

Report Item No: 1

APPLICATION No:	EPF/2640/07
SITE ADDRESS:	9 - 11 High Beech Road Loughton Essex IG10 4BN
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Littlecroft Properties Ltd
DESCRIPTION OF PROPOSAL:	Ground and first floor extensions to sides, first floor infill extension to rear, new roof and front elevation remodelling.
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 the first and second floor side elevations shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 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 any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.

- 7 Prior to the commencement of the development, details illustrating the provision of secure covered bicycle and motorbike parking shall be submitted to and approved in writing by the Local Planning Authority (LPA). The parking shall be implemented in accordance with these agreed details and shall be provided prior to the first use of the offices and maintained on site thereafter unless the LPA gives its written consent to any variation.
- 8 Provision shall be made for shower and changing facilities prior to first use of the premises hereby approved, the details of which shall have been previously submitted for approval in writing by the Local Planning Authority (LPA). The shower and changing facilities shall be implemented in accordance with these details and retained in situ thereafter unless otherwise agreed in writing by the LPA.
- 9 Measures shall be taken to ensure that no surface water shall drain onto the highway.
- 10 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 (staff) and visitors vehicles.
- 11 Prior to the commencement of the development, the method of construction of the foundations shall be submitted to and agreed in writing by the Local Planning Authority (LPA) The foundations shall be constructed in accordance with these approved details unless the LPA gives its written consent to any variation.
- 12 The rating level of noise (as defined by BS4142:1997) emitted from any plant room and any air conditioning units shall not exceed 5db(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 13 Prior to the commencement of the development, a scheme that provides storage of refuse waste shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be carried out in accordance with these approved details prior to the occupation of the offices and shall be retained thereafter at all times unless otherwise agreed in writing by the LPA.
- 14 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.

This application is before this Committee for the following reasons:

- *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).*
- *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:

This application seeks planning permission for extensions to the existing office building. The resultant building would be attached to the two buildings either side of it. The sides of the building would remain slightly subservient, on the basis that they would be set back slightly from the front elevation and as a result would have a lower ridge height. Additional office space would be provided within the roof space of the dwelling, although this area would not be extended and the only physical alteration would be the insertion of roof lights. A single storey projection at the rear of the property housing the boiler room would be removed and a first floor extension would be added between the existing projection in the rear elevation.

6 car parking spaces are proposed to the rear of the site (accessed from Smarts Lane) which would replace the existing parking area.

Description of Site:

The application site comprises a two storey building located on the eastern side of High Beech Road. The surrounding area is predominantly residential, however the building immediately to the north of the site is a three storey office block, which has a Mansard roof. The site itself has a 1960s façade, and the building is linked to those either side by flat roofed 'additions'. The addition on the southern side of the building has a void at ground floor level, allowing access to the entrance in the side of the building. The road comprises a mixture of building styles, with two storey houses predominant. Three storey townhouses are directly opposite the site. To the rear of the site, and No. 13 – 18 is a car parking area, that is accessed via a driveway off of Smarts Lane.

Within the vicinity of the site there are two public car parks; Smarts Lane and High Beech Lane. At the time of the site visit there were no free parking spaces in the Smarts Lane Car Park and the High Beech Lane Car Park was almost full. Both Smarts Lane and High Beech Road have single yellow lines along one side which are in force from 0930-1830. The other sides of both roads were fully parked.

There is a mature street tree to the front of the site.

Relevant History:

CHIG/125/54 – Alterations to form offices. Granted permission on 16/6/1954.

CHIG/125A/54 – Alterations to form offices. Granted permission on 20/3/1957.

CHIG/27/63 – Erection of addition to offices. Granted permission on 20/2/1963.

CHIG/267/66 – Erection of addition to offices. Granted permission on 20/10/1966.

EPF/1558/06 - Demolition of existing office and erection of three storey office. Refused permission on 07/12/2006 (appeal subsequently withdrawn).

Policies Applied:

Adopted Local Plan and Alterations

CP3 – New development

CP6 – Achieving sustainable urban development patterns

CP9 – Sustainable transport

E4A – Protection of employment sites

DBE1 – Design of new buildings

DBE2 – Effect of new buildings on surrounding area

DBE9 – Amenity considerations

ST4 – Highway safety

ST6 – Vehicle parking

Issues and Considerations:

The main issues to be considered in this application are:

1. The impact of the proposed dwelling on the occupiers of neighbouring dwellings;
2. The impact of the proposed development on the character and appearance of the area;
and
3. The impact of the proposed development on highways and parking.

1. Impact on neighbours

Concern has been raised by the occupiers of properties opposite the site that the proposed development would give rise to a material loss of privacy. However, these properties are separated from the site by the street and it is not considered that the relationship between the buildings would be worse than others within the vicinity.

It is considered that properties in Smarts Lane, to the rear of the application site, would be more affected. 16 and 16a are directly behind the site, located a distance of between approximately 8.5 and 14 metres away. Accordingly, the view from these properties (which appear to be relatively recent additions to the street) is presently limited. The upper floor of the application building is set back a further 3.5 metres from these properties. The main alteration which would affect these properties would be the infilling of the first floor rear, resulting in an almost continuous frontage and the insertion of roof lights. The roof lights would be approximately 1.5 metres above floor level. Due to their height and restricted view that would arise from the angle at which the roof lights would be set, it is not considered that any overlooking would be greater than that which presently exists from the first floor windows. There may be an increase in residents perception of being overlooked, but having regard to the number of windows presently in the rear elevation it is not considered that this would be so harmful as to justify the refusal of planning permission. Residents in Smarts Lane have also raised objections on the basis of loss of light. As the application site is located to the west of these residential properties, it is considered likely that there would be some loss of later afternoon/evening sun caused by the addition of pitched roofs to the flat roofed sections of the building. However, this would not be significant given the widths of these sections of the building and due to the heights of existing buildings either side. Furthermore, it is not considered that the additions are substantial enough to cause a material loss of daylight. Due to the 'infill' nature of the extensions proposed, it is not considered that there would be any material reduction in outlook.

The neighbouring property, 7 High Beech Lane is also residential and is within the applicant's ownership. This property has an area of garden to the rear and a second area of garden to the side, which is afforded some privacy by boundary planting. As the bulk of the extension to the side of the application building would infill the existing void, this would not impact upon the garden area of no. 7. However, the single storey addition to the rear of the building would extend along the remainder of the rear garden of this property. However, this would have a limited additional impact on this property, due to the present impact of the existing building.

2. Character and Appearance

It is considered that the proposed alterations would improve the appearance of the building and would, therefore, have a positive impact on the visual amenities of the area. The addition of the pitched roofs and the addition of the bays in the front elevation would enhance what is presently a fairly dated and bland elevation.

3. Highways and Parking

The application proposes six car parking spaces to the rear of the site. These are not additional parking spaces, the existing, rather informal, layout would be revised.

Parking issues were not stated as a reason for refusal for the previous application on this site. Concern has been raised about the additional parking that would be generated as a result of this development. Whilst this is acknowledged and understood, the site is located in a highly accessible location, and is well served by public transport. Parking standards no longer require minimum provision of parking spaces for new developments, but set maximum levels to reduce reliance on the private car and encourage more sustainable means of transport. In this instance, the maximum standard for the total development would be 16 spaces.

This development proposes secure bicycle and motorcycle parking, and the applicant has stated that showering and changing facilities will be provided for staff who opt to walk or cycle to work. Additionally, the applicant advises that a Travel Plan notice board will be provided in a prominent location, this will be used to display public transport timetables and advertise car sharing opportunities. It is not considered that the proposed development would attract large numbers of additional people to the site and accordingly, a Travel Plan is not required by Policy ST5 of the local plan. Notwithstanding this, it is considered that the initiatives that are put forward voluntarily by the applicant, together with the location of the building means that the development complies with the principles of sustainable development. For these reasons, it is considered that the provision of parking below the maximum standard is justified.

Conclusion

The level of objection to this development and the comments made have been fully considered. However, in light of the above appraisal, it is considered that the proposed development would not be detrimental to the occupiers of neighbouring residential properties and would improve the appearance of the building within the street scene. Furthermore, it is considered that the proposed level of car parking is justified. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS

LOUGHTON TOWN COUNCIL. Objection. The Committee objected to this application which is contrary to Policy DBE9 (ii) of EFDC's adopted Local Plan and Alterations due to overlooking at the rear, intensification of parking and road safety problems in an already dangerous street.

10 SMARTS LANE. Objection. The application constitutes an overdevelopment of the existing site and is not in keeping with the 'village feel' of the surrounding area. It will be visually intrusive to the local area. This proposal will result in an invasion of privacy, both in terms of overshadowing and being overseen by office workers. There will be light pollution in twilight hours. Problems with both construction and commuter traffic.

14 SMARTS LANE. Objection. These plans are worse than the original proposals, they will bring the building even nearer to my property. The light will be worse and my conservatory will have no privacy. We have enough trouble with parking as it is.

14a SMARTS LANE. Objection. Will take away privacy and daylight. Will bring more pollution and noise to us.

16a SMARTS LANE. Objection. Will take away privacy and daylight. Will bring more pollution and noise to us.

18 SMARTS LANE. Objection. This would result in an excessive and intrusive level of overlooking to residents in Smarts Lane. It would be an overdevelopment of the site in terms of scale and bulk. The design is not in keeping with the existing environment and would be visually intrusive to the street scene. The development would intensify the parking situation.

20 SMARTS LANE. Objection. Will have a detrimental effect on houses in Smarts Lane and as there is no extra space for staff car parking it will add to parking problems in Smarts Lane.

24a HIGH BEECH ROAD. Objection. The extension will cause mess, noise and inconvenience. Parking will worsen. The top floor will look directly into my bedroom invading my privacy. There is no need for more office space in a residential road. The rear of the building would infringe on properties in Smarts Lane.

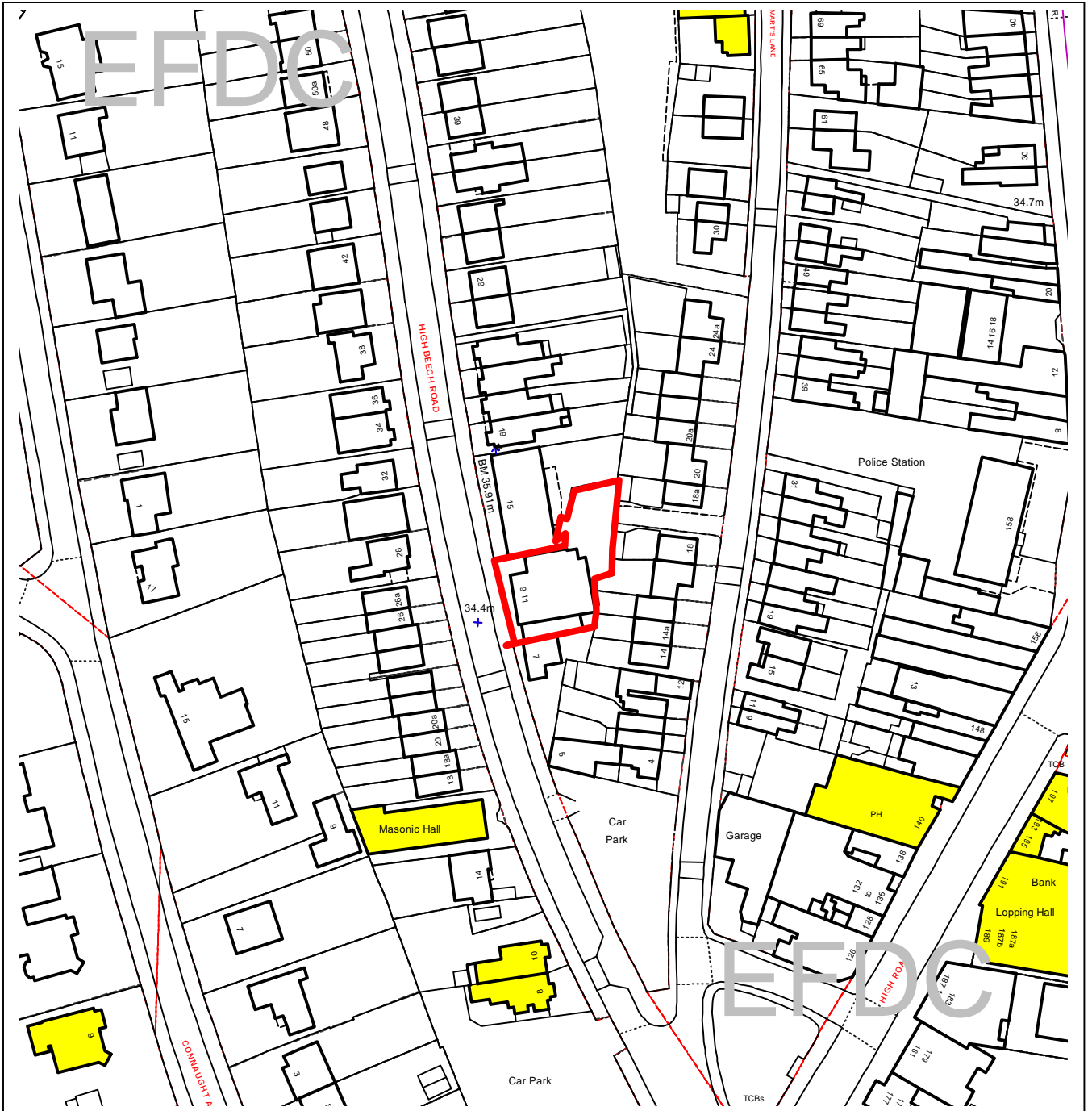
26 HIGH BEECH ROAD. Objection. More offices would worsen existing parking problems. The top floor faces directly into my lounge. The construction process will be noisy.

LOUGHTON RESIDENTS ASSOCIATION – PLANS GROUP. Objection. The previous application was turned down because it was too big and because it overlooked the houses in Smarts Lane too much. The same objections apply to the new application, which effectively “fills in” the space either side of the current building. The resulting increased usage of the building would significantly adversely affect the local traffic and parking.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/2640/07
Site Name:	9 - 11 High Beech Road, Loughton, IG10 4BN
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0092/08
SITE ADDRESS:	7 The Avenue Loughton Essex IG10 4PT
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr P Chipperfield
DESCRIPTION OF PROPOSAL:	Two storey side extension to form 'granny' annexe. (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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass and have fixed frames, with top opening night vents only, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 7 The Avenue, Loughton.
- 6 Prior to occupation of the development hereby approved the new doorways shown on plan Ref: C.T.A. 001 REV. 1 shall be formed and retained, and shall not be permanently fixed shut, unless otherwise agreed in writing with 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 extension to form a 'granny' annexe. The proposed extension would be 3.25m wide and 9.9m deep with a set back front first floor and set down ridged roof to a maximum height of 9m. The 'granny' annexe would have a separate side entrance and its own kitchen, sitting room, toilet, and shower room. There would be a link between the proposed annexe sitting room and the existing dining room and between the proposed new bedroom and the existing master bedroom.

Description of Site:

Two storey semi-detached dwelling located on the western side of The Avenue, Loughton. There is an existing single storey attached garage and utility room, which would be removed as part of this application.

Relevant History:

EPF/2359/07 – Two storey side extension to form 'granny' annexe – refused 04/01/08

Policies Applied:

DBE1 – Buildings in Context
DBE2 and DBE9 – Amenity Considerations
DBE10 – Residential Extensions

Issues and Considerations:

The main issues here relate to the appropriateness of this development, the potential impact on the neighbouring properties and with regards to the design.

The previous application was refused on the following grounds:

The proposed side extension would result in the creation of a separate attached dwelling which, due to its size and location, would be detrimental to the character and appearance of the surrounding area contrary to policy DBE1 of the adopted Local Plan and Alterations.

The proposed attached dwelling, due to its small scale and subordinate design, would be out of character with the existing properties in The Avenue and would therefore be detrimental to the visual amenities of the neighbouring properties contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

The revised application has added doors between both the ground and first floor of the annexe and the main dwelling. Subject to a condition requiring the doors to be installed and retained, and one restricting the use of the annexe as ancillary to the main dwelling, these alterations would overcome the previous concerns of the development being used as a separate dwelling. Although there is a side door proposed as a separate access to the annexe it is not uncommon for a side door to be added to new extensions and it would be unreasonable to restrict the access to the annexe through the main dwelling, particularly as the person may wish access to the garden.

The proposed annexe would be replacing an existing single storey side addition. It would be set back from the side boundary by 1m and would have a set down roof to the main dwelling. The only flank window proposed serves a landing and can be obscure glazed, and would be almost directly

opposite two side-landing windows in No. 9 The Avenue. Due to this the proposed addition would not result in a detrimental loss of light or privacy to the neighbour and the proposal would comply with Local Plan policies DBE2 and DBE9.

The proposed annexe would have a lower ridge height than the main roof and would be set back from the front of the property, which would result in a subordinate appearance. It would be designed to match the original dwelling and would maintain a 1m set back from the side boundary. There are other examples of two storey side extensions in the locality, and due to this the extension would not be detrimental to the character or appearance of the street scene. Therefore the proposed annexe would comply with Policy DBE10 of the Local Plan.

Conclusion:

Subject to conditions the proposed 'granny annexe' is now deemed acceptable and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object as the alterations to the internal layout do not remove the potential to create a separate dwelling. As such the previous objection still applies in that a new dwelling being added to this property would turn a semi-detached house into a terraced property. Cllr Murphy also objects to the term “granny” annexe, which she considers inappropriate and not descriptive of the application.

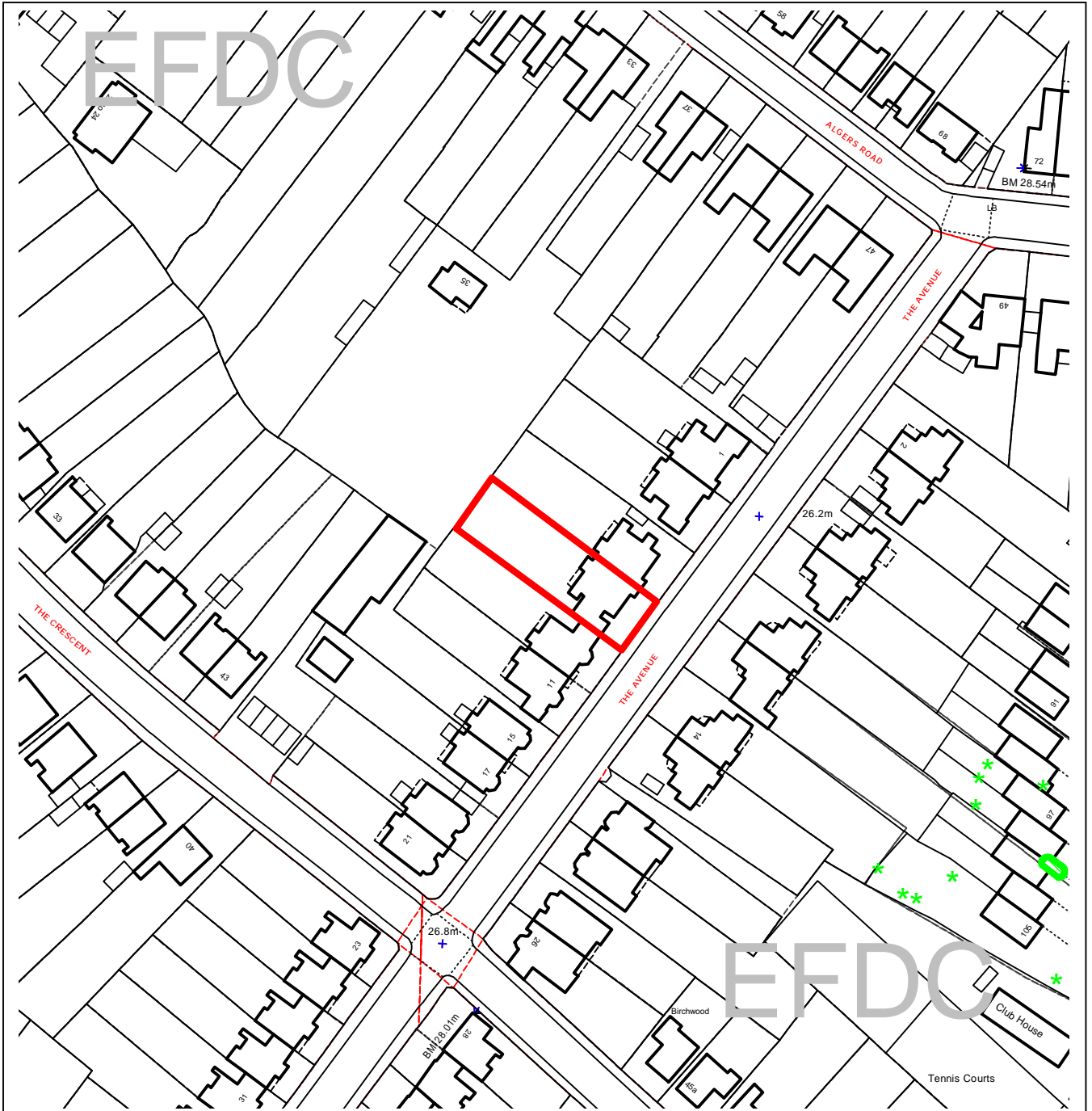
LOUGHTON RESIDENTS ASSOCIATION - PLANS GROUP: Object as the proposed extension would result in the creation of a separate attached dwelling, and as the new dwelling, due to its small scale and subordinate design, would be out of character with the surrounding area.

14 THE AVENUE – No objection to the extension but consider that the creation of a second door would result in a self-contained house. This could then set a precedent for similar developments in the locality.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/0092/08
Site Name:	7 The Avenue, Loughton, IG10 4PT
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0213/08
SITE ADDRESS:	258 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Manos Brasseries Ltd
DESCRIPTION OF PROPOSAL:	Change of use of existing office to A3 restaurant use.
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 restaurant hereby permitted shall not be open to customers outside the hours of 10:00 to 00:00 on Monday to Saturday, and 11:00 to 22:30 on Sundays or public holidays.
- 3 The outside areas shall not be used by customers after 22:00 and the brasserie doors shall be closed at 22:00 and retained as such thereafter.
- 4 The proposed outside seating area shall not extend beyond the area shown on approved drawing no. 011.001.003A.
- 5 Details of any fume extraction equipment shall be submitted and approved in writing before the use hereby approved commences. It shall be installed in accordance with the approved details prior to the commencement of the proposed use.

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:

Consent is being sought for the change of use of the existing office space to the rear of the ground floor of unit 1 to Class A3 (restaurant use) to be used in conjunction with the authorised restaurant use within unit 2.

Description of Site:

The application site comprises a two storey building with three ground floor units located at the north western side of the High Road. This site contains a vacant unit (A1) in unit 1 with vacant offices behind, a vacant unit (A3) in unit 2, and a sandwich bar (A1), (currently closed down) in unit 3, and lies within the key frontage of Loughton Town Centre. The first floor is occupied by office space and permission was granted in 2003 for a third storey mansard roof extension, but not implemented.

Relevant History:

EPF/692/95 – Change of use from shop to A3 use – Granted 18/9/95.

EPF/0444/07 – Change of use of the ground floor unit 1, from Class A1 (dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment – refused 27/04/07

EPF/1431/07 – Change of use of the ground floor unit 1, from Class A1 (dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment – refused 05/09/07

EPF/2146/07 – Change of use of the office space to the rear of the ground floor of unit 1 to a class A3 restaurant with an ancillary takeaway element, to be used in conjunction with the adjacent existing restaurant (unit 2). Installation of a new shop front to unit 2, the erection of a small extension at the rear of the property and installation of some new ventilation/air-conditioning equipment – refused 05/12/07

Policies Applied:

TC1 – Town Centre Hierarchy

TC3 – Town Centre Function

DBE9 – Amenity Considerations

RP5 – Noise and Other Forms of Pollution

Issues and Considerations:

The main concerns are the loss of the A1 unit, any possible effect on the vitality and viability of the town centre, and any impact on neighbouring properties. The previous application was refused on the following grounds:

The proposal would result in the sub-division of unit 1 into an inadequately sized A1 retail floorspace, which is likely to be non-viable for future use for A1 retail purposes, and therefore the proposal will result in harm to the viability and vitality of the Town Centre, contrary to policies TC1 and TC3 of the adopted Local Plan and Alterations.

1. Loss of the retail unit and vitality/viability of town centre

The previous application proposed to retain the A1 unit as it currently exists, which would have provided a shop with a floorspace of 25 sq. m., whereby this application proposes to extend the existing retail unit to the rear (into the area currently used as a vacant office space), and would result in a shop at the front with a floorspace of 42 sq. m. There are several other retail units within Loughton with equal, or less, floor area that appear to be thriving.

As the front of the unit would retain its A1 use, which the applicant proposes to open as a separate A1 unit, it would retain its retail frontage and the resulting unit would be considerably larger (some 68%) than the shop as it currently exists. This development would therefore create a larger retail

shop in unit 1 and a larger restaurant in unit 2 (mainly to provide w.c and disabled facilities and a larger kitchen which would comply with Building Regulations), and would bring two vacant units back into use. Due to this, the loss of the rear part of this unit, which was previously used as an office, to A3 would be beneficial to the vitality and viability of the Town Centre.

In respect of the Town Council and LRA comments, the retail use will be larger than the existing vacant shop unit. The rear portion behind was until recently office use and the fact the new shop will be larger will be to the benefit of the town centre. The vacant unit at unit 3 was until recently occupied by Subway, which is a predominantly cold food take-away falling within Class A1 use. There is therefore no A3 use in unit 3 and there will therefore be no more than two non-retail units on the street frontage if permission is granted. The shop on the other side of unit 1, beyond the access to the sorting office, at 252c is an estate agents falling within Class A2. Again, there will be no more than two non-retail units on the street frontage if permission is granted.

No objections have been raised to the outside seating area. The plan shows an area capable of providing 4 tables and subject to a condition restricting the area as shown so as to still allow for the free movement of pedestrians on the pavement and hours of use, to safeguard against late night disturbance to local residents, then this will be acceptable.

2. Impact on Neighbours

An objection has been received from the Methodist Church with regards to potential noise and odour pollution. Unit 2 has a current use class A3 (restaurant), and this new development would use the existing ventilation equipment. The new restaurant would have a similar sized seating as the existing restaurant in unit 2, and would not significantly increase the covers (providing 78 including the proposed outside seating area). The area under consideration here would primarily be used as customer toilets and an office, with the existing toilets being incorporated into the kitchen area. Due to this, the proposed enlarged restaurant would not create significant additional customers or result in more ventilation equipment than the existing restaurant did when previously in use. Officers however, will remind the applicant by condition that new extraction equipment may require further planning permission and in any case there is control under Environmental Health legislation.

The proposed opening times of the restaurant would be 10:00 until 00:00 Monday to Saturday, and 11:00 until 22:30 on Sundays and public holidays, which is acceptable within a town centre.

Conclusion:

The Committee had refused the previous planning application because of the inadequate size of the retained retail shop. The new applicant on this application has addressed this with a larger retail floorspace, larger than the current vacant shop and more akin to some of the smaller shop units in the town centre. Therefore it will not be too small to be viable. This parade is currently run-down and neglected in a central position of the town centre and it is considered that this application will bring life back to this parade without harming the facilities available to users of the town centre. Therefore this application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object to the application as it would result in more than two adjacent non-retail units and as the space left for the retail unit would be inadequate. They would rather see the full size retail unit retained.

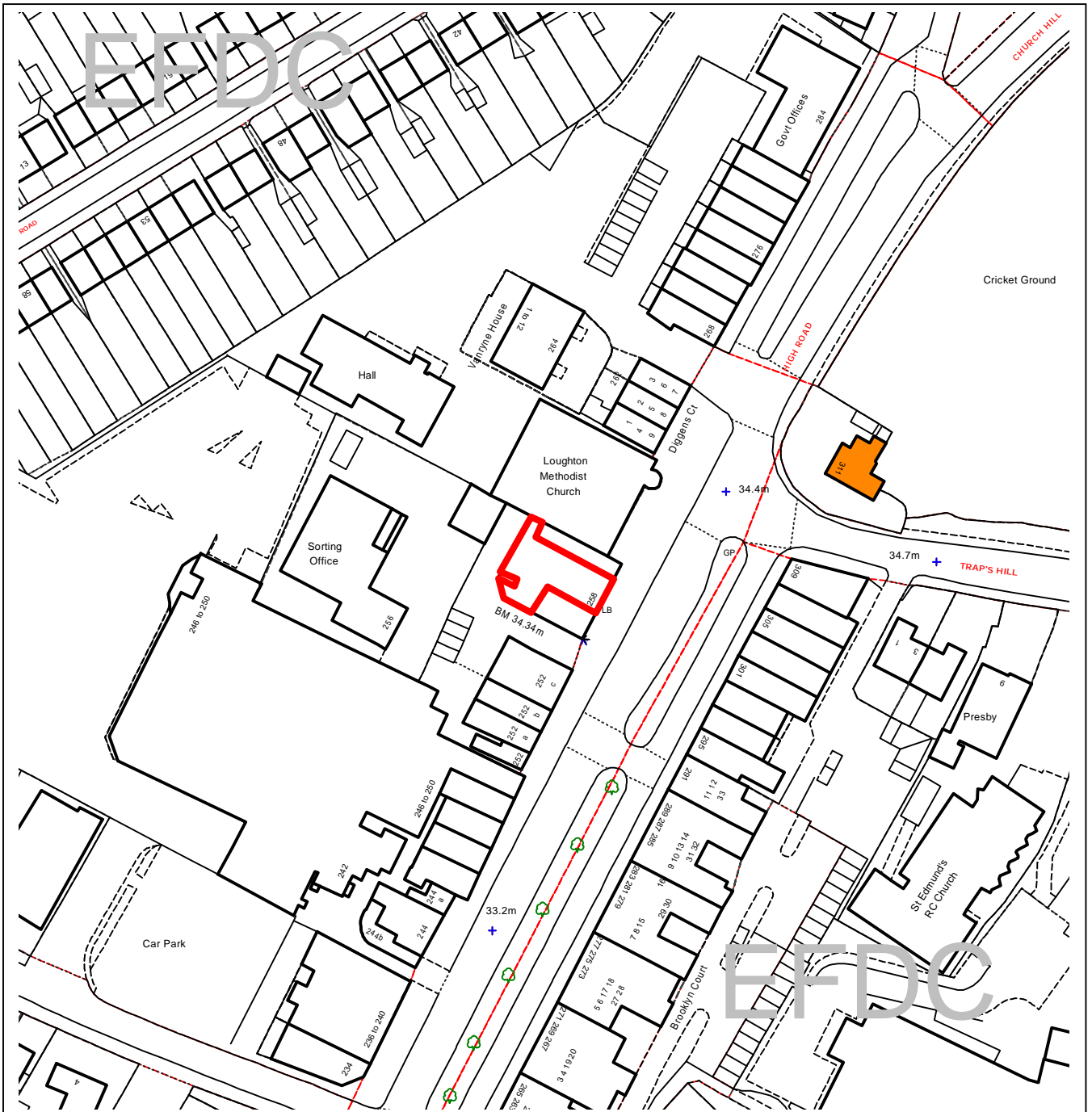
METHODIST CHURCH, 260 HIGH ROAD – Object as the retail unit would not be viable and would later be ‘absorbed’ into the restaurant, concerned about the venting system to the rear which would result in noise and odour pollution, and concerned about patrons parking illegally.

LOUGHTON RESIDENTS ASSOCIATION – PLANS GROUP - Object, would effectively breach the provisions of the Local Plan regarding A3 units next to each other, part of unit 1 would be used for A3 purposes rather than A1 or A2 uses. Note from applications for new shopfront and advert that they intend to use the front part as a delicatessen and experience shows that they gradually become A3 units (the nearby High Road unit – now called “Gladleys” – being an example). Danger if allow back half to A3 then much harder to resist a subsequent application to switch the front half of unit 1 from A1 to A3. Also concerned by the positioning of the extraction unit at the rear of unit 2, which extends across the back of unit 3, next to the Methodist Church, thus potentially subjecting the church to noise and smells.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/213/08
Site Name:	258 High Road, Loughton, IG10 1RB
Scale of Plot:	1/1250