- A small tree will be retained in this area, but it is considered that it is still possible to use the area for parking of two cars.

7. Other Matters

- Comments regarding the plans inaccuracy appears to be due to an error when the electronic plans were printed, but the dimensions stated are accurate and have been verified by Officers. A revised plan has been received from the Agent which is correctly scaled. This also shows the front canopy which had been inadvertently omitted.

Conclusion

This is a relatively modest scheme which has been carefully designed to be in keeping with the area and avoid an adverse impact on the amenities of the neighbours. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – NO OBJECTION

11 ELY PLACE – OBJECT, drawings are misleading, cramped form of development and be detrimental to visual amenities, therefore overdevelopment. This will be much higher than 13 Ely Place and will overlook this building. Will be overbearing and overshadow 13 Ely Place, and is not in keeping with the area. Front building line of this property will be forward of our garage. Impossible to manoeuvre vehicles on the parking area hardstand. Inadequate amenity space.

12 ELY PLACE – OBJECT, detrimental impact on the homes in the very small cul de sac. Development will damage protected trees. Plot too narrow to construct a house which is in keeping with the street. All other properties have garages. Front elevation will look different due to the drop in levels. Will be able to look into bedrooms of 11,12 & 13. This will be overbearing and cause a loss of light to the above properties. Ground floor front roof is forward of building line. Will increase density of buildings in area. Parking is inadequate

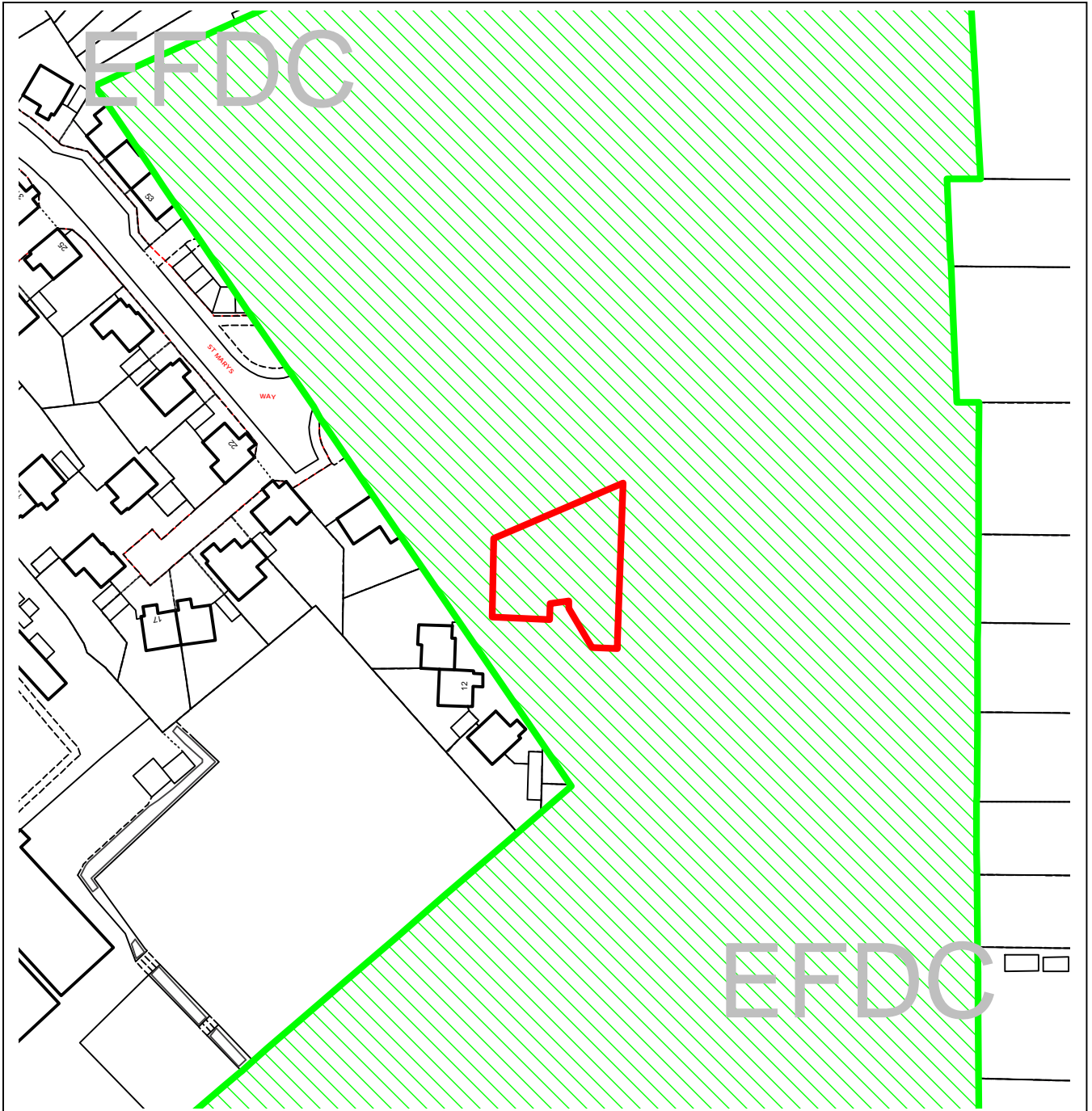
13 ELY PLACE – OBJECT, drawings are misleading, cramped form of development and be detrimental to visual amenities, therefore overdevelopment. This will be much higher than 13 Ely Place and will overlook this building. Will be overbearing and overshadow 13 Ely Place, and is not in keeping with the area. Front building line of this property will be forward of our garage. Impossible to manoeuvre vehicles on the parking area hardstand. Inadequate amenity space.

12 ST MARYS WAY – OBJECT, will overlook my property and cause a loss of privacy, will be bulky and restrict light to my property, if allowed I will apply for pruning or removal of the protected Oak Tree in my garden.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	10
Application Number:	EPF/2664/07
Site Name:	Land adj to 14 Ely Place, Chigwell IG8 8AG
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/2100/07
SITE ADDRESS:	4 Wellfields Loughton Essex IG10 1NX
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	A Patel
DESCRIPTION OF PROPOSAL:	Two storey side extension and first floor extension/loft extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 Before commencement of the development, details of an obscure glazed balcony screen to the proposed first floor balcony extension adjacent no 52 Church Lane, shall be submitted and agreed in writing by the Local Planning Authority. The details as agreed shall be installed and built on site before first occupation of the extension hereby approved.

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

Description of Proposal:

Two storey side extension, on the northeast flank, measuring 4.25m wide x 13.4m, by 7.5m high, with hipped roof (with a rear 'cat slide' roof), with a front pitched roof dormer, and a rear balcony insert. A first floor extension/loft conversion will be erected on the southwest flank which is essentially a hipped roof front and rear dormer. An existing detached garage will be demolished and the extension will incorporate an integral garage.

Description of Site:

A two-storey detached house on a rectangular plot. The road has a mix of detached and semi detached two storey houses. The site is at the crest of a hill and the ground falls away to the north. No 6 to the north has the same building line. No 52 Church Hill to the south is at an angle of about 45° to No 4. The side rear boundaries are screened by mature tree lines.

Relevant History:

EPF/1301/97	Two storey side and single storey rear & front extension	approved
EPF/1560/00	Carport	approved
EPF/0603/02	Two storey side extension for garage and granny annex	approved

Policies Applied:

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

Issues and Considerations:

The main issues in this application are the effects on the:

1. Street Scene
2. Design
3. Amenities of neighbouring properties

This is a scheme which has been amended to take account of the correct positioning of the boundary on the north east of the site with No 6 Wellfields.

8. Impact on Street Scene

- This scheme will see a relatively substantial increase in the size of the existing building.
- The property is set back from the road by 16m.
- However, the extensions keep the existing ridgeline, and the side extension leaves a gap of 1m to the northeast boundary, which has been confirmed by a site visit. The element of the roof on this boundary is also hipped which reduces its impact. The property already has dormers on the front roof slope and the further two are not excessive in number nor have an adverse impact on the appearance of the building.
- The rear portion of the extension extends 2.5m from the existing rear elevation, and the roof design reduces its impact.
- The scheme is proportionate and can be accommodated on this site. It has no adverse effect on the character or appearance of this diverse street scene.

9. Design

- The extension integrates well into the existing property, and adds new features which follow the general design of the main house and would be in keeping with the existing property.
- Materials will match.

10. Residential Amenity

- There will be no adverse loss of light or sunlight to 52 Church Lane. There is no loss of light to No 6, and no significant loss of sunlight.
- The scheme would not be overbearing when viewed from the neighbouring properties.
- Because of the steep cut-in of the balcony on the side to no.6, there will be no overlooking of the rear elevation of No 6 Wellfields. The balcony is set back in the roof slope reducing the potential for overlooking of the garden any further. It is also the case that there is a significant tree screen in this location which further reduces the impact.
- In the case of No 52 Church Lane the new balcony will not face towards bedroom windows and there will be no overlooking of the rear elevation. Despite a high thick hedgerow on the boundary between these two properties, there could be some overlooking of the rear garden and the swimming pool. This is a large garden and that additional area being overlooked beyond the view from existing windows is not substantial. However, to safeguard against loss of privacy, it is recommended that an obscure glazed screen is built into the balcony to a height that overcomes the risk of overlooking.

Conclusions

This scheme has no adverse impact on the street scene, is of an acceptable design and has no adverse impact on the amenities of the neighbouring properties. For the reasons above, this application is an acceptable scheme. It is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

Original Plans

TOWN COUNCIL – OBJECT, contrary to Police DBE 9(ii) due to the two balconies and extension windows possibly overlooking the neighbouring properties.

6 WELLFIELDS – OBJECT, plans exaggerate the width of the side passage, and make the plans inaccurate in scale.

52 CHURCH LANE – OBJECT, my house is at an angle and there will be a significant loss of light to my son's bedroom and kitchen. The bedroom and balcony will have a view over my swimming pool, this is overdevelopment.

Amended Plans (Clarification of boundary)

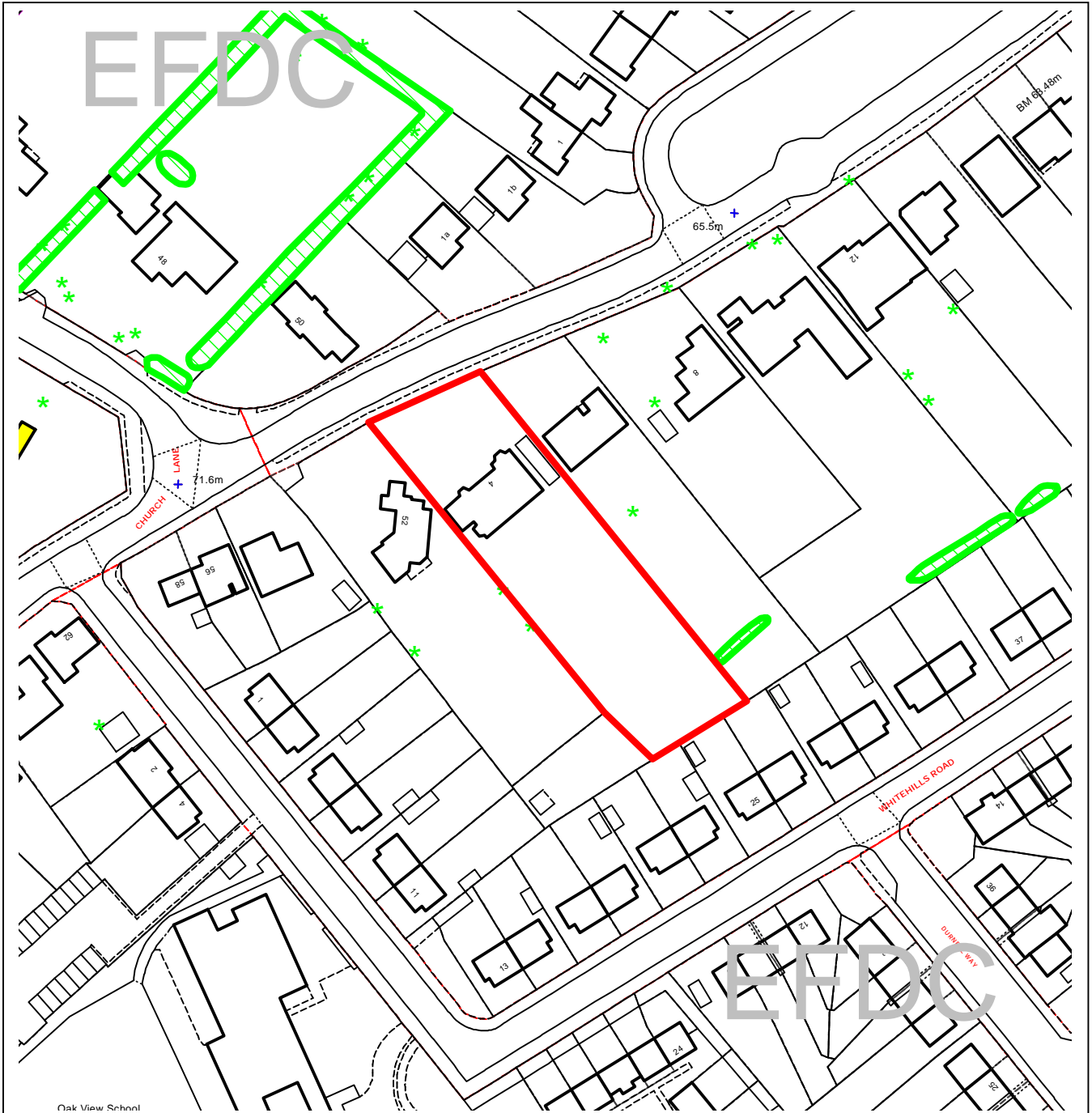
TOWN COUNCIL – OBJECT, reiterated its previous objection

52 CHURCH LANE – OBJECT, no change made that affects me and my objections stand.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	11
Application Number:	EPF/2100/07
Site Name:	4 Wellfields, Loughton, IG10 1NX
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/2290/07
SITE ADDRESS:	Former Bank Of England Sports Ground Langston Road Loughton Essex
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Last Zone Ltd and Pioneer Technologies Ltd
DESCRIPTION OF PROPOSAL:	Erection of 2 no. data centres, external plant compound, car parking and landscaping.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development hereby approved shall commence until measures for the provision of a contribution for enhancements to the Broadway Town Centre proportionate to this development and associated within, are secured.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 No development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
- 5 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

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

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

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

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

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

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

- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 8 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the

investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 10 The use hereby approved shall not be commenced until details of a Green Travel Plan containing a travel to work car use and car parking arrangement strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise details to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes of journeys to and from work and during working hours, including how to deter visitors arriving and departing by motor car. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first 5 years. This shall be carried out in conjunction with the Local Planning Authority.

This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section P4, Schedule A (c) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for the erection of two buildings on the site, each housing a data centre. Data centres house large numbers of IT equipment, which contains electronic data that enables business transactions to take place. The applicant advises that in order to perform the function of simultaneous transactions, the site needs to be located within 40 miles of the City of London, which enables electronic transactions to take place almost simultaneously, which is critical given valuations of transactions fluctuate by the second. The applicant has advised that, in their experience that use falls within the class of B1 (office use).

However, it is considered that the use does not neatly fit into any one use class and instead comprises a number of different uses, primarily B1 and B8 (storage and distribution). Accordingly, it is considered that the Council should consider the proposed use as being a mixed use.

With regard to the physical development of the site, each of the two buildings would have footprints of approximately 2900m². Each building would have a roof made up of two separate monopitched roofs and would vary in height from 7 to 9.3 metres. Building 'A' would face Langston Road side on and Building 'B' would front onto Langston Road, set back from the front boundary of the site by approximately 24 metres. Both buildings would have large sections of glazing and would be clad in both fascia bricks and aluminium panels. 40 car parking spaces would be provided between the two buildings and to the front of Building 'B'. Landscaping is proposed to the front of the site, either side of the access.

Description of Site:

The application site is an area of approximately 1.54 hectares. The site, which has an existing access onto Langston Road, is presently vacant. It was previously part of the former Bank of England Sports Ground and in March last year planning permission was granted for a limited period of five years for the use of the site as a temporary car park.

To the side of the site is the former Britannia Club building, on the site now occupied by The Academy. On the opposite side of Langston Road is the Bank of England building. The area of land to the rear of the site slopes steeply downhill, until it reaches the M11. There is a hedge along most of the boundary of the site with Langston Road.

The site is located outside of, but adjacent to, the Metropolitan Green Belt in an area designated in the Local Plan for employment purposes.

Relevant History:

EPF/0021/07. Temporary car park. Approved 13/03/07.

Policies Applied:

Adopted Local Plan and Alterations

DBE1 – Design of new buildings
E2 – Redevelopment/Extension of Existing Premises for Business and General Industrial Uses
E3 – Warehousing in respect of E2
RST14 – Loss of Playing Fields
GB7A – Conspicuous Development
ST4 – Road safety
ST6 – Vehicle parking
CP4 – Energy Conservation
CP5 – Sustainable Building

Issues and Considerations:

The main issues in this case are:

1. The acceptability of the use of the site;
2. The impact of the development on the character and appearance of the area;
3. The impact of the development on the adjacent Green Belt;
4. Flood risk;
5. The acceptability of existing and proposed site landscaping; and
6. Highways and parking arrangements.

1. The acceptability of the use

The site is in an area designated in the Local Plan for employment purposes. Policy E2 states that the Council will grant planning permission for the redevelopment or extension of existing premises for business and general industrial uses. Policy E3 states that in employment areas the Council may grant planning permission for warehousing or distribution uses, provided that the firm can demonstrate that there is a particular need to locate there because of its existing or potential trading links locally and there are no suitable alternative sites available. In this instance, it is considered that the proposed use, which would mainly comprise elements of B1 and some B8 use would comply with both these policies.

Policy RST14 relates to the loss of playing fields. However, in this case, it is considered that the playing fields had already been taken into consideration at the time the area was designated for employment purposes and, accordingly, policy RST14 is no longer relevant in relation to this site.

2. Impact on character and appearance

It is considered that the design of the buildings would enhance this part of Langston Road, which appears somewhat dated in relation to the southern end, having regards to the buildings on the adjacent site which are now occupied by The Academy and the Bank of England building on the opposite side of Langston Road. Furthermore whilst the buildings are large in terms of their massing, their impact on the area is greatly reduced by the space between them, their differing orientation with Langston Road, and the set back of building 'B' from the front of the site. It is considered that the bulk of the buildings is further reduced by the roof design and the use of varying elevational treatments.

3. Impact on the Green Belt

Policy GB7A of the Local Plan states that the Council will refuse planning permission for development conspicuous from within or beyond the Green Belt which would have an excessive adverse impact on the openness, rural character or visual amenities of the Green Belt. In this instance, for the reasons discussed above, it is considered that the development has been designed to minimise the massing of the buildings. Having regard to this and the location of the Green Belt between the motorway and Langston Road, it is not considered that the development would appear overly conspicuous to the extent that it would have an excessively adverse impact on the Green Belt.

4. Flood Risk

The Environment Agency have advised that they are satisfied with the Flood Risk Assessment that has been provided by the applicant and subject to the imposition of a surface water drainage condition they raise no objection to the development. On this basis, it is not considered that the development would give rise to any flooding issues.

5. Site landscaping

There is a substantial hedge around part of the perimeter of this site and a group of willows in the south western corner of the site that should all be retained. All the retained trees and hedges will need protection during the course of development and this may be dealt with by the imposition of a planning condition. There is some indicative landscaping shown at the front of the site. However, it is considered that there is a need to plant some trees at the back of the site, to soften the view of the proposed buildings within the landscape. It is considered that this may also be secured by the imposition of a planning condition, if permission is granted.

6. Highway and parking matters

The existing access to the site would be retained. As this has temporary planning permission for use as a car park for 220 vehicles, with the previous car parking (which was ancillary to the sports ground) having 94 parking spaces. It is not therefore considered that there would be any intensification in the use of this access and its continued use is considered to be acceptable.

As the use is considered to be sui generis, there are no set maximum parking standards. The Council's standard for B1 developments would give rise to a maximum requirement of 318 spaces and B8 would give rise to 63. The nature of the development is such that vast areas of space would be used for the storage of plant and on this basis it is accepted that the number of parking spaces should be lower than for normal B1 and B8 developments. As the use is being considered as sui generis and not as B1, there is no permitted change use and it is not, therefore the case that another business use could occupy the site. Pioneer, one of the companies expected to occupy one of these data centres, has estimated the staffing needs for each building at any one time to be: 3 security staff; 8 technicians; 5 visiting staff/others. Accordingly, there is expected to be approximately 32 staff on site at any one time. 40 car parking spaces are proposed and it is considered that this would adequately cater for the proposed use, whilst retaining some additional capacity if this is required at some time in the future.

The applicant has indicated within the Design and Access Statement, that they intend to prepare a Green Travel Plan for the occupiers of the site. It is considered that this would be beneficial and could be secured by a planning condition.

7. Other Matters

It is considered that the proposed development may result in additional people using services provided within The Broadway. It is therefore, considered that a contribution towards town centre enhancements is justified. The applicant has agreed to contribute the sum of £25,000, which may be secured by condition.

Conclusion

In light of the above appraisal, it is considered that the proposed development would be an acceptable use of the land on this estate. The design of the buildings is such that it is considered that it would enhance the appearance of this part of Langston Road and would not appear overly conspicuous when viewed from the surrounding Green Belt. There are no adverse flooding, highways, parking or landscaping issues arising from the proposed development and it is, therefore, recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL. - No objection.

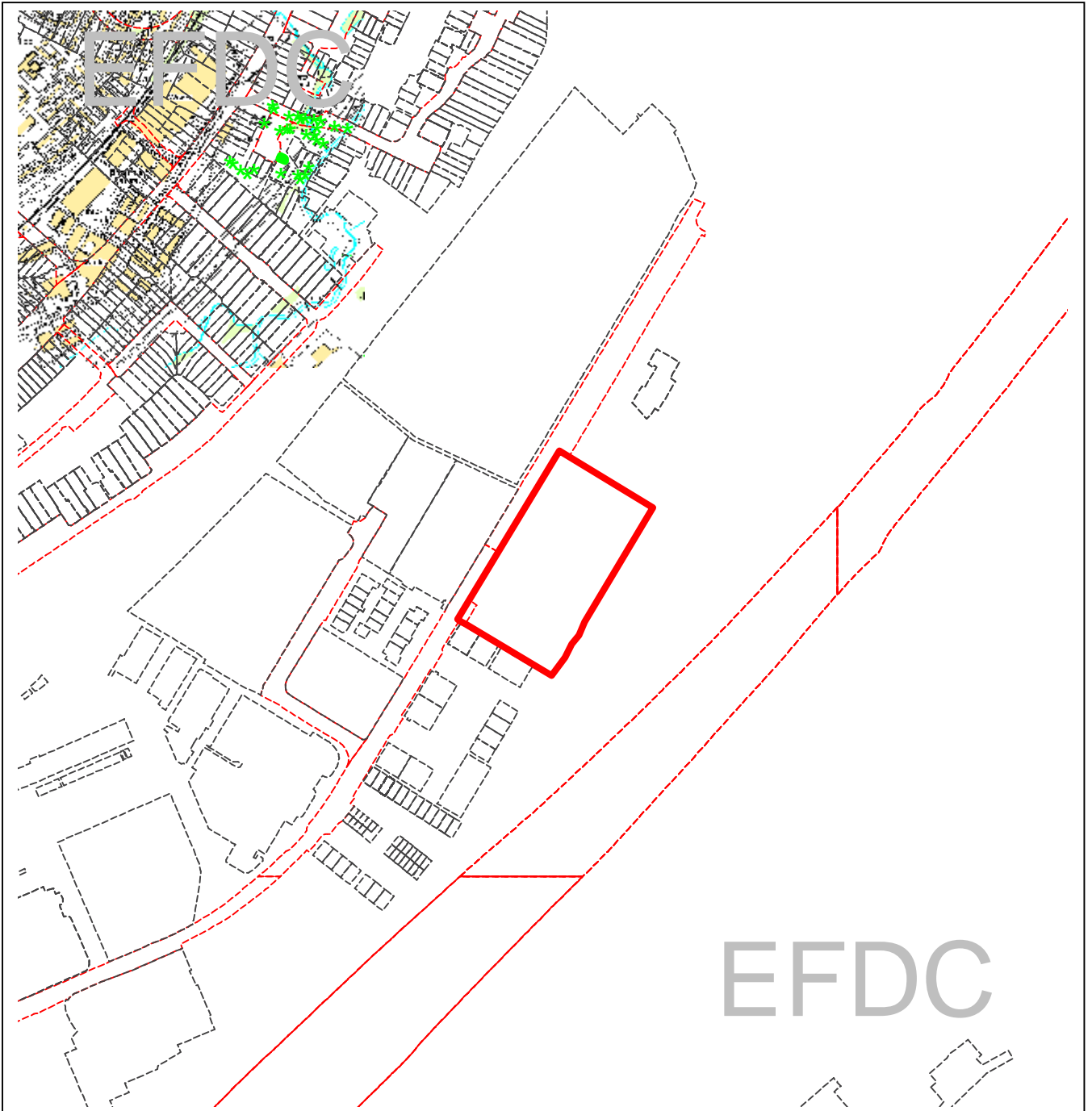
CALCO PUBLICATIONS, 8 YORK HOUSE, 1-4 LANGSTON ROAD. - Objection. Traffic already congested along Langston Road during rush hours. I feel that the extra traffic would be totally inappropriate.

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Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	12
Application Number:	EPF/2290/07
Site Name:	Former Bank of England Sportsfield, Langston Road, Loughton
Scale of Plot:	1/5000

Report Item No: 13

APPLICATION No:	EPF/2436/07
SITE ADDRESS:	15 Carroll Hill Loughton Essex IG10 1NL
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	J O'Connor
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and the erection of a new dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in all flank walls shall be fitted with obscured glass and have fixed frames up to a height of 1.7m as measured from the internal floor level, and shall be permanently retained in that condition, thereafter.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the rear ground floor development hereby approved without the prior written approval of the Local Planning Authority.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 7 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

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

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

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

- 9 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

planting and liaison with the Local Planning Authority.

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

- 10 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 11 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.
- 12 Prior to the commencement of the development details of the proposed surface materials for the front garden and driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

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

Description of Proposal:

Demolition of existing dwelling and erection of a new dwelling (revised application).

Description of Site:

A large detached house on a rectangular plot on the crest of Carroll Hill. The street is characterised by a wide variety of detached houses. The house to the southeast is locally listed. There are a large number of mature trees within the grounds and on the site side and rear boundaries. The ground falls away sharply to the south at the rear of the dwelling by nearly 3m, and also falls, less steeply, to the northwest.

Relevant History:

EPF/2076/07 Demolition of existing and erection of replacement dwelling - withdrawn

Policies Applied:

CP1, 3, 6 & 7 Core Polices re sustainable development
H1A, H2A, H3A, H4A Housing Provision
DBE 1, 2 Design of new buildings

ST4 & 6 Highways & Parking
DBE 6 Parking
DBE 8 Amenity Space
DBE 9 Amenity for neighbours
LL10 Landscaping

Issues and Considerations:

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Listed Buildings
5. Neighbours Amenity
6. Landscaping

It should be noted that the original scheme has been revised to remove a number of dormers, front bays, overall width and changes to the roof design.

1. Building in Context

- The plot is a maximum of 21m wide and about 58m deep.
- The existing property has been extended in the 1960s and under permitted development. It is a maximum of 17.5m wide and 9.2m deep, and around 9m high with a hipped and gabled roof.
- It is of little architectural merit.
- The replacement dwelling will be a maximum of 18.8m wide and 14.8m deep with a further single storey projection on the rear elevation which is 4m deep with a hipped/flat roof.
- Overall height is 12.3m with a hipped/flat roof. There will be two flat roof dormers on the rear and two on the front roof slope.
- The plan if the building is 'T' shaped, with the side projections being set back from the front elevation by over 5m.
- It should be noted that, when viewed from the street the height of the new building would be 9.6m; the discrepancy from the overall height being explained by the change in levels on the site.
- A minimum gap of 1m will be left to each flank, with the gap being 2.5m on each flank at the front elevation.
- This is a substantial replacement dwelling, which has two main aspects, as the rear elevation, due to the fall of the ground, is more prominent than the front.
- When viewed from the street the building is relatively modest in appearance and is lower than the listed building (No 19) by 2.5m and higher than No 9 the other immediate neighbour, by some 4m. This change in heights is reflected in the fall of the land along Carroll Hill.
- It is considered that the building is not out of keeping when viewed from the front in this diverse street, and it is not unusually large or high in this area, and has adequate gaps to the boundaries.
- The rear elevation has the appearance of four stories due to the roof dormers and the sub ground floor extension. However, this appearance is due to the fall of the land and a number of other properties in the street have taken advantage of this level change to provide basement type accommodation giving the dwellings the appearance of three storeys.
- The rear of the property is less sensitive than the front, and in this case the depth of the rear gardens and the considerable amount of existing screening also assist with this scheme. Whilst it is accepted that this is a balanced appreciation it is considered that the rear elevation will not be out of keeping with the area or cause any adverse harm.
- This is not a cramped or overly restricted site and can easily and comfortably accommodate a dwelling of this size.

2. Design

- The scheme is of an acceptable design and is not out of place within this varied streetscape.
- The flat roof dormers are acceptable and in keeping with this property.
- The flat roof area of the rear ground extension is not untypical of ground floor extensions and can be conditioned to prevent use as a balcony and would not justify a refusal.
- The materials can be conditioned to be appropriate to the area.

3. Sustainability & Urban Development

- This is previously developed land. In both Policy CP6, 7 and PPS3 priority is given to the reuse of previously developed land in urban areas, but this should not be at the expense of the quality of the local environment and unsympathetic change.
- It is considered that this is a good quality and sympathetic scheme.

4. Locally Listed Buildings

- The Council's Conservation Officer has commented that the scheme will have no adverse effect on the setting of the adjacent listed building.

5. Amenity & Impact on Neighbours

- The main neighbours that would be affected are No 9 and 19 Carroll Hill.
- There is no significant loss of light or sunlight to either neighbour.
- There will be no adverse overlooking and the side windows can be conditioned to be obscure glazed.
- Both neighbours are screened by existing trees which will be retained, and the main rear elevation will not be behind the existing rear elevation of No 9 which is the nearest neighbour. Due to the siting and topography of the site it is considered that the scheme will not be overbearing to either neighbour.
-

6. Landscaping

- The scheme aims to retain many existing trees and add to the planting on the site. This can be subject to conditions to ensure the best scheme is put in place.
- The Landscape Officer has commented that the scheme is now acceptable.

Conclusion

This is a substantial scheme, but the proposed dwelling can be comfortably accommodated on this large plot without causing significant harm to either the street scene or the neighbours. This will be 4 storey at the rear but the rear garden is secluded and well screened by vegetation so the house will not read as 4 storey. The house opposite on the other side of the road is larger and on a wider plot and with more front dormers. The proposal fits in with this building and the rest that make up a relatively varied street scene. Being on the hill slope it will be higher than the immediate neighbour downhill at no.9, but again will not look odd in the street scene or overbearing. The application is recommended for approval.

SUMMARY OF REPRESENTATIONS

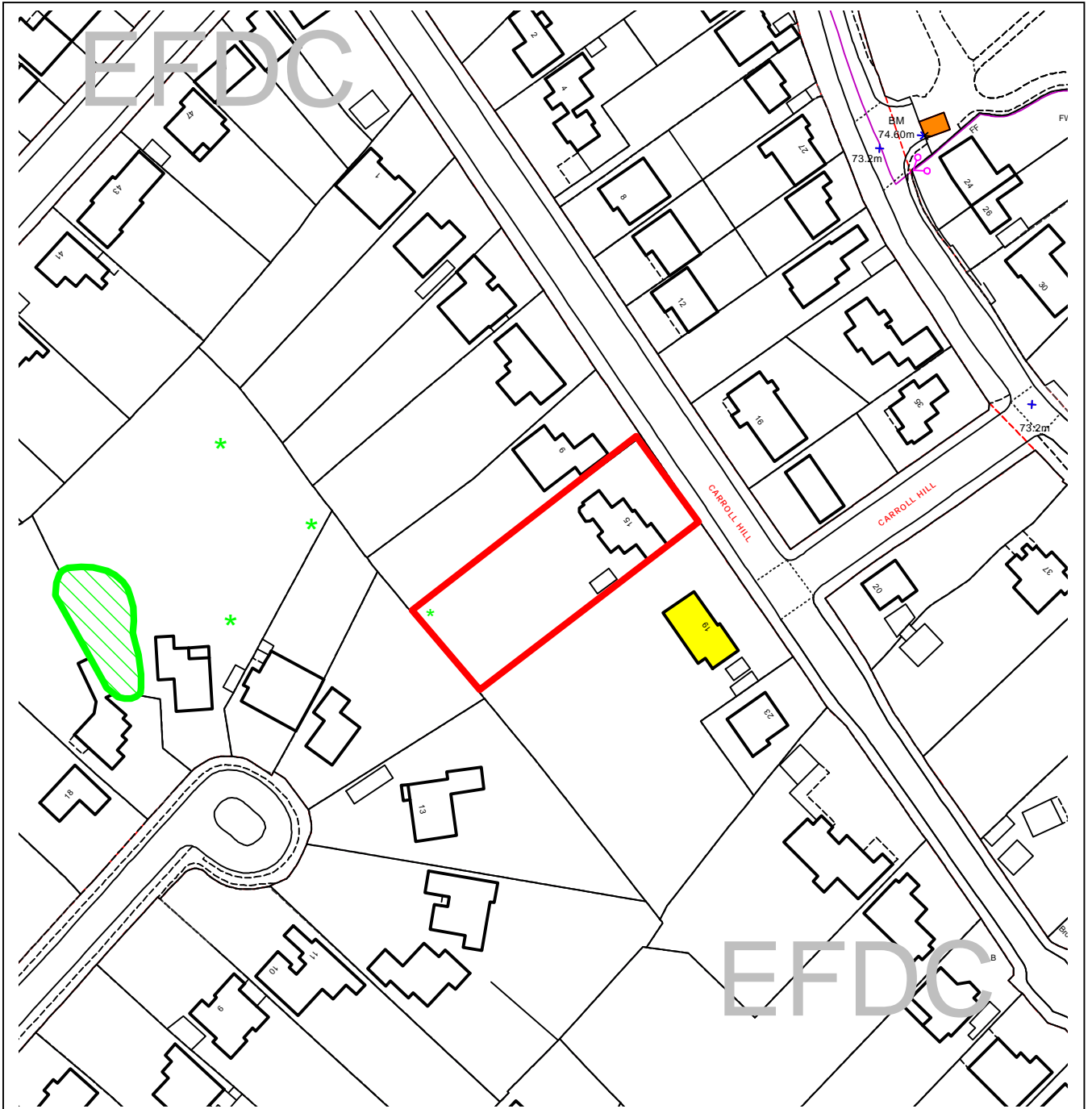
TOWN COUNCIL – OBJECT, contrary to Policy DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) & (ii) due to the overbearing scale of the property scale of the property and considered the four storeys to be too large in comparison with other properties in the street.

LOUGTON RESIDENTS ASSOCIATION – OBJECT, would be a massive building (4 storeys at rear) and would be out of keeping with surrounding properties.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	13
Application Number:	EPF/2436/07
Site Name:	15 Carroll Hill, Loughton, IG10 1NL
Scale of Plot:	1/1250

Report Item No: 14

APPLICATION No:	EPF/2598/07
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Littlecroft Properties LTD
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The windows in the ground and first floors of the extension hereby permitted shall be traditional double hung sliding sash windows, unless otherwise agreed in writing by the local planning authority.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

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

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

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

- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

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

Description of Proposal:

This application seeks planning permission for the erection of a single storey extension to the side of the building. The extension would be split into two distinct elements, the rear section that would run behind the existing building would be flat roofed with conservation style roof lanterns, the front section would have a fairly shallow front to back pitched roof. The extension would project approximately 6 metres from the existing building.

Description of Site:

The application site comprises a locally listed building and a detached block of two garages, located in the rear corner of the site. The building, which is presently vacant, was last used as offices and this is the lawful planning use for the site. The building has key frontages to two elevations, one facing onto Connaught Avenue and the other facing towards 1a and 1b Connaught Avenue to the side.

Relevant History:

CHI/0144A/50. Continuation of use of first floor outbuilding as workroom. Approved 20/03/1962.

CHI/0209/56. Outline. Formation of dwelling house from existing stable block. Refused 19/09/1956.

CHI/0325/57. Erection of garage. Approved 18/12/1957.

EPF/1625/07. Two storey side extension for office use. Refused 11/10/07. Appeal lodged – Public Inquiry date to be decided.

EPF/1783/07. Two storey side extension and single storey rear extension for office use. Refused 11/10/07. Appeal lodged – Public Inquiry date to be decided.

Policies Applied:

Adopted Local Plan and Alterations

DBE1 – Design of New Buildings

DBE2/9 – Impact of New Development

ST4 – Road Safety

ST6 – Vehicle Parking

HC13A – Local List of Buildings

Issues and Considerations:

The main issues in this case are:

1. The impact of the proposed development on the amenities of the occupiers of neighbouring dwellings:
2. The impact of the proposed development on the character and appearance of the locally listed building and the wider area; and
3. Highway and parking matters.

1. Impact on Neighbours

The development would be lower than the car port/boundary wall at The Stables and it is not, therefore, considered that there would be an adverse impact on this property in terms of light, outlook or privacy. Turning to the impact of the proposed extension on the occupiers of 1a and 1b Connaught Avenue, the windows in the side elevation of these properties appear to serve bathrooms and it is not, therefore, considered that there would be a material loss of amenity.

2. Impact on Character and Appearance of Building and Locality

The Council's Conservation Officer is satisfied with the design of the extension, subject to the imposition of planning conditions to secure acceptable external materials and fenestration detailing. This side elevation of the locally listed building is particularly sensitive, as it would, historically, have been the principal elevation. Following an amendment to the originally submitted scheme, it is considered that the design of the proposed extension, which is split into two distinct elements, complements the design of the main dwelling. A large part of the extension would be located to the rear of the property and would not be readily visible from the street. Accordingly, it is considered that the proposed development would not be detrimental to either the appearance of the locally listed building, or to the wider street scene.

3. Highway and Parking Issues

Objections have been received from both Loughton Town Council and neighbouring residents with regard to the loss of the garages and the increased demand for parking arising from the additional office space. The Council's adopted car parking standards, require a maximum of seven spaces for the proposed office space that would be available following the extension to the building, calculated on the basis of one space per 30 square metres. It is considered that, following the proposed extension the remaining forecourt surrounding the building, which is hard surfaced, would be easily capable of accommodating seven vehicles. Accordingly, it is not considered that refusal of planning permission on grounds of insufficient parking is justified. Concern has also been expressed regarding the acceptability of the site access. No alterations are proposed to the existing access and it is considered that the increase in vehicles using the access would not be so significant as to justify the refusal of planning permission on these grounds. This is a very sustainable location in easy walking distance of the station, bus stops and shops.

4. Other matters

The level of local concern in relation to this application is noted, with objections having been received from nine residents as well as from the Town Council and Loughton Residents Association. However, for the reasons discussed above, it is not considered that the refusal of planning permission on the grounds of impact on neighbours, character and appearance or highway and parking is justified. Concern has also been raised regarding the impact of the proposed development on the mature trees to the front of the site. It is considered that these trees (in particular the lime) make a positive contribution to the street scene. The trees are not protected by tree preservation orders and the lime does have a disease. Notwithstanding this, it is considered that the protection of the trees during construction should be ensured, on the basis that they do make a positive contribution within the street scene and would serve to screen the proposed development. In addition, it is considered that a further condition to secure additional planting along the frontage of the site is necessary, to add further screening to the development.

Conclusion

In light of the above appraisal, it is considered that the proposed extension to the building would not be harmful to the amenities of the occupiers of neighbouring dwellings, would not be detrimental to the character and appearance of the locally listed building and would have acceptable provision for off-street car parking. Accordingly, it is recommended that planning permission be granted. Concern has also been raised regarding the mature trees on the site frontage.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL. Objection. The application is contrary to Policies DEB9 (i) & (iii) of Epping Forest District Council's adopted Local Plan and Alterations due to the overdevelopment of the office building in a residential area causing noise and disturbance, parking and road safety issues. This should be where the commercial expansion stops in this road.

THE OLD STABLES, CONNAUGHT AVENUE. Objection. The new proposal substantially increases useable office space by 48%. The development will lead to serious traffic and road safety problems. Insufficient parking spaces are proposed with no room for vehicles to manoeuvre on site. Vehicles will be forced to park on the street, causing problems for residents and an eyesore. There will be an increase in commercial vehicles using the site. The parking problems will affect the health of the mature trees. No further encroachment of offices should be allowed in this exclusively residential area. Part of the extension runs within 10cm of our wall, thereby making maintenance impossible. The increased staff numbers will cause noise pollution.

It is wrong to develop this listed building, the proposal distorts and adds nothing to the existing well proportioned building. The plans are inaccurate, they do not show our boundary wall so that there appears to be more space than there actually is. Also they have positioned the mature trees in the wrong place.

1a CONNAUGHT AVENUE. Objection. Extra vehicles will spoil the neighbourhood and cause road safety issues. The road is residential apart from 1 Connaught Avenue and the current balance should not be changed.

1b CONNAUGHT AVENUE. Objection. This proposal is an eyesore which increases all the road dangers and parking problems of the earlier applications. The proposal increases the floor space and reduces the parking area which will result in drivers parking on the neighbouring roads. The increased number of occupants will add to the traffic and overall disruption.

3a CONNAUGHT AVENUE. Objection. This would intrude far more aggressively into what is essentially a residential neighbourhood. There would be increased parking problems in the immediate area. The changes are not sympathetic to the nature of either the existing property or others in the immediate area and the character of the property would become completely commercial. There would be increased pollution including waste, noise, vehicle fumes and road safety.

1 OLLARDS COURT. Objection. The thought of even more traffic at this site appalls me. Where are all these people going to park? This is a residential area and there are enough vacant offices in the High Road. The extension will turn this attractive building into an office block.

8 OLLARDS GROVE. Objection. Traffic – to allow further development and more vehicles to utilise the junction of Connaught Avenue/Ollards Grove would exacerbate the danger and allow further disturbance to the street scene. This would be worsened if office suites were let to multiple tenants.

10 OLLARDS GROVE. Objection. The new development would upset the balance of this elegant building. The extension would effectively change the tranquillity and harmony currently enjoyed by residents. The increased movement of traffic will result in road accidents. The parked vehicles will create an unsightly look, akin to a commercial centre. There is a danger of having a permanent 'To Let' sign.

12 OLLARDS GROVE. Objection. The extension will over dominate the site. It is too close to the existing boundaries and transforms the appearance from residential to commercial. The block parking will be noisy and unsightly and would endanger the mature trees.

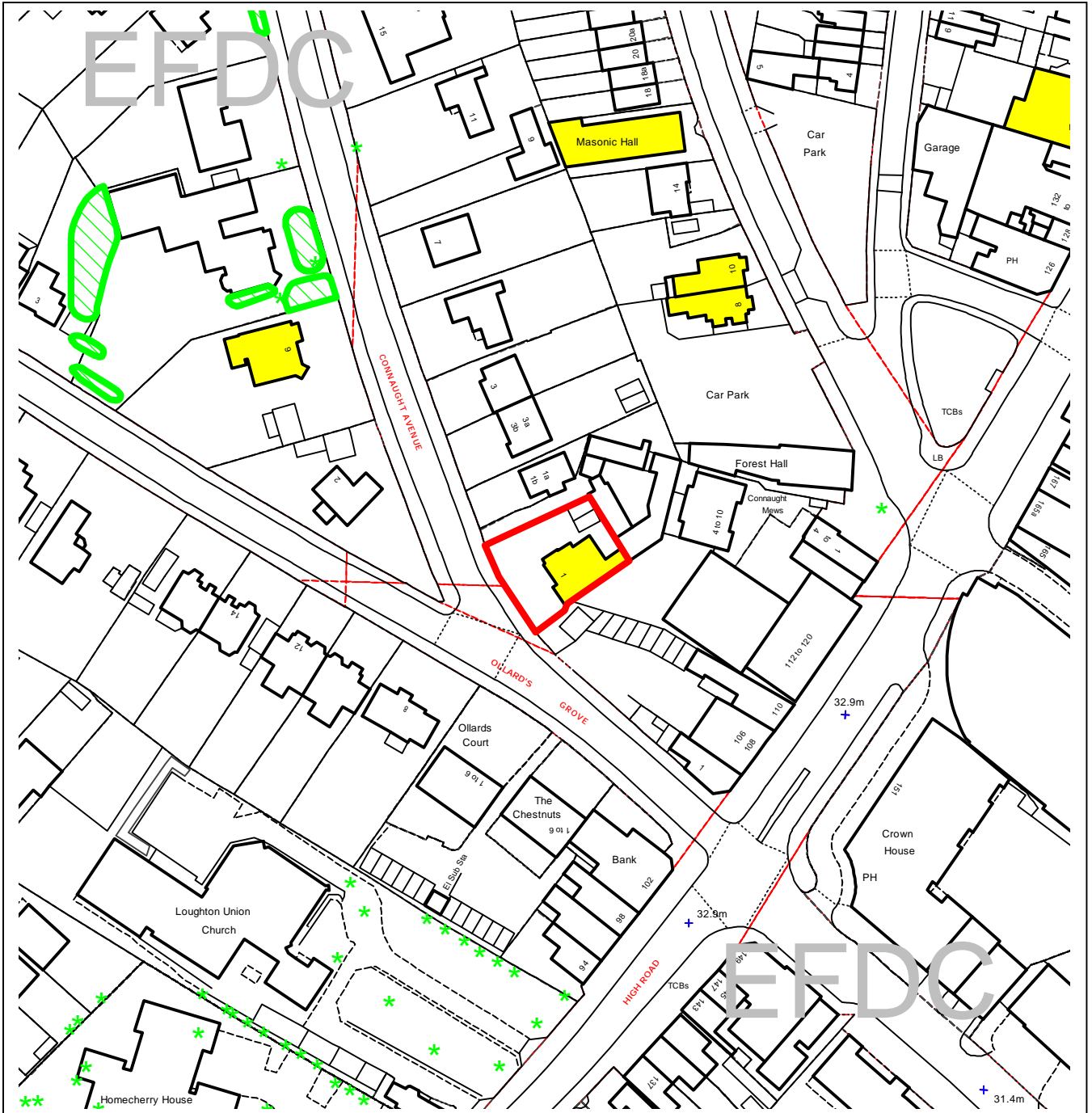
22 OLLARDS GROVE. Objection. Concerned about the impact of extra traffic regarding road safety, pollution and on street parking. Many commercial vehicles will clearly visit the site. The extension will bulk up the building and will not enhance its appearance in any way. In fact, with the disabled ramps and other amendments it will start to look like a commercial development which will spoil a residential road. I trust action will be taken to protect the trees.

LOUGHTON RESIDENTS ASSOCIATION. Objection. Object on safety grounds. Cars and lorries use the junction of Connaught Avenue and Ollards Grove as a U-Turn and to allow further development and therefore more vehicles to utilise this junction would exacerbate the danger. This would be worsened if office suites were let to multiple tenants.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	14
Application Number:	EPF/2598/07
Site Name:	1 Connaught Avenue, Loughton IG10 4DP
Scale of Plot:	1/1250

Report Item No: 15

APPLICATION No:	EPF/2689/07
SITE ADDRESS:	11 Drayton Avenue Loughton Essex IG10 3DF
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Samantha Renew
DESCRIPTION OF PROPOSAL:	Erection of a first floor rear extension and a new attached dwelling to side garden (revised application).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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 shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 5 The finished floor levels of the new dwelling hereby approved shall be set a minimum of 17.7m Above Ordnance Datum, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Proposal:

Revised application for the erection of a first floor rear extension and a new attached dwelling to the side garden. The proposed extension would be 3.3m wide and 2.4m deep and would have a pitched roof that would continue off of the main roof slope. The new attached dwelling would be 5.7m wide and 6.7m deep with a rear 4.6m by 3.8m two storey protrusion. The main bulk of the new dwelling would continue on the existing front wall and roofline of No. 11 and the rear protrusion would have a hip ended ridged roof to a maximum height of 7.2m.

Description of Site:

Two storey semi-detached property located on the south western side of Drayton Avenue, Loughton. This site is a double width plot located at the end of Drayton Avenue, adjacent to a public recreation ground.

Relevant History:

EPF/1468/07 – Erection of a first floor rear extension and a new attached dwelling to side garden – withdrawn 18/10/07

Policies Applied:

DBE1 – Design of New Buildings
DBE2 – Effect of New Buildings on surroundings
DBE8 – Provision of Private Amenity Space
DBE9 – Amenity Considerations
DBE10 – Residential Extensions
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Vehicle Parking

Issues and Considerations:

The main issues here are whether the development would be out of character with the immediate surrounding area, its effects to the amenities of nearby residents, its design and layout, and with regards to highway safety.

1. Appropriateness

The application site is located at the end of Drayton Avenue, a no-through-road serving 14 dwellings. Policies CP3 and ST1 promote development in areas well served by public transport and which promote cycling and walking. This development is located in a built up urban area which is well served by public transport and is in walking distance of Loughton tube station. There are local shops and facilities within the local area a 5 minute walk away at Roding Road/Valley Hill junction and therefore a development such as proposed in this location would be acceptable.

No's 9 and 11 are the only semi-detached properties within this street, with all other houses being in terraces of three or four. The addition of an attached dwelling to the side of No. 11 would create a row of three terrace properties, similar to No's. 10, 12 and 14 opposite. It clearly would not be out of character with the area.

2. Design

The proposed house would result in three terraced dwellings, which would be more akin to the other properties in Drayton Avenue. No. 14 opposite the site has a two storey rear extension, approximately 5m wide, which has a very similar appearance to the proposed dwelling. Other end terrace properties in Elmhurst Way and Cranleigh Gardens (the two adjacent streets) also have large two storey side extensions similar in size and appearance to this development. The proposed new dwelling would be in context with the surrounding area, of a size and position akin to what exists locally. In this respect, there are no grounds for refusal despite the objections. It would not be detrimental to the appearance or character of the street scene.

The proposed first floor side extension would be built atop an existing single storey rear addition. This would have a pitched roof that runs off of the original roof slope which, although slightly unusual in design, would not be unduly detrimental to the overall appearance of the property. It will be well hidden from public view because of the position of the new house which extends a little further at the rear.

3. Neighbouring Amenity Considerations

The new dwelling would be located on the opposite side of the attached property and as such would not impact on this neighbour. The adjoining site to the south is an open public recreational ground and would not be unduly effected by the proposal. Houses already abut up to this area opposite and to the north-east in Cranleigh Gardens, the neighbouring road.

The proposed first floor rear extension would be set in from the shared boundary with No. 9 by 1.45m and would not encroach to within 45 degrees of the closest neighbours window. It only projects at a depth of 2.3m, below the recommended 3m suggested in the Local Plan. Due to this, there would be no undue loss of light or visual amenity. No flank windows are proposed in this extension and as such there would be no increased loss of privacy to the neighbour.

Neither the first floor rear extension or the new dwelling would have any detrimental impact on the occupiers of the application site or the future occupiers of the new house.

4. Amenity Provision

The existing property currently sits in a double width plot with a lengthy rear garden. Even when subdivided, the amenity space would be adequate to serve both the existing house and the proposed new dwelling, both having lengthy 18m deep rear gardens. It meets Policy DBE8 and as an indication of whether a site is overdeveloped or not, this will not be overdevelopment.

5. Highways Issues

This application proposes two parking spaces in the front garden of the new dwelling and one parking space in the front garden of the existing dwelling. Neighbours have raised issues with regards to a lack of on-street parking provision within this road, which would be exacerbated by this development. Whilst there was adequate parking provision available when a site visit was undertaken, it was evident that the available on-street parking would soon be used up during peak times (evenings and weekends). However the creation of three off street parking spaces for these two properties would be more than adequate, especially in a sustainable urban location such as this. The existing house does not have off-street parking and therefore the creation of 3 off road parking must be of benefit to the future and existing occupants of this site and neighbours.

6. Other Matters

Several neighbours have made reference to issues with drainage and sewers in the area and the impact that this development would have, however this issue is outside of the planning remit and therefore is not being taken into account here. There is no objection from Land Drainage Section and as the site is close to an area liable to flooding, the applicants submission of a Flood Risk Assessment has been accepted by The Environment Agency and they raise no objection to the proposed development.

Conclusion:

Due to the above the proposed first floor rear extension and new attached property would comply with all relevant Local Plan policies. This is a road of terrace houses and the development will be in keeping with the street scene. It is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

This committee report has been prepared before the expiry of the consultation period. Any further comments received will be verbally reported to committee.

LOUGHTON RESIDENTS ASSOCIATION – Object due to the effect on the open aspect of the adjacent playing fields, the amenity space looks inadequate, it has been suggested to me that the new house will form a terrace in an area of semi-detached properties and if this is so, then it will be out of keeping.

4 DRAYTON AVENUE – Object as the new dwelling would be out of keeping with its surroundings and due to additional parking problems.

7 DRAYTON AVENUE – Object as the new dwelling would be out of character with the road, parking problems would increase, and the new house would not fit in with the style of the existing houses.

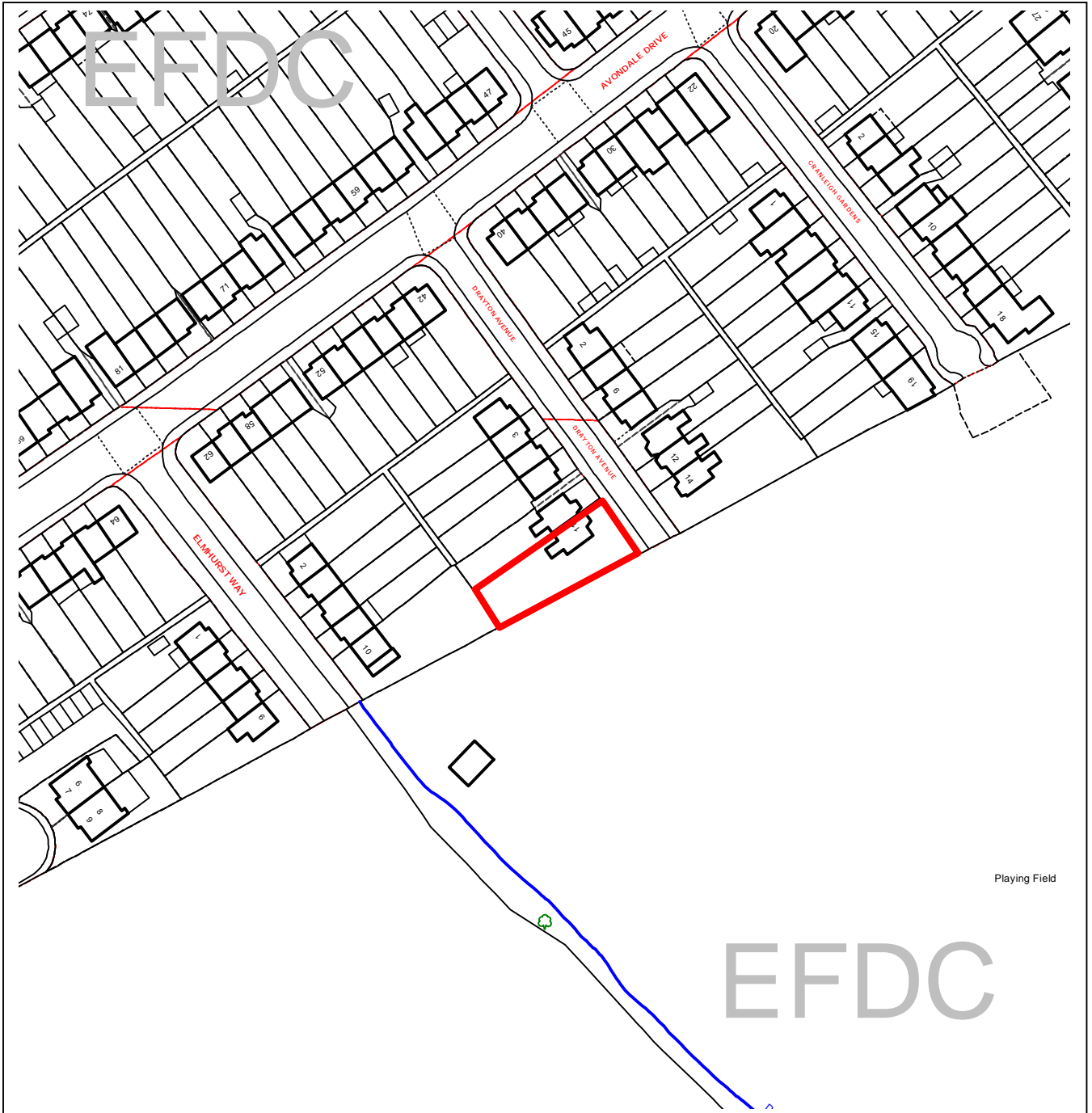
9 DRAYTON AVENUE – Object due to the overdevelopment of the land and its impact on the neighbours amenities, there would be insufficient amenity space, and the first floor rear extension would not complement or enhance the appearance of the main dwelling.

10 DRAYTON AVENUE – Object as they feel the new dwelling would block out light to their front windows, the car parking problems would increase and the new house would not be in keeping with the surrounding area.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	15
Application Number:	EPF/2689/07
Site Name:	11 Drayton Avenue, Loughton, IG10 3DF
Scale of Plot:	1/1250

Report Item No: 16

APPLICATION No:	EPF/2535/07
SITE ADDRESS:	4 Broadfield Way Buckhurst Hill Essex IG9 5AG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr R Bailey
DESCRIPTION OF PROPOSAL:	Two storey side & single storey rear extension, change of existing garage to dining room with replacement of garage door by window to match existing elsewhere. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

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

Description of Proposal:

Revised application for a two storey side and single storey rear extension and the change of the existing garage to a dining room. The side extension would be 3.6m wide and 3.1m deep. The rear extension would be 3.9m deep and would incorporate the existing single storey rear extension, and would step back to 2.2m in depth adjacent to the shared boundary with No. 2 Broadfield Way. It would stretch the width of the property and would have a ridged roof to a maximum height of 3.9m. The garage conversion would involve the replacement of the garage door with a flush window.

Description of Site:

Two storey detached property located on the northeastern side of Broadfield Way, Buckhurst Hill. Due to the gradient of the land the application site sits on land approximately 500mm lower than No. 2 and 500mm higher than No. 6.

Relevant History:

EPF/0808/87 – Two storey side extension – approved/conditions 21/09/87

EPF/1976/07 – Two storey side and single storey rear extension, change of existing garage to dining room with replacement of garage door by window to match existing elsewhere – refused 02/11/07

Policies Applied:

DBE9 and DBE10 – Residential Development Policies

Issues and Considerations:

The main issues here relate to the potential impact on the neighbouring properties and with regards to the design.

The previous application was refused on the following grounds:

The proposed single storey rear extension and roof terrace, due to its depth and location, would result in loss of light, privacy and visual amenities to the occupants of No's. 2 and 6 Broadfield Way.

The proposed ground floor rear extension, because of its size, particularly its depth, would project excessively beyond the main rear wall of the house and neighbouring properties, such that it would be out of keeping and harmful to the appearance of the locality.

This revised scheme has reduced the depth of the proposed single storey rear extension and removed the roof terrace.

The proposed two storey side extension would be built behind an existing two-storey extension already on the shared boundary with No. 2, which itself is set back from the boundary by 1m. It would not extend beyond the rear wall of the neighbouring property and sits on land approximately 500mm lower. The neighbour has objected partly on the grounds that the proposed two storey side extension would result in a loss of light to their flank kitchen door and window. Whilst this would result in a loss of light to these windows the kitchen is also served by a rear window, which would not be affected by the proposal. The extension will be somewhat obtrusive when viewed from the kitchen door, however given that the main bulk of the house is already built to the boundary, this would not be significant to justify a refusal.

The proposed single storey rear extension would not extend beyond the rear wall of the neighbours existing rear extension. Due to this, there would be no detrimental impact resulting from this addition and the proposed extensions would comply with policy DBE9 of the Local Plan

The proposed garage conversion would not be out of keeping with the original property. There is a variety of designs to the dwellings in Broadfield Way, some of which have integral garages and some of which do not, and due to this, the garage conversion would not be detrimental to the appearance of the street scene.

The Parish Council have objected to the proposal as they claim that the two storey extension would be built too close to the common boundary and would result in a terracing effect. Whilst the two storey side extension would be built to the boundary it would be located behind the existing house, which itself is located on the boundary. There would be no resultant visual impact on the street scene that already views the house to the boundary.

The single storey rear extension would be built behind (and incorporate) an existing rear extension. The proposed rear extension would have a pitched roof in keeping with the existing property and would be an acceptable addition. Several of the properties in Broadfield Way have single storey rear extensions and as such this proposal would not be detrimental to the character of the locality. Therefore this would comply with Local Plan policy DBE10.

Finally, the “wind tunnel” fear relating to the neighbour’s boiler extraction outlet and carbon monoxide poisoning is a technical matter outside of planning control.

Conclusion:

Due to the above, the proposed two storey side extension, single storey rear extension and garage conversion would comply with Local Plan policies DBE9 and DBE10 and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

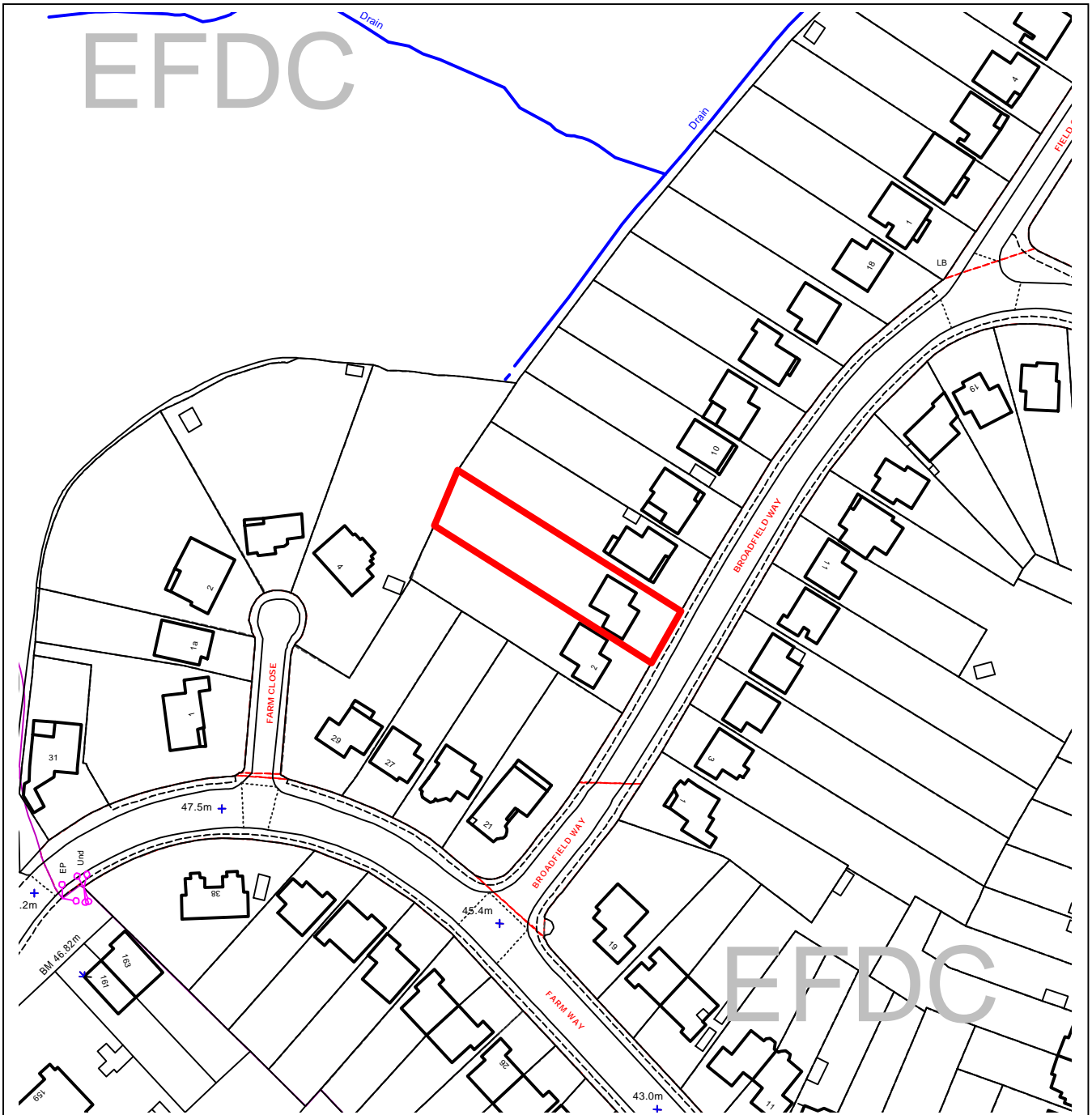
PARISH COUNCIL – Object as the proposed extension will be built too close to the common boundary and would lead to a terracing effect.

2 BROADFIELD WAY – Object due to the pollution that would result from the ‘wind tunnel’ fumes from our boiler extraction that would be created and due to the loss of light to their side kitchen window.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	16
Application Number:	EPF/2535/07
Site Name:	4 Broadfield Way, Buckhurst Hill IG9 5AG
Scale of Plot:	1/1250

Report Item No: 17

APPLICATION No:	EPF/2674/07
SITE ADDRESS:	9 The Rise Buckhurst Hill Essex IG9 6AG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr M Gorgulu
DESCRIPTION OF PROPOSAL:	Two storey side and single storey rear extensions, rear dormer window in connection with a loft conversion. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

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

Description of Proposal:

Two storey side extension, measuring 3m x 11.8m by 8.6m on the west flank with a hipped roof and single storey rear extension measuring 3m x 9m by 3.5m high with a monopitch roof on the northern rear elevation. A modest single storey front extension would be erected to combine with the porch.

A loft conversion with rear dormer, measuring 3.5m x 5m by 1.8m high would also be erected.

Description of Site:

Semi-detached house a rectangular plot. The ground rises to the west.

Relevant History:

EPF/2055/07 Two storey side extension and dormer refused

Policies Applied:

DBE 9 & 10 Amenity and Street .

Issues and Considerations:

The main issues in this application are the effects on the:

1. Street Scene
2. Design
3. Amenities of neighbouring properties

This scheme has been revised from the previous application with a redesigned roof and rear dormer. The roof of the side extension has been revised from a half hip/gable finish to a full hip end and the rear dormer reduced in length across the back of the roof.

1. Impact on Street Scene

- This scheme will see a relatively substantial increase in the size of the existing building.
- However, the extensions keep the existing ridgeline, and the side extension leaves a gap of 1m to the western boundary. The element of the roof on this boundary is also hipped which reduces its impact.
- The front extension is modest and causes no harm.
- The rear single storey extension is acceptable.
- The rear dormer will not be visible from the street and has no adverse effect.
- The scheme is proportionate and can be accommodated on this site. It has no adverse affect on the character or appearance of this street scene.

2. Design

- The extension integrates well into the existing property, and is logical and in keeping with the existing property.
- General design is acceptable.
- The dormer on the rear roof is acceptable in terms of height and positioning. Whilst the size of the dormer is due to its length across the main rear roof slope, it is set in from the edges of the roof and overall will not be too dominating, such that the roof can absorb its scale. The flat roof design and tile hanging to the elevations are acceptable in a built-up residential area where similar designs exist.
- Materials will match .

3. Residential Amenity

- There would be minimal impact in terms of loss of sunlight/daylight on the immediate neighbours. There is no significant extra overlooking on either neighbouring property

Conclusion

This scheme has no adverse impact on the street scene, is of an acceptable design and had no adverse impact on the amenities of the neighbouring properties. The plot is large enough to cater for extensions of this nature and size and will not result in an overdevelopment. For the reasons above this application is an acceptable scheme. It is therefore has overcome the previous reasons for refusal and is recommended for approval.

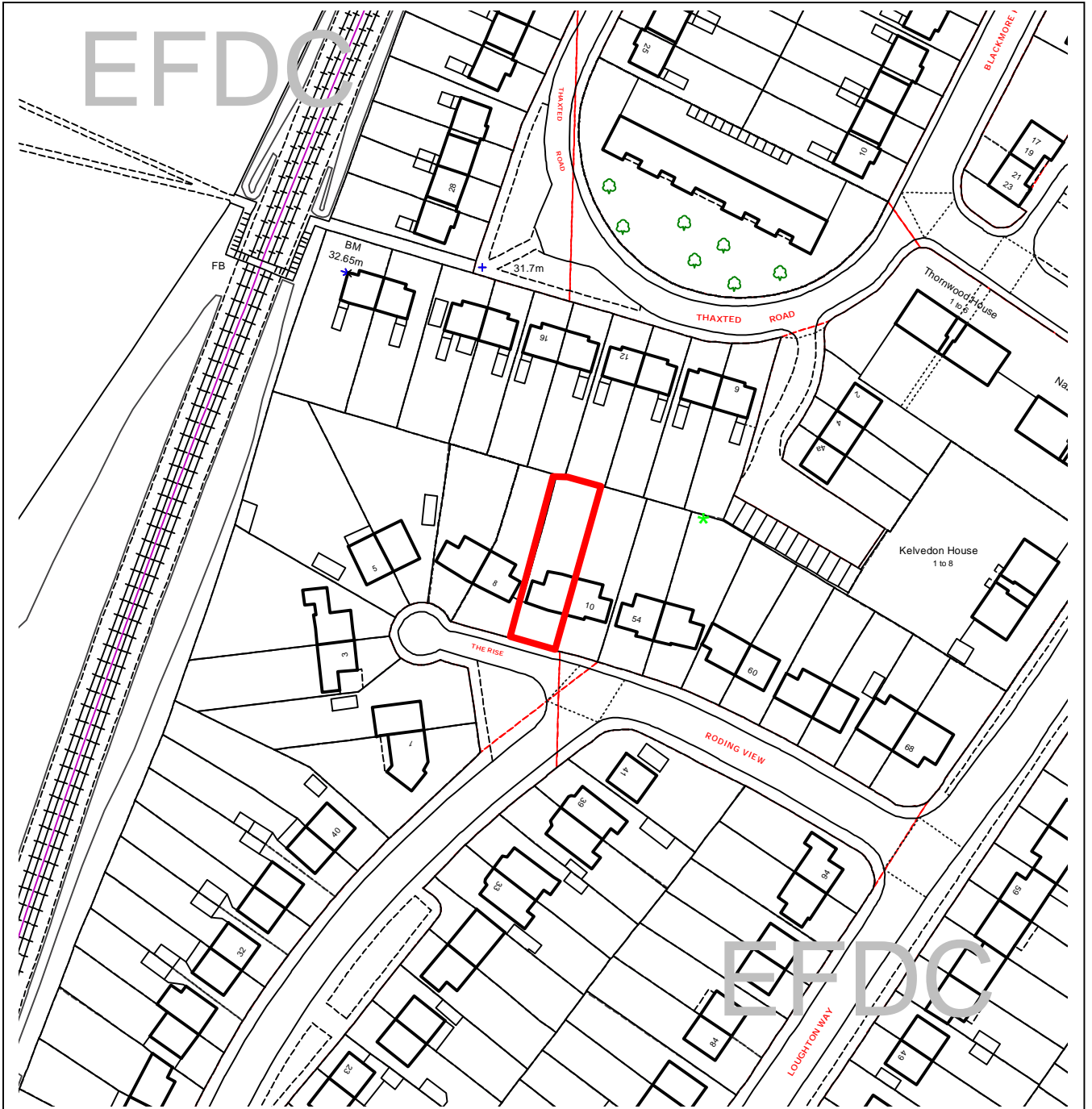
SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – OBJECT, to design of proposed dormer window, overdevelopment.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	17
Application Number:	EPF/2674/07
Site Name:	9 The Rise, Buckhurst Hill, IG9 6AG
Scale of Plot:	1/1250